

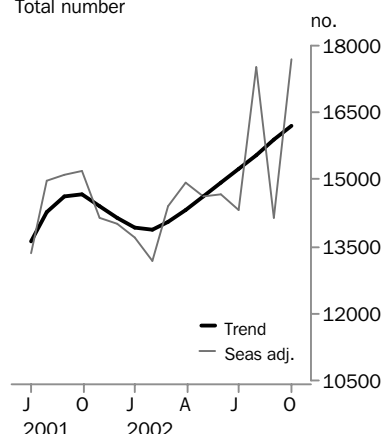
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 3 DEC 2002

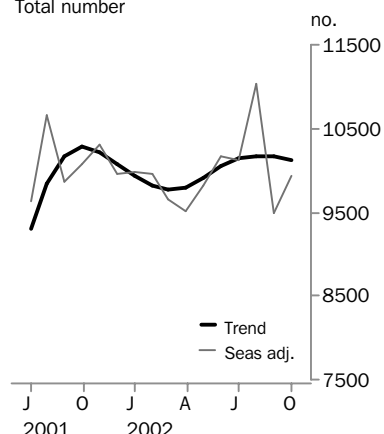
Dwelling units approved

Total number



Private sector houses approved

Total number



OCTOBER KEY FIGURES

TREND ESTIMATES

	Oct 2002	% change Sep 2002 to Oct 2002	% change Oct 2001 to Oct 2002
Dwelling units approved			
Private sector houses	10 109	-0.5	-1.7
Total dwelling units	16 181	1.9	10.5

SEASONALLY ADJUSTED

	Oct 2002	% change Sep 2002 to Oct 2002	% change Oct 2001 to Oct 2002
Dwelling units approved			
Private sector houses	9 934	4.8	-1.5
Total dwelling units	17 714	25.3	16.7

OCTOBER KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved rose 1.9% in October 2002, the eighth consecutive month of growth.
- The trend estimate for private sector houses approved fell 0.5% in October 2002.
- The trend estimate for other dwellings approved rose 6.3% in October 2002. This is the ninth consecutive month of growth.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved rose 25.3% to 17,714 in October 2002, driven by a large rise in other dwellings. This is the highest estimate for total dwellings since August 1994 (17,862), and follows a 19.3% fall in September.
- The seasonally adjusted estimate for private sector houses approved rose 4.8% to 9,934 in October 2002, following a 14.1% fall in September.
- The seasonally adjusted estimate for other dwellings approved rose 68.1% to 7,640 in October 2002, following a 28.1% fall in September. The October estimate is a series record and the highest monthly percentage change in other dwellings. Large rises were recorded in both New South Wales and Queensland.

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

NOTES

FORTHCOMING ISSUES

ISSUE

RELEASE DATE

November 2002

7 January 2003

December 2002

3 February 2003

January 2003

4 March 2003

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

Estimates have been included in this issue for two councils unable to report all building work approved in their municipalities this month (Bankstown in New South Wales and Caloundra in Queensland).

REVISIONS THIS MONTH

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

	2001-2002	2002-2003
New South Wales	+27	+47
Victoria	-8	
Queensland	+24	-16
Western Australia	-5	-8
TOTAL	+38	+23

SYMBOLS AND OTHER USAGES

n.a. not available

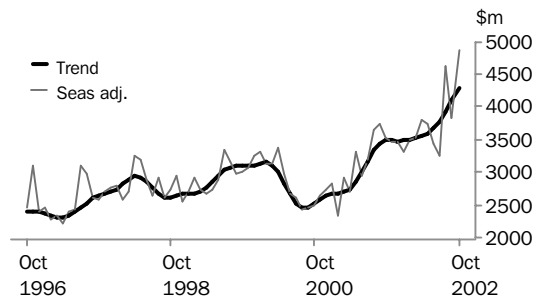
n.y.a. not yet available

Dennis Trewin
Australian Statistician

VALUE OF BUILDING APPROVED

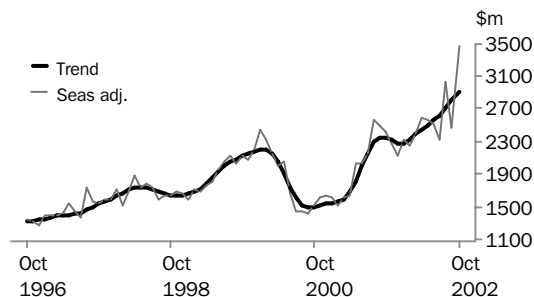
VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has risen for the last ten months. The trend rose 4.0% in October 2002.



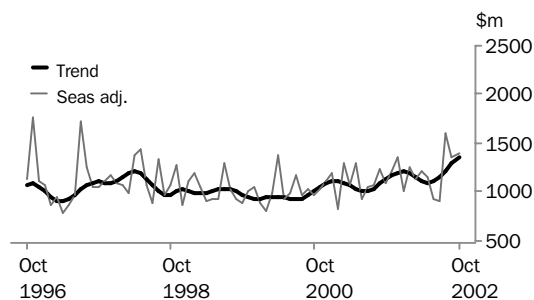
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has risen for the last ten months. The trend rose 3.5% in October 2002.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate of the value of non-residential building approved has risen for the last five months, following four months of decline. The trend rose 5.1% in October 2002.



VALUE OF BUILDING APPROVED

CHAIN VOLUME MEASURES

OCTOBER QTR 2002

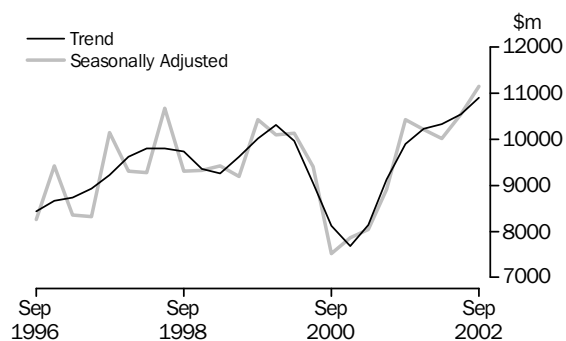
Trend estimates of the value of building approvals in the September Quarter 2002 in chain volume measures are summarised below.

TREND ESTIMATES

	Sep Qtr 2002	Jun Qtr 2002 to Sep Qtr 2002	Sep Qtr 2001 to Sep Qtr 2002
	\$m	% change	% change
New residential building	6 438.4	4.5	15.4
Alterations and additions to residential buildings	1 079.4	6.0	17.0
Non-residential building	3 437.9	2.1	1.1
Total building	10 897.7	3.3	10.1

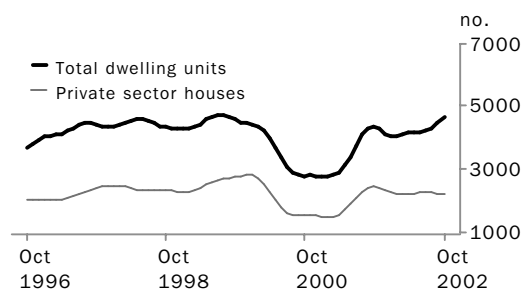
The trend estimate for the value of total building approved in chain volume terms rose 3.3% in the September quarter 2002. This was driven by residential building, with strong growth in both new residential building (+4.5%) and in alterations and additions to residential building (+6.0%).

QUARTERLY VALUE OF BUILDING APPROVED (CHAIN VOLUME MEASURES)



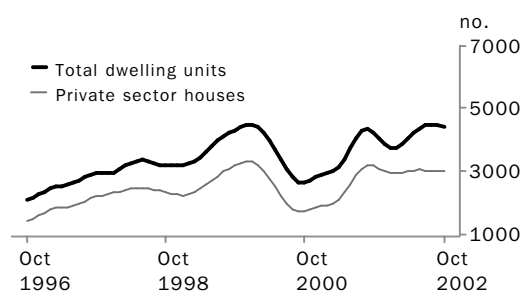
DWELLING UNITS APPROVED: State Trends

NEW SOUTH WALES



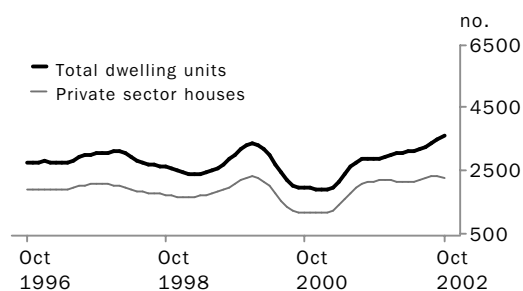
The trend estimate for total dwelling units approved in New South Wales has risen for the last four months. A small fall in July 2002 was preceded by another three months of growth.

VICTORIA



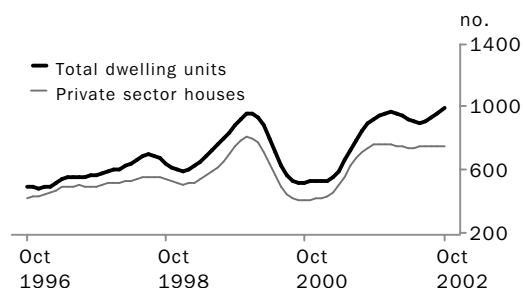
The trend estimate for total dwelling units approved in Victoria has fallen in the last two months, following six months of growth.

QUEENSLAND



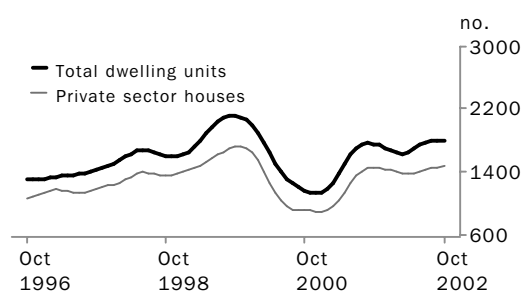
The trend estimate for total dwelling units approved in Queensland has risen for the last twelve months.

SOUTH AUSTRALIA



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

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia fell in October 2002, following six months of growth.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

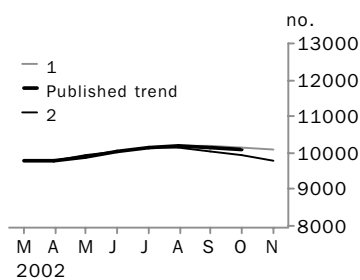
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

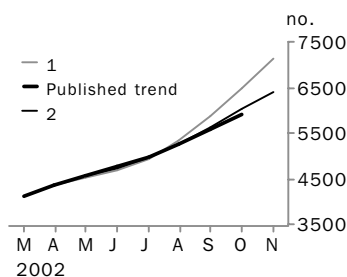
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the November seasonally adjusted estimate is higher than the October estimate by 4% for the number of private sector houses approved and 13% for other dwelling units approved; and that 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:			
			1 rises by 4% on Oct 2002		2 falls by 4% on Oct 2002	
	no.	% change	no.	% change	no.	% change
June 2002	10 042	1.3	10 036	1.3	10 060	1.4
July 2002	10 135	0.9	10 132	1.0	10 144	0.8
August 2002	10 169	0.3	10 175	0.4	10 143	0.0
September 2002	10 155	-0.1	10 169	-0.1	10 063	-0.8
October 2002	10 109	-0.5	10 145	-0.2	9 946	-1.2
November 2002	n.y.a.	n.y.a.	10 103	-0.4	9 802	-1.4

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			1 rises by 13% on Oct 2002		2 falls by 13% on Oct 2002	
	no.	% change	no.	% change	no.	% change
June 2002	4 750	3.8	4 684	3.3	4 743	3.8
July 2002	4 960	4.4	4 928	5.2	4 958	4.5
August 2002	5 244	5.7	5 327	8.1	5 251	5.9
September 2002	5 577	6.4	5 885	10.5	5 631	7.2
October 2002	5 926	6.3	6 496	10.4	6 017	6.9
November 2002	n.y.a.	n.y.a.	7 121	9.6	6 399	6.3

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DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS...		TOTAL DWELLING UNITS..		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
	no.	no.	no.	no.	no.	no.	no.
ORIGINAL							
2001							
August	11 051	11 166	4 705	4 841	15 756	251	16 007
September	9 516	9 692	4 369	4 451	13 885	258	14 143
October	10 597	10 800	5 033	5 180	15 630	350	15 980
November	10 921	11 081	4 034	4 171	14 955	297	15 252
December	9 022	9 145	3 491	3 684	12 513	316	12 829
2002							
January	8 590	8 787	3 508	3 599	12 098	288	12 386
February	9 900	10 081	2 767	2 972	12 667	386	13 053
March	9 341	9 478	3 897	4 018	13 238	258	13 496
April	9 826	9 956	5 102	5 245	14 928	273	15 201
May	11 104	11 223	4 721	4 915	15 825	313	16 138
June	9 553	9 712	3 703	4 006	13 256	462	13 718
July	10 578	10 795	3 952	4 208	14 530	473	15 003
August	11 016	11 150	6 939	6 965	17 955	160	18 115
September	9 530	9 650	3 865	3 970	13 395	225	13 620
October	10 282	10 461	8 061	8 263	18 343	381	18 724
SEASONALLY ADJUSTED							
2001							
August	10 667	10 805	4 012	4 178	14 679	304	14 983
September	9 866	10 037	4 951	5 076	14 817	296	15 113
October	10 084	10 248	4 744	4 928	14 828	348	15 176
November	10 315	10 479	3 483	3 669	13 798	350	14 148
December	9 960	10 126	3 654	3 865	13 614	377	13 991
2002							
January	9 974	10 177	3 411	3 520	13 385	312	13 697
February	9 952	10 149	2 817	3 019	12 769	399	13 168
March	9 655	9 805	4 455	4 599	14 110	294	14 404
April	9 511	9 641	5 161	5 288	14 672	257	14 929
May	9 818	9 938	4 531	4 680	14 349	269	14 618
June	10 162	10 293	4 213	4 357	14 375	275	14 650
July	10 111	10 304	3 710	3 996	13 821	479	14 300
August	11 026	11 194	6 282	6 316	17 308	202	17 510
September	9 477	9 591	4 380	4 544	13 857	278	14 135
October	9 934	10 074	7 382	7 640	17 316	398	17 714
TREND ESTIMATES							
2001							
August	9 846	9 989	4 113	4 300	13 959	330	14 289
September	10 177	10 333	4 126	4 297	14 302	328	14 630
October	10 287	10 456	4 023	4 190	14 310	336	14 646
November	10 218	10 396	3 853	4 023	14 072	347	14 419
December	10 063	10 244	3 713	3 884	13 776	352	14 128
2002							
January	9 926	10 104	3 671	3 837	13 598	343	13 941
February	9 808	9 977	3 755	3 914	13 563	328	13 891
March	9 761	9 919	3 977	4 132	13 738	313	14 051
April	9 797	9 947	4 223	4 375	14 020	302	14 322
May	9 912	10 057	4 422	4 575	14 334	298	14 632
June	10 042	10 187	4 594	4 750	14 636	301	14 937
July	10 135	10 282	4 799	4 960	14 934	308	15 242
August	10 169	10 318	5 075	5 244	15 245	317	15 562
September	10 155	10 303	5 398	5 577	15 553	327	15 880
October	10 109	10 255	5 736	5 926	15 845	336	16 181

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS...		TOTAL DWELLING UNITS..		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
ORIGINAL (% change from preceding month)							
2001							
August	15.2	14.3	36.9	34.1	20.9	-28.7	19.6
September	-13.9	-13.2	-7.1	-8.1	-11.9	2.8	-11.6
October	11.4	11.4	15.2	16.4	12.6	35.7	13.0
November	3.1	2.6	-19.8	-19.5	-4.3	-15.1	-4.6
December	-17.4	-17.5	-13.5	-11.7	-16.3	6.4	-15.9
2002							
January	-4.8	-3.9	0.5	-2.3	-3.3	-8.9	-3.5
February	15.3	14.7	-21.1	-17.4	4.7	34.0	5.4
March	-5.6	-6.0	40.8	35.2	4.5	-33.2	3.4
April	5.2	5.0	30.9	30.5	12.8	5.8	12.6
May	13.0	12.7	-7.5	-6.3	6.0	14.7	6.2
June	-14.0	-13.5	-21.6	-18.5	-16.2	47.6	-15.0
July	10.7	11.2	6.7	5.0	9.6	2.4	9.4
August	4.1	3.3	75.6	65.5	23.6	-66.2	20.7
September	-13.5	-13.5	-44.3	-43.0	-25.4	40.6	-24.8
October	7.9	8.4	108.6	108.1	36.9	69.3	37.5
SEASONALLY ADJUSTED (% change from preceding month)							
2001							
August	10.7	10.2	19.7	17.2	13.0	-20.2	12.1
September	-7.5	-7.1	23.4	21.5	0.9	-2.6	0.9
October	2.2	2.1	-4.2	-2.9	0.1	17.6	0.4
November	2.3	2.3	-26.6	-25.5	-6.9	0.6	-6.8
December	-3.4	-3.4	4.9	5.3	-1.3	7.7	-1.1
2002							
January	0.1	0.5	-6.7	-8.9	-1.7	-17.2	-2.1
February	-0.2	-0.3	-17.4	-14.2	-4.6	27.9	-3.9
March	-3.0	-3.4	58.1	52.3	10.5	-26.3	9.4
April	-1.5	-1.7	15.8	15.0	4.0	-12.6	3.7
May	3.2	3.1	-12.2	-11.5	-2.2	4.7	-2.1
June	3.5	3.6	-7.0	-6.9	0.2	2.2	0.2
July	-0.5	0.1	-11.9	-8.3	-3.9	74.2	-2.4
August	9.1	8.6	69.3	58.1	25.2	-57.8	22.4
September	-14.1	-14.3	-30.3	-28.1	-19.9	37.6	-19.3
October	4.8	5.0	68.5	68.1	25.0	43.2	25.3
TREND ESTIMATES (% change from preceding month)							
2001							
August	5.9	6.0	3.0	2.3	5.0	-2.7	4.8
September	3.4	3.4	0.3	-0.1	2.5	-0.6	2.4
October	1.1	1.2	-2.5	-2.5	0.1	2.4	0.1
November	-0.7	-0.6	-4.2	-4.0	-1.7	3.3	-1.5
December	-1.5	-1.5	-3.6	-3.5	-2.1	1.4	-2.0
2002							
January	-1.4	-1.4	-1.1	-1.2	-1.3	-2.6	-1.3
February	-1.2	-1.3	2.3	2.0	-0.3	-4.4	-0.4
March	-0.5	-0.6	5.9	5.6	1.3	-4.6	1.2
April	0.4	0.3	6.2	5.9	2.1	-3.5	1.9
May	1.2	1.1	4.7	4.6	2.2	-1.3	2.2
June	1.3	1.3	3.9	3.8	2.1	1.0	2.1
July	0.9	0.9	4.5	4.4	2.0	2.3	2.0
August	0.3	0.4	5.8	5.7	2.1	2.9	2.1
September	-0.1	-0.1	6.4	6.4	2.0	3.2	2.0
October	-0.5	-0.5	6.3	6.3	1.9	2.8	1.9

VALUE OF BUILDING APPROVED

<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>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL					
2001					
August	2 438.7	345.3	2 784.0	1 047.9	3 832.0
September	2 028.4	325.7	2 354.1	1 117.2	3 471.3
October	2 192.0	385.3	2 577.2	1 208.2	3 785.5
November	2 118.2	329.2	2 447.3	1 140.1	3 587.5
December	1 763.4	259.9	2 023.3	1 143.0	3 166.4
2002					
January	1 734.7	289.3	2 024.1	943.8	2 967.8
February	1 910.6	307.2	2 217.9	1 375.8	3 593.7
March	1 924.5	316.0	2 240.4	1 026.8	3 267.2
April	2 262.8	320.5	2 583.2	1 479.1	4 062.4
May	2 309.6	436.9	2 746.5	1 208.7	3 955.1
June	2 028.2	331.4	2 359.6	846.1	3 205.7
July	2 171.3	354.2	2 525.5	1 024.1	3 549.6
August	2 731.9	452.3	3 184.2	1 504.8	4 689.0
September	2 029.2	394.6	2 423.9	1 373.1	3 797.0
October	3 239.3	375.7	3 615.1	1 332.3	4 947.4
SEASONALLY ADJUSTED					
2001					
August	2 243.8	317.1	2 560.9	1 079.4	3 640.3
September	2 167.6	332.2	2 499.8	1 237.8	3 737.5
October	2 068.2	356.1	2 424.3	1 100.9	3 525.2
November	1 950.9	318.0	2 268.9	1 213.2	3 482.0
December	1 802.1	315.7	2 117.8	1 348.7	3 466.5
2002					
January	1 979.2	336.4	2 315.6	1 002.2	3 317.8
February	1 931.5	314.3	2 245.8	1 257.2	3 502.9
March	2 083.6	312.7	2 396.3	1 130.4	3 526.6
April	2 279.9	316.2	2 596.1	1 220.8	3 816.9
May	2 193.8	383.3	2 577.1	1 162.1	3 739.2
June	2 154.9	354.8	2 509.7	921.3	3 431.0
July	2 002.1	332.4	2 334.5	906.8	3 241.3
August	2 613.8	429.6	3 043.4	1 592.4	4 635.8
September	2 069.2	408.0	2 477.2	1 353.3	3 830.5
October	3 144.6	343.1	3 487.7	1 392.2	4 879.9
TREND ESTIMATES					
2001					
August	1 971.8	322.9	2 294.7	1 037.0	3 331.7
September	2 029.3	329.5	2 358.8	1 085.5	3 444.2
October	2 024.6	332.3	2 356.9	1 142.6	3 499.5
November	1 986.0	329.7	2 315.8	1 181.6	3 497.4
December	1 955.2	325.0	2 280.2	1 203.6	3 483.8
2002					
January	1 963.8	321.6	2 285.4	1 209.3	3 494.8
February	2 001.5	320.6	2 322.2	1 188.2	3 510.4
March	2 064.5	323.9	2 388.4	1 147.9	3 536.4
April	2 118.1	333.7	2 451.8	1 110.8	3 562.5
May	2 157.6	347.5	2 505.1	1 093.5	3 598.6
June	2 196.7	361.5	2 558.2	1 111.1	3 669.3
July	2 255.5	373.4	2 628.9	1 155.8	3 784.7
August	2 338.9	381.3	2 720.2	1 222.4	3 942.6
September	2 437.4	385.5	2 822.9	1 297.9	4 120.7
October	2 535.5	386.1	2 921.6	1 364.3	4 285.9

(a) Refer to Explanatory Notes paragraph 14.

VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non- residential building	Total building
ORIGINAL (% change from preceding month)					
2001					
August	29.4	11.7	26.9	-8.8	14.6
September	-16.8	-5.7	-15.4	6.6	-9.4
October	8.1	18.3	9.5	8.1	9.1
November	-3.4	-14.6	-5.0	-5.6	-5.2
December	-16.7	-21.1	-17.3	0.3	-11.7
2002					
January	-1.6	11.3	0.0	-17.4	-6.3
February	10.1	6.2	9.6	45.8	21.1
March	0.7	2.8	1.0	-25.4	-9.1
April	17.6	1.4	15.3	44.1	24.3
May	2.1	36.3	6.3	-18.3	-2.6
June	-12.2	-24.1	-14.1	-30.0	-18.9
July	7.1	6.9	7.0	21.0	10.7
August	25.8	27.7	26.1	46.9	32.1
September	-25.7	-12.8	-23.9	-8.7	-19.0
October	59.6	-4.8	49.1	-3.0	30.3
SEASONALLY ADJUSTED (% change from preceding month)					
2001					
August	21.6	2.8	18.9	2.7	13.6
September	-3.4	4.8	-2.4	14.7	2.7
October	-4.6	7.2	-3.0	-11.1	-5.7
November	-5.7	-10.7	-6.4	10.2	-1.2
December	-7.6	-0.7	-6.7	11.2	-0.4
2002					
January	9.8	6.6	9.3	-25.7	-4.3
February	-2.4	-6.6	-3.0	25.4	5.6
March	7.9	-0.5	6.7	-10.1	0.7
April	9.4	1.1	8.3	8.0	8.2
May	-3.8	21.2	-0.7	-4.8	-2.0
June	-1.8	-7.4	-2.6	-20.7	-8.2
July	-7.1	-6.3	-7.0	-1.6	-5.5
August	30.6	29.3	30.4	75.6	43.0
September	-20.8	-5.0	-18.6	-15.0	-17.4
October	52.0	-15.9	40.8	2.9	27.4
TREND ESTIMATES (% change from preceding month)					
2001					
August	6.5	3.1	6.0	2.7	4.9
September	2.9	2.1	2.8	4.7	3.4
October	-0.2	0.8	-0.1	5.3	1.6
November	-1.9	-0.8	-1.7	3.4	-0.1
December	-1.6	-1.4	-1.5	1.9	-0.4
2002					
January	0.4	-1.0	0.2	0.5	0.3
February	1.9	-0.3	1.6	-1.7	0.4
March	3.1	1.0	2.9	-3.4	0.7
April	2.6	3.0	2.7	-3.2	0.7
May	1.9	4.1	2.2	-1.6	1.0
June	1.8	4.0	2.1	1.6	2.0
July	2.7	3.3	2.8	4.0	3.1
August	3.7	2.1	3.5	5.8	4.2
September	4.2	1.1	3.8	6.2	4.5
October	4.0	0.2	3.5	5.1	4.0

(a) .Refer to Explanatory Notes paragraph 14

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</i>	<i>Non-residential building</i>	<i>Total dwelling units</i>
PRIVATE SECTOR (Number)						
1999-2000	121 422	47 711	825	1 905	522	172 385
2000-01	78 727	35 326	763	2 120	155	117 091
2001-02	118 864	46 179	586	1 896	257	167 782
2001						
October	10 580	4 696	46	300	8	15 630
November	10 908	3 963	41	31	12	14 955
December	9 008	3 289	66	135	15	12 513
2002						
January	8 579	3 241	38	228	12	12 098
February	9 888	2 626	44	100	9	12 667
March	9 329	3 698	39	150	22	13 238
April	9 818	4 954	78	64	14	14 928
May	11 094	4 220	70	359	82	15 825
June	9 532	3 524	44	144	12	13 256
July	10 562	3 824	63	53	28	14 530
August	11 005	6 331	67	511	41	17 955
September	9 519	3 564	82	197	33	13 395
October	10 269	7 941	54	43	36	18 343
PUBLIC SECTOR (Number)						
1999-2000	1 754	2 517	56	6	9	4 342
2000-01	1 110	2 498	105	105	2	3 820
2001-02	1 879	1 914	7	1	3	3 804
2001						
October	203	147	0	0	0	350
November	159	136	1	1	0	297
December	123	193	0	0	0	316
2002						
January	197	91	0	0	0	288
February	181	201	4	0	0	386
March	137	119	1	0	1	258
April	130	142	0	0	1	273
May	119	194	0	0	0	313
June	159	303	0	0	0	462
July	217	256	0	0	0	473
August	134	26	0	0	0	160
September	120	105	0	0	0	225
October	179	202	0	0	0	381
TOTAL (Number)						
1999-2000	123 176	50 228	881	1 911	531	176 727
2000-01	79 837	37 824	868	2 225	157	120 911
2001-02	120 743	48 093	593	1 897	260	171 586
2001						
October	10 783	4 843	46	300	8	15 980
November	11 067	4 099	42	32	12	15 252
December	9 131	3 482	66	135	15	12 829
2002						
January	8 776	3 332	38	228	12	12 386
February	10 069	2 827	48	100	9	13 053
March	9 466	3 817	40	150	23	13 496
April	9 948	5 096	78	64	15	15 201
May	11 213	4 414	70	359	82	16 138
June	9 691	3 827	44	144	12	13 718
July	10 779	4 080	63	53	28	15 003
August	11 139	6 357	67	511	41	18 115
September	9 639	3 669	82	197	33	13 620
October	10 448	8 143	54	43	36	18 724

(a) See Glossary for definition.

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

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
1999-2000	15 500.1	5 781.6	95.0	3 105.2	234.5	24 716.5	9 043.5	33 760.0
2000-01	10 940.6	4 820.5	76.9	2 751.6	277.9	18 867.6	9 497.8	28 365.5
2001-02	17 311.8	6 824.3	65.5	3 458.3	275.6	27 935.3	9 901.1	37 836.3
2001								
October	1 498.7	650.8	5.0	332.9	40.1	2 527.4	912.2	3 439.6
November	1 541.2	541.7	3.8	303.4	2.8	2 392.9	826.3	3 219.2
December	1 274.4	456.1	8.4	225.1	17.1	1 981.1	867.7	2 848.8
2002								
January	1 238.6	457.7	4.6	229.8	43.6	1 974.3	707.9	2 682.1
February	1 450.3	417.5	5.5	273.3	12.2	2 158.8	1 081.6	3 240.5
March	1 375.6	522.1	3.3	270.5	18.8	2 190.2	783.5	2 973.7
April	1 473.6	753.8	9.3	296.9	6.0	2 539.6	835.3	3 374.9
May	1 661.3	604.4	6.2	346.2	72.6	2 690.7	850.1	3 540.8
June	1 476.0	493.6	5.5	292.6	22.0	2 289.7	663.2	2 952.9
July	1 625.2	485.0	10.5	327.7	5.8	2 454.2	853.2	3 307.4
August	1 691.3	1 020.7	7.0	353.8	74.0	3 146.9	1 199.1	4 346.0
September	1 478.1	518.9	10.3	339.2	28.6	2 375.1	1 163.2	3 538.3
October	1 611.4	1 580.0	5.1	352.5	5.3	3 554.3	993.0	4 547.2
PUBLIC SECTOR (\$ million)								
1999-2000	202.1	241.9	3.7	101.9	0.9	550.7	3 149.9	3 700.7
2000-01	147.2	282.1	7.6	157.7	13.7	608.1	3 376.4	3 984.7
2001-02	246.9	213.2	0.4	156.0	0.1	616.7	3 784.8	4 401.7
2001								
October	28.3	14.1	0.0	7.4	0.0	49.8	296.0	345.8
November	21.0	14.2	0.1	19.0	0.1	54.5	313.8	368.3
December	14.2	18.8	0.0	9.3	0.0	42.2	275.3	317.6
2002								
January	28.3	10.2	0.0	11.3	0.0	49.8	235.9	285.7
February	21.7	21.2	0.0	16.2	0.0	59.0	294.2	353.2
March	14.5	12.3	0.1	23.3	0.0	50.2	243.3	293.5
April	17.6	17.7	0.0	8.3	0.0	43.6	643.9	687.5
May	17.4	26.5	0.0	11.8	0.0	55.8	358.6	414.4
June	22.2	36.3	0.0	11.3	0.0	69.9	182.9	252.8
July	31.0	30.1	0.0	10.2	0.0	71.3	170.9	242.2
August	17.4	2.5	0.0	17.4	0.0	37.4	305.7	343.1
September	19.5	12.7	0.0	16.6	0.0	48.8	209.9	258.7
October	24.9	23.1	0.0	12.8	0.0	60.8	339.4	400.2
TOTAL (\$ million)								
1999-2000	15 702.4	6 023.6	98.7	3 207.2	235.4	25 267.2	12 193.4	37 460.6
2000-01	11 088.1	5 102.6	84.7	2 909.2	291.6	19 475.8	12 874.0	32 350.0
2001-02	17 558.6	7 037.5	65.9	3 614.3	275.7	28 552.1	13 685.8	42 238.2
2001								
October	1 527.0	664.9	5.0	340.3	40.1	2 577.2	1 208.2	3 785.5
November	1 562.2	556.0	3.9	322.4	2.9	2 447.3	1 140.1	3 587.5
December	1 288.5	474.9	8.4	234.4	17.1	2 023.3	1 143.0	3 166.4
2002								
January	1 266.9	467.9	4.6	241.1	43.6	2 024.1	943.8	2 967.8
February	1 472.0	438.6	5.5	289.5	12.2	2 217.9	1 375.8	3 593.7
March	1 390.1	534.4	3.4	293.8	18.8	2 240.4	1 026.8	3 267.2
April	1 491.2	771.5	9.3	305.1	6.0	2 583.2	1 479.1	4 062.4
May	1 678.7	630.9	6.2	358.0	72.6	2 746.5	1 208.7	3 955.1
June	1 498.2	530.0	5.5	303.9	22.0	2 359.6	846.1	3 205.7
July	1 656.2	515.1	10.5	337.8	5.8	2 525.5	1 024.1	3 549.6
August	1 708.6	1 023.3	7.0	371.3	74.0	3 184.2	1 504.8	4 689.0
September	1 497.6	531.6	10.3	355.7	28.6	2 423.9	1 373.1	3 797.0
October	1 636.3	1 603.1	5.1	365.3	5.3	3 615.1	1 332.3	4 947.4

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									
2001									
August	4 049	5 695	3 236	827	1 854	149	75	122	16 007
September	4 143	4 289	2 902	863	1 575	190	75	106	14 143
October	5 380	4 421	2 842	904	1 749	170	103	411	15 980
November	4 768	3 800	3 137	931	2 018	170	50	378	15 252
December	3 596	3 904	2 463	970	1 520	160	36	180	12 829
2002									
January	3 691	3 501	2 463	764	1 535	284	69	79	12 386
February	3 281	3 820	3 114	971	1 548	147	75	97	13 053
March	3 644	3 530	3 598	904	1 372	163	118	167	13 496
April	4 881	4 362	2 859	987	1 718	144	84	166	15 201
May	5 144	4 468	3 143	981	1 939	165	49	249	16 138
June	3 718	3 993	3 113	804	1 701	172	122	95	13 718
July	3 841	4 174	3 282	935	2 135	180	128	328	15 003
August	4 690	5 772	4 267	1 072	1 861	177	84	192	18 115
September	3 739	3 850	2 673	860	1 645	178	108	567	13 620
October	5 980	4 429	4 822	1 125	1 776	173	101	318	18 724
SEASONALLY ADJUSTED									
2001									
August	3 903	5 010	3 018	881	1 800	160	n.a.	n.a.	14 983
September	4 580	4 488	2 963	893	1 770	178	n.a.	n.a.	15 113
October	4 981	4 481	2 608	881	1 665	144	n.a.	n.a.	15 176
November	4 323	3 593	2 958	920	1 790	154	n.a.	n.a.	14 148
December	3 859	3 938	2 977	1 068	1 714	162	n.a.	n.a.	13 991
2002									
January	3 979	3 966	2 718	931	1 684	264	n.a.	n.a.	13 697
February	3 458	3 608	3 161	938	1 696	148	n.a.	n.a.	13 168
March	4 072	3 644	3 734	877	1 577	169	n.a.	n.a.	14 404
April	4 987	3 973	2 921	1 057	1 611	133	n.a.	n.a.	14 929
May	4 485	4 442	2 652	953	1 665	153	n.a.	n.a.	14 618
June	4 115	4 441	3 230	802	1 632	255	n.a.	n.a.	14 650
July	3 207	4 437	3 177	743	2 038	207	n.a.	n.a.	14 300
August	4 821	4 977	4 224	1 156	1 839	192	n.a.	n.a.	17 510
September	3 992	3 868	2 702	809	1 755	162	n.a.	n.a.	14 135
October	5 628	4 443	4 319	1 131	1 688	151	n.a.	n.a.	17 714
TREND ESTIMATES									
2001									
August	4 104	4 282	2 871	846	1 754	157	97	215	14 289
September	4 326	4 340	2 875	893	1 766	162	82	234	14 630
October	4 379	4 253	2 866	927	1 759	167	73	241	14 646
November	4 289	4 075	2 895	946	1 740	174	70	232	14 419
December	4 147	3 894	2 956	959	1 713	178	70	212	14 128
2002									
January	4 061	3 775	3 026	968	1 677	177	73	184	13 941
February	4 050	3 756	3 067	963	1 646	175	75	158	13 891
March	4 118	3 862	3 098	948	1 634	174	78	139	14 051
April	4 181	4 043	3 115	925	1 652	177	82	147	14 322
May	4 204	4 231	3 141	906	1 695	182	86	185	14 632
June	4 198	4 376	3 197	901	1 747	189	91	237	14 937
July	4 225	4 460	3 280	910	1 787	193	98	290	15 242
August	4 326	4 478	3 385	932	1 807	190	104	344	15 562
September	4 491	4 461	3 481	963	1 810	182	108	392	15 880
October	4 670	4 412	3 602	990	1 798	174	113	432	16 181

DWELLING UNITS APPROVED, States and Australia–Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2001									
August	5.1	51.8	21.6	-15.2	6.1	26.3	-20.2	-33.0	19.6
September	2.3	-24.7	-10.3	4.4	-15.0	27.5	0.0	-13.1	-11.6
October	29.9	3.1	-2.1	4.8	11.0	-10.5	37.3	287.7	13.0
November	-11.4	-14.0	10.4	3.0	15.4	0.0	-51.5	-8.0	-4.6
December	-24.6	2.7	-21.5	4.2	-24.7	-5.9	-28.0	-52.4	-15.9
2002									
January	2.6	-10.3	0.0	-21.2	1.0	77.5	91.7	-56.1	-3.5
February	-11.1	9.1	26.4	27.1	0.8	-48.2	8.7	22.8	5.4
March	11.1	-7.6	15.5	-6.9	-11.4	10.9	57.3	72.2	3.4
April	33.9	23.6	-20.5	9.2	25.2	-11.7	-28.8	-0.6	12.6
May	5.4	2.4	9.9	-0.6	12.9	14.6	-41.7	50.0	6.2
June	-27.7	-10.6	-1.0	-18.0	-12.3	4.2	149.0	-61.8	-15.0
July	3.3	4.5	5.4	16.3	25.5	4.7	4.9	245.3	9.4
August	22.1	38.3	30.0	14.7	-12.8	-1.7	-34.4	-41.5	20.7
September	-20.3	-33.3	-37.4	-19.8	-11.6	0.6	28.6	195.3	-24.8
October	59.9	15.0	80.4	30.8	8.0	-2.8	-6.5	-43.9	37.5
SEASONALLY ADJUSTED (% change from preceding month)									
2001									
August	13.3	23.0	6.3	8.6	2.7	12.6	n.a.	n.a.	12.1
September	17.4	-10.4	-1.8	1.4	-1.7	11.5	n.a.	n.a.	0.9
October	8.8	-0.2	-12.0	-1.4	-5.9	-19.3	n.a.	n.a.	0.4
November	-13.2	-19.8	13.5	4.4	7.5	6.9	n.a.	n.a.	-6.8
December	-10.7	9.6	0.6	16.1	-4.2	5.4	n.a.	n.a.	-1.1
2002									
January	3.1	0.7	-8.7	-12.9	-1.8	62.8	n.a.	n.a.	-2.1
February	-13.1	-9.0	16.3	0.8	0.7	-43.8	n.a.	n.a.	-3.9
March	17.8	1.0	18.1	-6.6	-7.0	14.2	n.a.	n.a.	9.4
April	22.5	9.0	-21.8	20.5	2.2	-21.4	n.a.	n.a.	3.7
May	-10.1	11.8	-9.2	-9.8	3.3	14.5	n.a.	n.a.	-2.1
June	-8.2	0.0	21.8	-15.9	-1.9	67.0	n.a.	n.a.	0.2
July	-22.1	-0.1	-1.6	-7.3	24.8	-18.7	n.a.	n.a.	-2.4
August	50.3	12.2	32.9	55.5	-9.8	-7.5	n.a.	n.a.	22.4
September	-17.2	-22.3	-36.0	-30.0	-4.5	-15.6	n.a.	n.a.	-19.3
October	41.0	14.9	59.8	39.8	-3.8	-6.9	n.a.	n.a.	25.3
TREND ESTIMATES (% change from preceding month)									
2001									
August	8.8	5.1	3.0	6.9	2.5	4.9	-13.6	14.3	4.8
September	5.4	1.4	0.1	5.5	0.7	3.3	-15.3	9.1	2.4
October	1.2	-2.0	-0.3	3.8	-0.4	3.3	-11.2	2.8	0.1
November	-2.0	-4.2	1.0	2.1	-1.1	3.9	-4.2	-3.8	-1.5
December	-3.3	-4.4	2.1	1.3	-1.6	2.3	0.7	-8.4	-2.0
2002									
January	-2.1	-3.1	2.4	1.0	-2.1	-0.3	3.0	-13.4	-1.3
February	-0.3	-0.5	1.4	-0.5	-1.9	-1.6	3.6	-14.1	-0.4
March	1.7	2.8	1.0	-1.6	-0.7	-0.4	3.9	-12.0	1.2
April	1.5	4.7	0.6	-2.5	1.1	1.7	5.0	6.0	1.9
May	0.6	4.7	0.8	-2.1	2.6	3.2	5.2	25.8	2.2
June	-0.1	3.4	1.8	-0.5	3.1	3.7	5.9	27.9	2.1
July	0.6	1.9	2.6	1.0	2.3	2.2	7.2	22.7	2.0
August	2.4	0.4	3.2	2.4	1.1	-1.5	6.4	18.6	2.1
September	3.8	-0.4	2.8	3.3	0.2	-4.2	4.0	13.8	2.0
October	4.0	-1.1	3.5	2.8	-0.7	-4.6	4.7	10.3	1.9

PRIVATE SECTOR HOUSES APPROVED, States and Australia

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
2001									
August	2 406	3 655	2 379	736	1 577	143	35	120	11 051
September	2 163	2 990	2 031	712	1 362	145	38	75	9 516
October	2 626	3 313	2 109	778	1 489	163	38	81	10 597
November	2 774	3 107	2 331	764	1 645	170	30	100	10 921
December	2 175	2 784	1 813	699	1 259	157	28	107	9 022
2002									
January	2 064	2 346	1 928	667	1 307	180	41	57	8 590
February	2 147	3 056	2 338	770	1 341	136	44	68	9 900
March	1 988	2 955	2 115	756	1 173	162	47	145	9 341
April	2 232	3 226	2 027	701	1 367	137	38	98	9 826
May	2 565	3 442	2 424	799	1 563	155	30	126	11 104
June	2 210	2 927	2 076	716	1 337	158	49	80	9 553
July	2 391	2 970	2 340	796	1 692	176	49	164	10 578
August	2 333	3 137	2 859	808	1 494	172	53	160	11 016
September	2 067	2 896	2 063	763	1 434	172	36	99	9 530
October	2 238	3 143	2 365	729	1 438	152	24	193	10 282
SEASONALLY ADJUSTED									
2001									
August	2 353	3 559	2 231	755	1 467	n.a.	n.a.	n.a.	10 667
September	2 349	2 996	2 025	739	1 473	n.a.	n.a.	n.a.	9 866
October	2 435	3 262	1 995	733	1 393	n.a.	n.a.	n.a.	10 084
November	2 576	3 024	2 233	735	1 467	n.a.	n.a.	n.a.	10 315
December	2 311	2 981	2 241	780	1 345	n.a.	n.a.	n.a.	9 960
2002									
January	2 271	2 888	2 240	783	1 494	n.a.	n.a.	n.a.	9 974
February	2 249	2 882	2 290	776	1 494	n.a.	n.a.	n.a.	9 952
March	2 159	2 916	2 130	728	1 400	n.a.	n.a.	n.a.	9 655
April	2 163	3 064	2 005	717	1 289	n.a.	n.a.	n.a.	9 511
May	2 124	3 210	2 111	741	1 357	n.a.	n.a.	n.a.	9 818
June	2 537	3 079	2 087	729	1 384	n.a.	n.a.	n.a.	10 162
July	2 196	2 910	2 375	717	1 523	n.a.	n.a.	n.a.	10 111
August	2 397	3 166	2 792	862	1 423	n.a.	n.a.	n.a.	11 026
September	2 102	2 760	2 003	748	1 524	n.a.	n.a.	n.a.	9 477
October	2 131	3 219	2 145	689	1 383	n.a.	n.a.	n.a.	9 934
TREND ESTIMATES									
2001									
August	2 266	3 103	2 076	719	1 419	n.a.	n.a.	n.a.	9 846
September	2 391	3 203	2 140	744	1 447	n.a.	n.a.	n.a.	10 177
October	2 443	3 184	2 175	758	1 453	n.a.	n.a.	n.a.	10 287
November	2 432	3 092	2 194	763	1 450	n.a.	n.a.	n.a.	10 218
December	2 372	2 993	2 205	764	1 443	n.a.	n.a.	n.a.	10 063
2002									
January	2 301	2 941	2 206	763	1 430	n.a.	n.a.	n.a.	9 926
February	2 238	2 940	2 177	756	1 413	n.a.	n.a.	n.a.	9 808
March	2 208	2 980	2 145	745	1 395	n.a.	n.a.	n.a.	9 761
April	2 216	3 020	2 139	738	1 385	n.a.	n.a.	n.a.	9 797
May	2 248	3 051	2 171	739	1 388	n.a.	n.a.	n.a.	9 912
June	2 274	3 057	2 228	745	1 405	n.a.	n.a.	n.a.	10 042
July	2 278	3 045	2 279	753	1 429	n.a.	n.a.	n.a.	10 135
August	2 261	3 032	2 307	757	1 449	n.a.	n.a.	n.a.	10 169
September	2 232	3 026	2 309	756	1 462	n.a.	n.a.	n.a.	10 155
October	2 196	3 020	2 294	750	1 470	n.a.	n.a.	n.a.	10 109
n.a. not available									

PRIVATE SECTOR HOUSES APPROVED, States and Australia–Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2001									
August	11.2	29.1	13.7	-3.8	8.8	25.4	-44.4	7.1	15.2
September	-10.1	-18.2	-14.6	-3.3	-13.6	1.4	8.6	-37.5	-13.9
October	21.4	10.8	3.8	9.3	9.3	12.4	0.0	8.0	11.4
November	5.6	-6.2	10.5	-1.8	10.5	4.3	-21.1	23.5	3.1
December	-21.6	-10.4	-22.2	-8.5	-23.5	-7.6	-6.7	7.0	-17.4
2002									
January	-5.1	-15.7	6.3	-4.6	3.8	14.6	46.4	-46.7	-4.8
February	4.0	30.3	21.3	15.4	2.6	-24.4	7.3	19.3	15.3
March	-7.4	-3.3	-9.5	-1.8	-12.5	19.1	6.8	113.2	-5.6
April	12.3	9.2	-4.2	-7.3	16.5	-15.4	-19.1	-32.4	5.2
May	14.9	6.7	19.6	14.0	14.3	13.1	-21.1	28.6	13.0
June	-13.8	-15.0	-14.4	-10.4	-14.5	1.9	63.3	-36.5	-14.0
July	8.2	1.5	12.7	11.2	26.6	11.4	0.0	105.0	10.7
August	-2.4	5.6	22.2	1.5	-11.7	-2.3	8.2	-2.4	4.1
September	-11.4	-7.7	-27.8	-5.6	-4.0	0.0	-32.1	-38.1	-13.5
October	8.3	8.5	14.6	-4.5	0.3	-11.6	-33.3	94.9	7.9
SEASONALLY ADJUSTED (% change from preceding month)									
2001									
August	11.2	19.9	2.7	6.2	5.7	n.a.	n.a.	n.a.	10.7
September	-0.2	-15.8	-9.3	-2.2	0.4	n.a.	n.a.	n.a.	-7.5
October	3.7	8.9	-1.4	-0.8	-5.4	n.a.	n.a.	n.a.	2.2
November	5.8	-7.3	11.9	0.2	5.4	n.a.	n.a.	n.a.	2.3
December	-10.3	-1.4	0.3	6.1	-8.4	n.a.	n.a.	n.a.	-3.4
2002									
January	-1.7	-3.1	0.0	0.5	11.1	n.a.	n.a.	n.a.	0.1
February	-1.0	-0.2	2.2	-0.9	0.0	n.a.	n.a.	n.a.	-0.2
March	-4.0	1.2	-7.0	-6.2	-6.3	n.a.	n.a.	n.a.	-3.0
April	0.2	5.1	-5.8	-1.5	-7.9	n.a.	n.a.	n.a.	-1.5
May	-1.8	4.8	5.3	3.4	5.2	n.a.	n.a.	n.a.	3.2
June	19.5	-4.1	-1.1	-1.6	2.0	n.a.	n.a.	n.a.	3.5
July	-13.4	-5.5	13.8	-1.7	10.0	n.a.	n.a.	n.a.	-0.5
August	9.2	8.8	17.6	20.3	-6.5	n.a.	n.a.	n.a.	9.1
September	-12.3	-12.8	-28.2	-13.2	7.1	n.a.	n.a.	n.a.	-14.1
October	1.3	16.6	7.1	-7.9	-9.2	n.a.	n.a.	n.a.	4.8
TREND ESTIMATES (% change from preceding month)									
2001									
August	8.6	7.3	6.0	5.9	4.5	n.a.	n.a.	n.a.	5.9
September	5.5	3.2	3.1	3.5	2.0	n.a.	n.a.	n.a.	3.4
October	2.2	-0.6	1.6	1.9	0.4	n.a.	n.a.	n.a.	1.1
November	-0.5	-2.9	0.9	0.7	-0.2	n.a.	n.a.	n.a.	-0.7
December	-2.5	-3.2	0.5	0.0	-0.5	n.a.	n.a.	n.a.	-1.5
2002									
January	-3.0	-1.7	0.0	-0.1	-0.9	n.a.	n.a.	n.a.	-1.4
February	-2.8	0.0	-1.3	-1.0	-1.2	n.a.	n.a.	n.a.	-1.2
March	-1.3	1.3	-1.5	-1.4	-1.2	n.a.	n.a.	n.a.	-0.5
April	0.4	1.4	-0.3	-0.9	-0.7	n.a.	n.a.	n.a.	0.4
May	1.4	1.0	1.5	0.1	0.2	n.a.	n.a.	n.a.	1.2
June	1.2	0.2	2.6	0.9	1.2	n.a.	n.a.	n.a.	1.3
July	0.2	-0.4	2.3	1.0	1.7	n.a.	n.a.	n.a.	0.9
August	-0.7	-0.4	1.2	0.5	1.4	n.a.	n.a.	n.a.	0.3
September	-1.3	-0.2	0.1	-0.2	0.9	n.a.	n.a.	n.a.	-0.1
October	-1.6	-0.2	-0.6	-0.7	0.5	n.a.	n.a.	n.a.	-0.5

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

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin(a)	Canberra
Period	no.	no.	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR								
1999-2000	33 020	38 611	15 582	6 847	16 052	813	932	2 317
2000-01	21 881	27 528	11 942	4 792	10 700	490	436	1 640
2001-02	31 455	36 706	16 407	6 903	14 530	810	607	2 155
2001								
October	3 721	3 240	1 353	555	1 241	66	65	387
November	2 948	2 610	1 381	561	1 407	71	36	378
December	2 101	2 872	1 299	670	1 056	63	23	180
2002								
January	2 277	2 661	1 123	499	1 148	54	38	57
February	1 893	2 779	1 270	551	1 135	76	43	97
March	2 309	2 528	2 085	512	965	75	89	163
April	3 070	3 364	1 212	697	1 165	75	49	166
May	3 366	3 152	1 362	640	1 416	79	32	248
June	2 091	2 953	1 547	455	1 176	60	77	95
July	2 100	3 147	1 702	572	1 392	89	97	308
August	2 858	4 740	1 999	694	1 339	95	37	188
September	2 150	2 784	1 184	508	1 253	84	85	540
October	4 362	3 204	1 682	783	1 300	86	70	245
PUBLIC SECTOR								
1999-2000	647	629	256	87	777	21	119	55
2000-01	701	374	326	75	689	16	228	107
2001-02	482	638	235	297	544	53	20	75
2001								
October	44	63	39	26	32	5	20	24
November	43	74	4	50	30	0	0	0
December	47	59	18	46	30	0	0	0
2002								
January	15	19	4	22	44	38	0	22
February	90	26	13	35	58	0	0	0
March	52	33	15	17	60	0	0	4
April	18	35	12	17	23	0	0	0
May	14	66	61	23	43	5	0	0
June	48	28	50	26	72	5	0	0
July	31	48	5	44	120	0	0	20
August	3	35	6	34	33	0	7	4
September	14	56	4	31	20	0	0	27
October	4	70	33	40	23	0	2	73
TOTAL								
1999-2000	33 667	39 240	15 838	6 934	16 829	834	1 051	2 372
2000-01	22 582	27 902	12 268	4 867	11 389	506	664	1 747
2001-02	31 937	37 344	16 642	7 200	15 074	863	627	2 230
2001								
October	3 765	3 303	1 392	581	1 273	71	85	411
November	2 991	2 684	1 385	611	1 437	71	36	378
December	2 148	2 931	1 317	716	1 086	63	23	180
2002								
January	2 292	2 680	1 127	521	1 192	92	38	79
February	1 983	2 805	1 283	586	1 193	76	43	97
March	2 361	2 561	2 100	529	1 025	75	89	167
April	3 088	3 399	1 224	714	1 188	75	49	166
May	3 380	3 218	1 423	663	1 459	84	32	248
June	2 139	2 981	1 597	481	1 248	65	77	95
July	2 131	3 195	1 707	616	1 512	89	97	328
August	2 861	4 775	2 005	728	1 372	95	44	192
September	2 164	2 840	1 188	539	1 273	84	85	567
October	4 366	3 274	1 715	823	1 323	86	72	318

(a) Refer to Explanatory Notes paragraph 24.

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

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR						
New South Wales	2 235	3 677	17	26	3	5 958
Victoria	3 138	1 171	23	13	5	4 350
Queensland	2 363	2 374	1	2	21	4 761
South Australia	729	347	0	2	5	1 083
Western Australia	1 435	245	11	0	1	1 692
Tasmania	152	19	2	0	0	173
Northern Territory	24	56	0	0	1	81
Australian Capital Territory	193	52	0	0	0	245
Australia	10 269	7 941	54	43	36	18 343
PUBLIC SECTOR						
New South Wales	9	13	0	0	0	22
Victoria	32	47	0	0	0	79
Queensland	57	4	0	0	0	61
South Australia	38	4	0	0	0	42
Western Australia	14	70	0	0	0	84
Tasmania	0	0	0	0	0	0
Northern Territory	16	4	0	0	0	20
Australian Capital Territory	13	60	0	0	0	73
Australia	179	202	0	0	0	381
TOTAL						
New South Wales	2 244	3 690	17	26	3	5 980
Victoria	3 170	1 218	23	13	5	4 429
Queensland	2 420	2 378	1	2	21	4 822
South Australia	767	351	0	2	5	1 125
Western Australia	1 449	315	11	0	1	1 776
Tasmania	152	19	2	0	0	173
Northern Territory	40	60	0	0	1	101
Australian Capital Territory	206	112	0	0	0	318
Australia	10 448	8 143	54	43	36	18 724

(a) See Glossary for definition.

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

NEW OTHER RESIDENTIAL BUILDING.....

	<i>New houses</i>	<i>Semi-detached, row or terrace houses, townhouses, etc. of</i>			<i>Flats, units or apartments in a building of</i>				<i>Total</i>	<i>Total new residential building</i>
		<i>One storey</i>	<i>Two or more storeys</i>	<i>Total</i>	<i>One or two storeys</i>	<i>Three storeys</i>	<i>Four or more storeys</i>	<i>Total</i>		
NUMBER OF DWELLING UNITS										
1999-2000	123 176	10 445	12 910	23 355	5 400	4 846	16 627	26 873	50 228	173 404
2000-01	79 837	7 381	8 506	15 887	2 864	4 184	14 889	21 937	37 824	117 661
2001-02	120 743	9 018	10 522	19 540	3 329	4 955	20 269	28 553	48 093	168 836
2001										
August	11 154	985	815	1 800	358	509	2 078	2 945	4 745	15 899
September	9 681	639	895	1 534	261	323	1 941	2 525	4 059	13 740
October	10 783	637	952	1 589	279	676	2 299	3 254	4 843	15 626
November	11 067	823	897	1 720	275	340	1 764	2 379	4 099	15 166
December	9 131	647	934	1 581	292	312	1 297	1 901	3 482	12 613
2002										
January	8 776	716	710	1 426	201	329	1 376	1 906	3 332	12 108
February	10 069	495	662	1 157	296	465	909	1 670	2 827	12 896
March	9 466	653	762	1 415	217	429	1 756	2 402	3 817	13 283
April	9 948	877	1 073	1 950	187	515	2 444	3 146	5 096	15 044
May	11 213	929	866	1 795	250	503	1 866	2 619	4 414	15 627
June	9 691	790	934	1 724	426	207	1 470	2 103	3 827	13 518
July	10 779	1 009	1 273	2 282	369	392	1 037	1 798	4 080	14 859
August	11 139	797	970	1 767	300	715	3 575	4 590	6 357	17 496
September	9 639	766	779	1 545	234	273	1 617	2 124	3 669	13 308
October	10 448	1 049	1 061	2 110	488	682	4 863	6 033	8 143	18 591
VALUE (\$ million)										
1999-2000	15 702.4	872.2	1 347.0	2 219.1	500.0	506.8	2 798.0	3 804.7	6 023.6	21 725.9
2000-01	11 088.1	640.3	1 003.0	1 643.3	301.7	509.8	2 647.6	3 458.9	5 102.6	16 190.7
2001-02	17 558.6	863.2	1 386.9	2 249.9	355.4	695.2	3 736.8	4 787.5	7 037.5	24 596.3
2001										
August	1 595.3	97.2	99.8	197.0	30.8	69.2	546.5	646.4	843.4	2 438.7
September	1 377.3	64.4	129.8	194.1	29.9	60.6	366.4	456.9	651.0	2 028.4
October	1 527.0	56.4	107.2	163.5	30.3	83.9	387.1	501.4	664.9	2 192.0
November	1 562.2	75.9	121.0	196.9	36.8	41.9	280.4	359.1	556.0	2 118.2
December	1 288.5	59.6	118.8	178.4	28.0	51.6	216.8	296.5	474.9	1 763.4
2002										
January	1 266.9	62.8	96.1	158.8	27.8	35.3	245.9	309.0	467.9	1 734.7
February	1 472.0	44.9	91.7	136.5	29.6	55.9	216.6	302.1	438.6	1 910.6
March	1 390.1	60.8	96.0	156.9	23.0	63.7	290.8	377.5	534.4	1 924.5
April	1 491.2	95.3	150.9	246.2	19.2	77.7	428.4	525.3	771.5	2 262.8
May	1 678.7	95.0	123.4	218.5	20.0	74.8	317.6	412.4	630.9	2 309.6
June	1 498.2	72.5	121.8	194.3	50.5	33.5	251.7	335.7	530.0	2 028.2
July	1 656.2	99.1	161.9	261.1	43.5	53.7	156.8	254.0	515.1	2 171.3
August	1 708.6	76.0	128.7	204.7	28.5	110.7	679.3	818.5	1 023.3	2 731.9
September	1 497.6	71.7	107.7	179.5	34.1	35.5	282.6	352.2	531.6	2 029.2
October	1 636.3	116.7	155.7	272.4	37.2	98.9	1 194.6	1 330.6	1 603.1	3 239.3

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$ million)							
1999-2000	17 803.3	6 462.6	24 199.7	4 019.8	28 233.4	12 259.7	40 082.1
2000-01	11 088.0	5 102.6	16 190.6	3 285.3	19 475.9	12 874.0	32 350.0
2001-02	17 115.3	6 880.7	23 996.0	3 850.6	27 846.6	13 363.6	41 210.2
2001							
June	3 355.1	1 376.7	4 727.3	898.0	5 626.0	3 365.9	8 972.8
September	4 329.4	1 953.0	6 282.3	966.3	7 248.6	3 277.5	10 526.2
December	4 277.8	1 668.1	5 945.9	949.7	6 895.6	3 427.2	10 322.8
2002							
March	4 015.8	1 399.4	5 415.2	886.7	6 302.0	3 252.1	9 554.0
June	4 492.3	1 860.2	6 352.5	1 047.9	7 400.4	3 406.8	10 807.2
September	4 638.7	1 976.8	6 615.5	1 146.6	7 762.0	3 730.4	11 492.5
SEASONALLY ADJUSTED (\$ million)							
2001							
June	3 311.8	1 468.9	4 775.4	880.5	5 656.5	3 274.1	8 911.3
September	4 202.5	1 963.5	6 166.0	941.0	7 107.0	3 317.3	10 424.3
December	4 244.0	1 430.5	5 674.4	962.3	6 636.7	3 583.6	10 220.3
2002							
March	4 293.4	1 509.2	5 802.6	934.3	6 736.8	3 285.2	10 022.1
June	4 375.5	1 977.6	6 353.0	1 013.0	7 366.0	3 177.5	10 543.5
September	4 458.2	1 908.8	6 367.0	1 112.5	7 479.5	3 663.6	11 143.1
TREND ESTIMATES (\$ million)							
2001							
June	3 404.5	1 536.4	4 938.9	886.7	5 825.7	3 311.7	9 134.2
September	3 952.6	1 628.9	5 579.4	922.7	6 502.2	3 401.2	9 900.5
December	4 277.0	1 630.3	5 907.0	945.9	6 853.0	3 386.9	10 237.4
2002							
March	4 337.6	1 652.8	5 988.9	969.9	6 960.4	3 354.9	10 320.7
June	4 374.5	1 786.5	6 160.5	1 018.3	7 179.1	3 366.5	10 546.6
September	4 447.4	1 953.2	6 438.4	1 079.4	7 501.2	3 437.9	10 897.7
TREND ESTIMATES (% change from preceding quarter)							
2001							
June	21.9	17.6	20.5	6.9	18.2	2.9	12.1
September	16.1	6.0	13.0	4.1	11.6	2.7	8.4
December	8.2	0.1	5.9	2.5	5.4	-0.4	3.4
2002							
March	1.4	1.4	1.4	2.5	1.6	-0.9	0.8
June	0.9	8.1	2.9	5.0	3.1	0.3	2.2
September	1.7	9.3	4.5	6.0	4.5	2.1	3.3

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

(b) Refer to Explanatory Notes paragraph 14.

VALUE OF TOTAL BUILDING APPROVED, States and Australia

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (\$ million)									
2001									
August	1 106.7	1 493.5	581.2	221.7	341.0	32.4	22.2	33.4	3 832.0
September	1 082.3	960.4	880.2	158.6	289.1	38.1	24.2	38.4	3 471.3
October	1 254.1	1 229.1	585.9	199.6	353.6	51.4	24.8	87.0	3 785.5
November	1 218.0	1 030.1	675.4	173.8	367.9	35.9	17.0	69.3	3 587.5
December	984.8	1 100.9	538.6	163.7	254.6	46.6	23.7	53.5	3 166.4
2002									
January	980.6	894.8	523.8	183.9	302.6	42.0	18.2	21.9	2 967.8
February	1 039.5	1 267.6	698.1	182.2	275.8	31.5	66.8	32.3	3 593.7
March	849.0	1 018.1	801.7	186.2	256.8	39.1	30.6	85.6	3 267.2
April	1 353.7	1 315.0	765.6	180.6	352.2	25.7	24.3	45.2	4 062.4
May	1 342.8	1 211.5	711.4	189.0	398.4	36.0	15.1	50.9	3 955.1
June	882.0	1 041.9	676.8	173.6	329.4	35.7	31.9	34.4	3 205.7
July	968.4	1 069.9	698.2	182.2	443.1	54.7	36.2	96.9	3 549.6
August	1 248.1	1 519.9	895.9	253.2	626.7	36.1	44.7	64.4	4 689.0
September	1 199.3	1 220.6	666.5	185.6	331.0	35.1	51.6	107.4	3 797.0
October	1 709.0	1 177.9	1 286.2	274.6	347.1	35.3	34.5	82.7	4 947.4
SEASONALLY ADJUSTED (\$ million)									
2001									
August	1 021.4	1 427.4	583.0	188.8	323.7	n.a.	n.a.	n.a.	3 640.3
September	1 224.4	1 004.4	923.7	162.9	312.8	n.a.	n.a.	n.a.	3 737.5
October	1 111.8	1 177.7	592.1	194.4	314.3	n.a.	n.a.	n.a.	3 525.2
November	1 234.3	1 049.4	556.4	182.0	340.0	n.a.	n.a.	n.a.	3 482.0
December	1 094.8	1 035.3	712.7	177.1	310.8	n.a.	n.a.	n.a.	3 466.5
2002									
January	1 065.5	1 025.0	572.1	229.7	330.8	n.a.	n.a.	n.a.	3 317.8
February	1 018.4	1 116.0	752.0	179.2	304.0	n.a.	n.a.	n.a.	3 502.9
March	1 047.5	1 035.0	764.5	184.3	298.6	n.a.	n.a.	n.a.	3 526.6
April	1 327.4	1 193.3	701.3	192.8	317.8	n.a.	n.a.	n.a.	3 816.9
May	1 274.7	1 204.1	650.6	179.8	335.1	n.a.	n.a.	n.a.	3 739.2
June	910.6	1 186.9	705.9	183.5	346.6	n.a.	n.a.	n.a.	3 431.0
July	753.2	1 126.9	662.2	145.8	399.7	n.a.	n.a.	n.a.	3 241.3
August	1 251.6	1 468.7	902.8	229.0	610.2	n.a.	n.a.	n.a.	4 635.8
September	1 164.1	1 245.7	690.9	188.9	348.7	n.a.	n.a.	n.a.	3 830.5
October	1 679.0	1 157.6	1 323.0	273.4	305.3	n.a.	n.a.	n.a.	4 879.9
TREND (\$ million)									
2001									
August	1 063.5	1 032.5	655.5	167.2	307.0	n.a.	n.a.	n.a.	3 331.7
September	1 129.7	1 055.4	669.2	175.5	315.8	n.a.	n.a.	n.a.	3 444.2
October	1 152.8	1 067.0	667.5	183.2	322.2	n.a.	n.a.	n.a.	3 499.5
November	1 139.2	1 063.8	661.9	189.4	323.0	n.a.	n.a.	n.a.	3 497.4
December	1 119.6	1 060.6	662.4	193.2	319.9	n.a.	n.a.	n.a.	3 483.8
2002									
January	1 116.8	1 065.9	670.8	194.9	314.7	n.a.	n.a.	n.a.	3 494.8
February	1 119.5	1 078.2	681.4	193.3	308.9	n.a.	n.a.	n.a.	3 510.4
March	1 118.4	1 100.2	695.2	189.3	310.6	n.a.	n.a.	n.a.	3 536.4
April	1 098.9	1 137.5	699.7	183.0	324.6	n.a.	n.a.	n.a.	3 562.5
May	1 074.2	1 180.6	697.7	179.0	347.4	n.a.	n.a.	n.a.	3 598.6
June	1 065.6	1 215.8	710.7	180.4	370.2	n.a.	n.a.	n.a.	3 669.3
July	1 087.6	1 241.1	743.5	188.5	385.8	n.a.	n.a.	n.a.	3 784.7
August	1 148.0	1 256.4	794.2	200.6	391.1	n.a.	n.a.	n.a.	3 942.6
September	1 237.0	1 263.3	853.4	214.8	387.7	n.a.	n.a.	n.a.	4 120.7
October	1 328.6	1 255.3	916.0	229.2	377.7	n.a.	n.a.	n.a.	4 285.9

n.a. not available

VALUE OF TOTAL BUILDING APPROVED, States and Australia–Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2001									
August	-7.7	57.0	-2.3	38.4	10.9	22.8	-0.7	-59.2	14.6
September	-2.2	-35.7	51.4	-28.4	-15.2	17.6	8.8	15.1	-9.4
October	15.9	28.0	-33.4	25.8	22.3	35.0	2.7	126.4	9.1
November	-2.9	-16.2	15.3	-12.9	4.0	-30.1	-31.6	-20.3	-5.2
December	-19.2	6.9	-20.3	-5.8	-30.8	29.7	39.6	-22.9	-11.7
2002									
January	-0.4	-18.7	-2.7	12.3	18.9	-9.8	-23.3	-59.0	-6.3
February	6.0	41.7	33.3	-0.9	-8.9	-25.1	268.2	47.1	21.1
March	-18.3	-19.7	14.9	2.2	-6.9	24.3	-54.2	165.2	-9.1
April	59.4	29.2	-4.5	-3.0	37.1	-34.4	-20.7	-47.1	24.3
May	-0.8	-7.9	-7.1	4.7	13.1	40.1	-37.7	12.6	-2.6
June	-34.3	-14.0	-4.9	-8.1	-17.3	-0.7	110.9	-32.5	-18.9
July	9.8	2.7	3.2	4.9	34.5	53.1	13.3	182.0	10.7
August	28.9	42.1	28.3	39.0	41.4	-33.9	23.5	-33.5	32.1
September	-3.9	-19.7	-25.6	-26.7	-47.2	-2.9	15.4	66.7	-19.0
October	42.5	-3.5	93.0	48.0	4.8	0.7	-33.1	-23.0	30.3
SEASONALLY ADJUSTED (% change from preceding month)									
2001									
August	1.3	32.0	1.8	34.4	11.4	n.a.	n.a.	n.a.	13.6
September	19.9	-29.6	58.4	-13.7	-3.4	n.a.	n.a.	n.a.	2.7
October	-9.2	17.3	-35.9	19.3	0.5	n.a.	n.a.	n.a.	-5.7
November	11.0	-10.9	-6.0	-6.4	8.2	n.a.	n.a.	n.a.	-1.2
December	-11.3	-1.3	28.1	-2.7	-8.6	n.a.	n.a.	n.a.	-0.4
2002									
January	-2.7	-1.0	-19.7	29.7	6.4	n.a.	n.a.	n.a.	-4.3
February	-4.4	8.9	31.4	-22.0	-8.1	n.a.	n.a.	n.a.	5.6
March	2.9	-7.3	1.7	2.8	-1.8	n.a.	n.a.	n.a.	0.7
April	26.7	15.3	-8.3	4.6	6.4	n.a.	n.a.	n.a.	8.2
May	-4.0	0.9	-7.2	-6.7	5.4	n.a.	n.a.	n.a.	-2.0
June	-28.6	-1.4	8.5	2.1	3.4	n.a.	n.a.	n.a.	-8.2
July	-17.3	-5.1	-6.2	-20.6	15.3	n.a.	n.a.	n.a.	-5.5
August	66.2	30.3	36.3	57.1	52.7	n.a.	n.a.	n.a.	43.0
September	-7.0	-15.2	-23.5	-17.5	-42.9	n.a.	n.a.	n.a.	-17.4
October	44.2	-7.1	91.5	44.7	-12.4	n.a.	n.a.	n.a.	27.4
TREND ESTIMATES (% change from preceding month)									
2001									
August	9.7	3.0	6.1	5.3	2.7	n.a.	n.a.	n.a.	4.9
September	6.2	2.2	2.1	4.9	2.9	n.a.	n.a.	n.a.	3.4
October	2.0	1.1	-0.3	4.4	2.0	n.a.	n.a.	n.a.	1.6
November	-1.2	-0.3	-0.8	3.3	0.3	n.a.	n.a.	n.a.	-0.1
December	-1.7	-0.3	0.1	2.0	-1.0	n.a.	n.a.	n.a.	-0.4
2002									
January	-0.3	0.5	1.3	0.9	-1.6	n.a.	n.a.	n.a.	0.3
February	0.2	1.2	1.6	-0.8	-1.8	n.a.	n.a.	n.a.	0.4
March	-0.1	2.0	2.0	-2.0	0.5	n.a.	n.a.	n.a.	0.7
April	-1.7	3.4	0.6	-3.4	4.5	n.a.	n.a.	n.a.	0.7
May	-2.3	3.8	-0.3	-2.2	7.0	n.a.	n.a.	n.a.	1.0
June	-0.8	3.0	1.9	0.8	6.6	n.a.	n.a.	n.a.	2.0
July	2.1	2.1	4.6	4.5	4.2	n.a.	n.a.	n.a.	3.1
August	5.6	1.2	6.8	6.4	1.4	n.a.	n.a.	n.a.	4.2
September	7.8	0.5	7.5	7.0	-0.9	n.a.	n.a.	n.a.	4.5
October	7.4	-0.6	7.3	6.7	-2.6	n.a.	n.a.	n.a.	4.0

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (\$ million)									
2001									
August	355.9	301.4	149.5	118.4	93.5	11.3	10.0	7.9	1 047.9
September	324.4	234.4	408.7	48.3	60.1	10.7	12.9	17.8	1 117.2
October	349.2	452.0	161.7	81.9	104.8	29.0	7.5	22.1	1 208.2
November	412.6	371.6	166.4	57.3	99.2	12.0	7.7	13.3	1 140.1
December	379.4	439.9	157.0	42.9	56.8	27.4	16.2	23.6	1 143.0
2002									
January	332.8	248.7	171.6	84.0	88.2	8.2	5.7	4.5	943.8
February	445.0	543.6	199.3	59.6	53.1	11.8	52.7	10.6	1 375.8
March	202.2	373.8	246.3	74.9	47.6	15.2	12.4	54.3	1 026.8
April	464.7	531.0	302.5	53.1	95.2	7.0	9.6	16.2	1 479.1
May	398.1	427.4	176.1	53.1	125.9	11.6	5.8	10.5	1 208.7
June	197.9	305.9	164.0	61.1	78.6	14.0	11.1	13.5	846.1
July	284.9	290.0	189.1	48.3	132.5	27.7	14.6	37.0	1 024.1
August	378.9	386.8	202.3	121.0	346.9	9.1	29.1	30.7	1 504.8
September	497.4	421.7	236.4	65.6	83.6	9.9	28.9	29.7	1 373.1
October	433.7	320.9	383.3	56.1	84.7	10.3	16.0	27.4	1 332.3
TREND (\$ million)									
2001									
August	334.4	292.3	242.1	64.4	66.0	n.a.	n.a.	n.a.	1 037.0
September	373.4	302.6	245.5	66.9	72.5	n.a.	n.a.	n.a.	1 085.5
October	399.1	327.0	236.6	69.5	80.4	n.a.	n.a.	n.a.	1 142.6
November	407.5	352.3	222.3	71.6	84.2	n.a.	n.a.	n.a.	1 181.6
December	407.5	374.5	211.3	71.9	84.5	n.a.	n.a.	n.a.	1 203.6
2002									
January	402.9	388.5	204.6	70.2	82.3	n.a.	n.a.	n.a.	1 209.3
February	387.9	392.5	201.9	66.6	76.8	n.a.	n.a.	n.a.	1 188.2
March	360.0	389.5	201.6	62.2	75.0	n.a.	n.a.	n.a.	1 147.9
April	327.9	392.8	194.4	59.1	81.8	n.a.	n.a.	n.a.	1 110.8
May	306.3	399.4	183.0	59.1	95.8	n.a.	n.a.	n.a.	1 093.5
June	302.8	402.8	186.4	61.3	110.6	n.a.	n.a.	n.a.	1 111.1
July	313.5	402.0	207.5	64.7	120.1	n.a.	n.a.	n.a.	1 155.8
August	339.1	399.9	243.3	66.9	121.8	n.a.	n.a.	n.a.	1 222.4
September	375.0	396.1	287.6	67.3	117.1	n.a.	n.a.	n.a.	1 297.9
October	407.2	388.3	332.6	67.2	107.5	n.a.	n.a.	n.a.	1 364.3

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

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)									
2001									
August	-27.7	4.2	-21.2	158.0	46.1	13.8	28.7	-84.2	-8.8
September	-8.8	-22.2	173.3	-59.2	-35.7	-5.3	28.9	123.5	6.6
October	7.6	92.9	-60.4	69.6	74.5	171.0	-41.9	24.7	8.1
November	18.2	-17.8	2.9	-30.1	-5.3	-58.4	2.1	-40.0	-5.6
December	-8.1	18.4	-5.7	-25.2	-42.8	127.2	111.4	78.1	0.3
2002									
January	-12.3	-43.5	9.3	96.1	55.3	-70.1	-64.5	-80.8	-17.4
February	33.7	118.6	16.2	-29.0	-39.8	43.9	818.2	134.3	45.8
March	-54.6	-31.2	23.6	25.6	-10.4	29.2	-76.4	411.3	-25.4
April	129.8	42.0	22.8	-29.1	100.0	-54.3	-22.4	-70.2	44.1
May	-14.3	-19.5	-41.8	0.1	32.3	66.5	-39.3	-35.2	-18.3
June	-50.3	-28.4	-6.9	15.0	-37.5	20.6	89.5	28.7	-30.0
July	44.0	-5.2	15.3	-20.9	68.5	98.2	31.9	173.5	21.0
August	33.0	33.4	6.9	150.4	161.8	-67.3	99.1	-17.1	46.9
September	31.3	9.0	16.9	-45.8	-75.9	9.7	-0.7	-3.4	-8.7
October	-12.8	-23.9	62.1	-14.6	1.3	3.9	-44.8	-7.5	-3.0
TREND ESTIMATES (% change from preceding month)									
2001									
August	14.6	-2.5	7.5	4.0	2.2	n.a.	n.a.	n.a.	2.7
September	11.7	3.5	1.4	3.8	9.8	n.a.	n.a.	n.a.	4.7
October	6.9	8.1	-3.6	3.9	10.9	n.a.	n.a.	n.a.	5.3
November	2.1	7.7	-6.1	3.0	4.8	n.a.	n.a.	n.a.	3.4
December	0.0	6.3	-4.9	0.4	0.3	n.a.	n.a.	n.a.	1.9
2002									
January	-1.1	3.7	-3.2	-2.3	-2.6	n.a.	n.a.	n.a.	0.5
February	-3.7	1.0	-1.3	-5.1	-6.6	n.a.	n.a.	n.a.	-1.7
March	-7.2	-0.8	-0.1	-6.6	-2.4	n.a.	n.a.	n.a.	-3.4
April	-8.9	0.8	-3.6	-4.9	9.1	n.a.	n.a.	n.a.	-3.2
May	-6.6	1.7	-5.8	0.0	17.0	n.a.	n.a.	n.a.	-1.6
June	-1.1	0.8	1.8	3.6	15.4	n.a.	n.a.	n.a.	1.6
July	3.5	-0.2	11.3	5.6	8.6	n.a.	n.a.	n.a.	4.0
August	8.2	-0.5	17.3	3.4	1.5	n.a.	n.a.	n.a.	5.8
September	10.6	-1.0	18.2	0.6	-3.8	n.a.	n.a.	n.a.	6.2
October	8.6	-2.0	15.7	-0.1	-8.2	n.a.	n.a.	n.a.	5.1

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

VALUE OF BUILDING APPROVED, By State: Original

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversion</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
PRIVATE SECTOR								
New South Wales	383.9	752.1	1.7	131.0	2.8	1 271.5	387.9	1 659.5
Victoria	522.2	201.6	2.4	109.5	1.3	837.1	257.2	1 094.2
Queensland	358.1	479.0	0.1	54.7	0.9	892.9	182.4	1 075.3
South Australia	92.3	101.6	0.0	20.3	0.2	214.4	51.8	266.3
Western Australia	203.2	28.1	0.8	22.9	0.0	255.0	78.2	333.2
Tasmania	16.9	1.9	0.1	6.1	0.0	25.0	8.5	33.5
Northern Territory	4.6	8.3	0.0	2.0	0.0	14.9	12.2	27.1
Australian Capital Territory	30.0	7.5	0.0	6.0	0.0	43.5	14.7	58.2
Australia	1 611.4	1 580.0	5.1	352.5	5.3	3 554.3	993.0	4 547.2
PUBLIC SECTOR								
New South Wales	1.4	1.3	0.0	1.1	0.0	3.8	45.8	49.6
Victoria	4.9	5.8	0.0	9.3	0.0	20.0	63.7	83.7
Queensland	8.5	0.5	0.0	1.1	0.0	10.1	200.8	211.0
South Australia	3.8	0.3	0.0	0.0	0.0	4.1	4.3	8.3
Western Australia	1.4	5.5	0.0	0.5	0.0	7.5	6.5	13.9
Tasmania	0.0	0.0	0.0	0.1	0.0	0.1	1.8	1.8
Northern Territory	2.6	0.3	0.0	0.7	0.0	3.6	3.8	7.4
Australian Capital Territory	2.4	9.3	0.0	0.1	0.0	11.7	12.8	24.5
Australia	24.9	23.1	0.0	12.8	0.0	60.8	339.4	400.2
TOTAL								
New South Wales	385.3	753.4	1.7	132.1	2.8	1 275.3	433.7	1 709.0
Victoria	527.1	207.4	2.4	118.9	1.3	857.0	320.9	1 177.9
Queensland	366.6	479.5	0.1	55.8	0.9	903.0	383.3	1 286.2
South Australia	96.1	101.9	0.0	20.3	0.2	218.5	56.1	274.6
Western Australia	204.6	33.6	0.8	23.4	0.0	262.4	84.7	347.1
Tasmania	16.9	1.9	0.1	6.1	0.0	25.0	10.3	35.3
Northern Territory	7.2	8.6	0.0	2.7	0.0	18.5	16.0	34.5
Australian Capital Territory	32.4	16.7	0.0	6.0	0.0	55.2	27.4	82.7
Australia	1 636.3	1 603.1	5.1	365.3	5.3	3 615.1	1 332.3	4 947.4

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

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	41.5	61.0	11.4	19.2	109.8	39.7	1.9	74.4	16.4	12.7	387.9
Victoria	2.9	72.8	27.2	61.9	25.0	22.9	0.4	16.8	13.0	14.3	257.2
Queensland	7.4	93.0	14.3	18.1	25.1	4.8	0.2	3.5	11.0	4.8	182.4
South Australia	0.4	25.2	4.4	5.1	6.6	1.8	0.7	5.5	0.1	2.0	51.8
Western Australia	5.4	19.8	17.8	16.8	5.7	6.4	0.0	2.8	2.7	0.9	78.2
Tasmania	1.6	2.0	0.4	0.9	0.2	2.6	0.1	0.1	0.1	0.5	8.5
Northern Territory	4.0	3.8	0.0	1.3	2.3	0.0	0.0	0.0	0.8	0.0	12.2
Australian Capital Territory	0.0	3.5	0.0	8.8	0.1	0.0	0.0	0.0	1.9	0.3	14.7
Australia	63.3	281.2	75.6	132.2	174.7	78.2	3.3	103.0	46.0	35.5	993.0
PUBLIC SECTOR											
New South Wales	0.0	0.3	0.0	4.7	2.0	12.6	0.0	0.9	16.1	9.2	45.8
Victoria	0.0	0.4	0.0	9.0	6.1	20.3	0.0	2.9	18.7	6.5	63.7
Queensland	0.0	0.4	2.3	61.7	0.5	21.5	0.0	0.0	1.8	112.5	200.8
South Australia	0.0	2.0	0.0	0.5	0.2	0.9	0.0	0.1	0.2	0.4	4.3
Western Australia	0.0	0.2	0.0	0.5	0.0	1.5	0.0	2.0	0.5	1.9	6.5
Tasmania	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.6	0.7	0.2	1.8
Northern Territory	0.0	0.1	0.0	0.5	0.0	1.3	0.0	0.9	0.0	0.9	3.8
Australian Capital Territory	0.0	0.0	0.0	1.3	0.0	10.5	0.0	0.9	0.0	0.0	12.8
Australia	0.0	3.3	2.3	78.6	8.8	68.6	0.0	8.3	37.9	131.6	339.4
TOTAL											
New South Wales	41.5	61.3	11.4	23.9	111.8	52.2	1.9	75.3	32.5	21.9	433.7
Victoria	2.9	73.2	27.2	70.9	31.0	43.2	0.4	19.7	31.6	20.8	320.9
Queensland	7.4	93.4	16.6	79.9	25.6	26.4	0.2	3.5	12.8	117.3	383.3
South Australia	0.4	27.2	4.4	5.6	6.8	2.7	0.7	5.5	0.3	2.4	56.1
Western Australia	5.4	19.9	17.8	17.3	5.7	7.9	0.0	4.7	3.1	2.8	84.7
Tasmania	1.6	2.0	0.4	1.3	0.2	2.6	0.1	0.7	0.8	0.7	10.3
Northern Territory	4.0	4.0	0.0	1.8	2.3	1.3	0.0	0.9	0.8	0.9	16.0
Australian Capital Territory	0.0	3.5	0.0	10.2	0.1	10.5	0.0	0.9	1.9	0.3	27.4
Australia	63.3	284.5	77.9	210.8	183.5	146.8	3.3	111.3	83.9	167.1	1 332.3

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

Period	<i>Hotels, motels and other short term accommodation....</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
2002												
August	33	3.5	354	32.7	62	6.8	192	18.9	153	14.3	53	5.5
September	31	2.7	331	29.1	67	7.3	148	14.7	131	13.2	79	8.1
October	36	3.9	462	42.0	64	7.1	189	18.6	148	14.7	54	5.2
Value—\$200,000–\$499,999												
2002												
August	11	3.4	101	30.0	41	11.8	75	23.2	62	18.2	30	9.3
September	7	2.2	68	20.7	45	14.3	43	12.8	72	22.0	50	16.0
October	10	3.1	122	35.1	42	12.5	71	21.1	78	22.9	34	9.9
Value—\$500,000–\$999,999												
2002												
August	4	2.7	43	28.5	28	18.1	30	21.1	27	18.6	11	7.7
September	3	2.4	30	20.2	21	13.5	34	22.2	29	19.4	17	12.4
October	7	4.5	33	21.3	18	12.4	23	14.4	23	16.0	27	19.4
Value—\$1,000,000–\$4,999,999												
2002												
August	4	10.7	39	92.6	12	24.8	25	49.4	34	65.8	31	66.2
September	5	9.2	30	61.7	12	32.1	21	35.5	23	49.3	47	90.5
October	5	14.5	28	55.9	15	34.5	31	63.1	28	49.8	30	59.5
Value—\$5,000,000 and over												
2002												
August	3	42.7	7	97.5	1	6.0	11	287.6	9	107.9	3	23.3
September	5	53.1	6	85.7	1	5.0	10	325.0	4	59.1	2	62.1
October	4	37.2	9	130.1	1	11.3	6	93.5	7	80.1	5	52.8
Value—Total												
1999-2000	767	753.4	5 342	2 360.2	2 149	983.8	3 643	1 935.2	3 392	1 783.6	1 553	1 492.7
2000-01	501	459.9	4 750	2 139.5	1 685	790.5	3 656	2 674.8	2 758	1 663.5	1 744	1 995.4
2001-02	594	587.7	4 767	2 011.3	1 474	777.9	3 307	3 011.9	2 865	1 924.3	2 096	1 993.7
2002												
August	55	63.1	544	281.3	144	67.4	333	400.2	285	224.7	128	112.0
September	51	69.7	465	217.2	146	72.1	256	410.3	259	163.0	195	189.1
October	62	63.3	654	284.5	140	77.9	320	210.8	284	183.5	150	146.8

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

Period	Religious.....		Health.....		Entertainment and recreational....		Miscellaneous.....		Total non- residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
2002										
August	12	1.4	40	3.8	40	4.1	60	5.9	999	96.9
September	9	1.0	35	3.7	38	3.4	50	5.3	919	88.5
October	8	0.8	26	2.3	47	4.9	57	5.5	1 091	105.0
Value—\$200,000–\$499,999										
2002										
August	4	1.7	15	4.6	24	7.2	17	5.9	380	115.4
September	2	0.4	21	6.2	22	7.4	26	7.8	356	109.8
October	5	1.4	18	5.6	26	8.5	28	8.7	434	129.0
Value—\$500,000–\$999,999										
2002										
August	3	2.0	14	9.4	13	9.1	8	5.2	181	122.4
September	1	0.8	8	5.1	6	3.3	10	6.6	159	105.9
October	2	1.1	12	7.3	15	9.9	11	6.2	171	112.7
Value—\$1,000,000–\$4,999,999										
2002										
August	1	1.0	15	40.7	17	29.8	11	25.0	189	405.9
September	1	1.5	12	26.0	14	25.6	14	25.3	179	356.6
October	0	0.0	13	21.1	14	30.1	8	21.6	172	350.3
Value—\$5,000,000 and over										
2002										
August	0	0.0	3	17.4	5	140.4	2	41.5	44	764.2
September	0	0.0	4	41.9	4	57.0	2	23.5	38	712.3
October	0	0.0	8	74.9	3	30.4	3	125.0	46	635.3
Value—Total										
1999-2000	245	128.7	799	1 098.8	1 023	803.8	1 116	853.1	20 029	12 193.4
2000-01	219	105.0	733	1 315.8	945	922.4	1 080	807.2	18 071	12 874.0
2001-02	195	137.4	862	1 419.1	969	1 030.0	1 190	792.3	18 319	13 685.8
2002										
August	20	6.1	87	75.9	99	190.6	98	83.4	1 793	1 504.8
September	13	3.6	80	83.0	84	96.7	102	68.4	1 651	1 373.1
October	15	3.3	77	111.3	105	83.9	107	167.1	1 914	1 332.3

(a) Refer to Explanatory Notes paragraph 8.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following:

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

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

5 From July 1990, the statistics include:

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

VALUE DATA

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

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

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

EXPLANATORY NOTES

OWNERSHIP

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

BUILDING CLASSIFICATION

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

EXPLANATORY NOTES

SEASONAL ADJUSTMENT *continued*

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

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

TREND ESTIMATES

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

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

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

CHAIN VOLUME MEASURES

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

EXPLANATORY NOTES

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	<p>24 Area statistics are now being classified to the <i>Australian Standard Geographical Classification (ASGC), 2002 Edition</i> (cat. no 1216.0), effective from July 2001. Building work approved before July 2002 was classified according to the current edition of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval. From July 2001, the Statistical Division of Darwin includes Litchfield Shire, previously in the Statistical Division of Northern Territory Balance.</p>
ABS DATA AVAILABLE ON REQUEST	<p>25 As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.</p>
RELATED PUBLICATIONS	<p>26 Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none">▪ <i>Building Activity, Australia</i>, (cat. no. 8752.0–8752.7)▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i>, (cat. no. 8750.0)▪ <i>Building Approvals</i>, (cat. no. 8731.1–8731.7)▪ <i>Construction Work Done, Australia, Preliminary</i>, (cat. no. 8755.0)▪ <i>Engineering Construction Activity, Australia</i>, (cat. no. 8762.0)▪ <i>House Price Indexes: Eight Capital Cities</i>, (cat. no. 6416.0)▪ <i>Housing Finance for Owner Occupation, Australia</i>, (cat. no. 5609.0)▪ <i>Producer Price Indexes, Australia</i>, (cat. no. 6427.0) <p>27 While building approvals value series are shown inclusive of GST, this is different to building activity — <i>Building Activity, Australia</i> (cat. no. 8752.0) and <i>Construction Work Done, Australia, Preliminary</i> (cat. no 8755.0) — in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the Engineering Construction Survey — <i>Engineering Construction Activity, Australia</i> (cat. no. 8762.0) all values will exclude GST.</p>
ROUNDING	<p>28 When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>

G L O S S A R Y

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

G L O S S A R Y

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

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