

BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) FRI 31 OCT 2003

SEPTEMBER KEY FIGURES

TREND ESTIMATES

	Sep 2003	% change Aug 2003 to Sep 2003	% change Sep 2002 to Sep 2003
Dwelling units approved			
Private sector houses	10 544	1.8	8.1
Total dwelling units	15 465	1.9	0.4

SEASONALLY ADJUSTED

	Sep 2003	% change Aug 2003 to Sep 2003	% change Sep 2002 to Sep 2003
Dwelling units approved			
Private sector houses	10 518	3.2	9.3
Total dwelling units	15 936	7.5	12.6

SEPTEMBER KEY POINTS

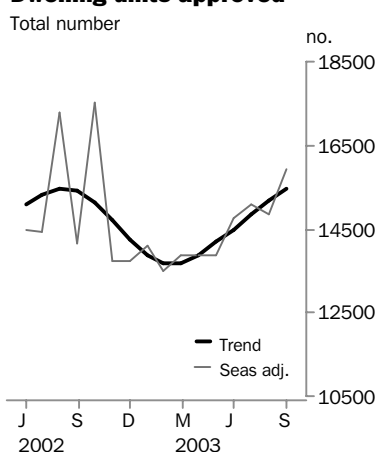
TREND ESTIMATES

- The trend estimate for total dwelling units approved rose 1.9% in September 2003, the seventh consecutive monthly rise.
- The trend estimate for private sector houses approved rose 1.8% in September 2003, the seventh consecutive monthly rise.
- The trend estimate for other dwellings approved rose 2.2% in September 2003. The trend is now showing rises over the last three months.
- The trend estimate for the value of total building approved is now showing rises over the last seven months, rising 1.3% in September 2003.

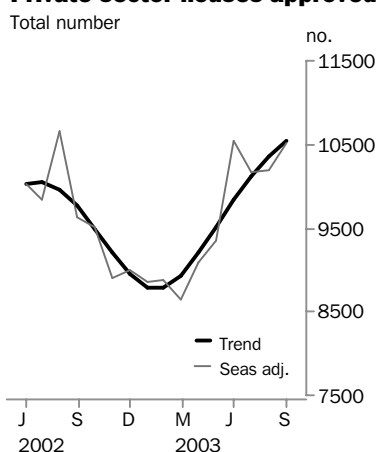
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved rose 7.5% in September 2003, to 15,936.
- The seasonally adjusted estimate for private sector houses approved rose 3.2%, to 10,518, in September 2003.
- The seasonally adjusted estimate for other dwellings approved rose 16.3%, to 5,285, in September 2003. This is the highest level since October 2002. There were significant increases in Victoria, the Australian Capital Territory and the Northern Territory, with all other states showing a fall in September.

Dwelling units approved



Private sector houses approved



INQUIRIES

- For further information about these and related statistics, contact Jeff Allen on (08) 8237 7302, or the National Information and Referral Service on 1300 135 070.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
October 2003	02 December 2003
November 2003	07 January 2004
December 2003	03 February 2004
January 2004	04 March 2004
February 2004	30 March 2004
March 2004	05 May 2004

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ABOUT THIS ISSUE

The ABS is planning extensive changes to the format and content of this publication from the October 2003 issue. A copy of the proposed publication is available on the ABS website. (see www.abs.gov.au and press the Publications icon, then go to 8731.0)

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CHANGES IN THIS ISSUE

There are no changes in this issue.

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DATA NOTES

Estimates have been included in this issue for one council that was unable to report all building work approved in their municipality this month: Holroyd (New South Wales).

A special article 'Functional Classification of Buildings', containing data for 2001-2002 and 2002-2003 is included in this issue (see page 36).

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REVISIONS THIS MONTH

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

	2002-2003	2003-2004
New South Wales		+1
Victoria	+1	
Queensland	-59	+46
Western Australia	+5	
TOTAL	-53	+47

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SYMBOLS AND OTHER USAGES

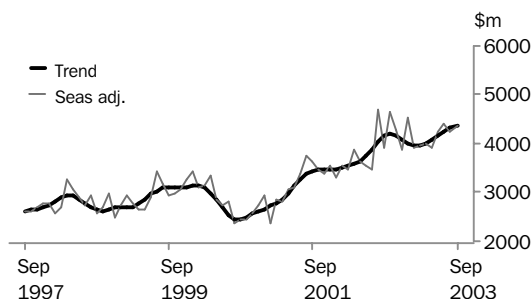
n.a. not available
n.y.a. not yet available

Dennis Trewin
Australian Statistician

VALUE OF BUILDING APPROVED

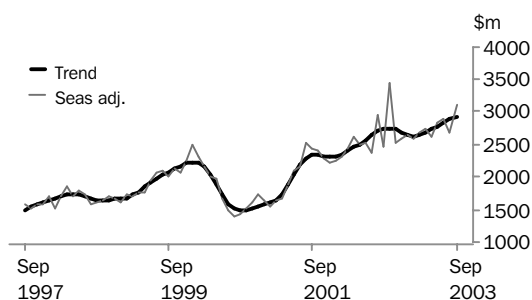
VALUE OF TOTAL BUILDING

Apart from a short period in early 2003, the trend estimate of the value of total building approved has risen steadily since mid 2000. The trend rose 1.3% in September 2003.



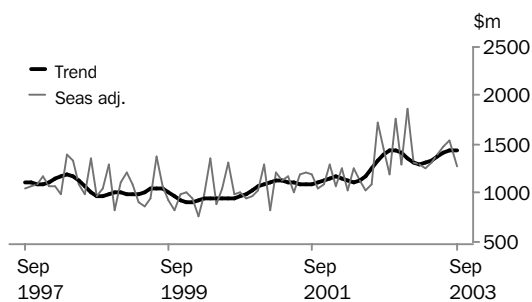
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has risen for the last seven months. The trend rose 1.6% in September 2003.



VALUE OF NON-RESIDENTIAL BUILDING

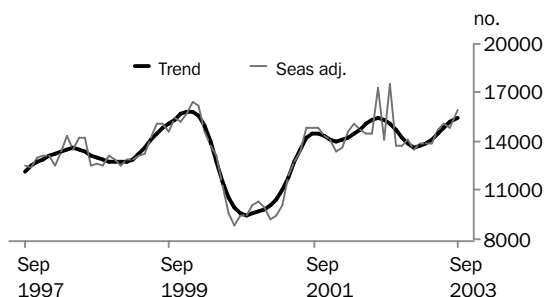
The trend estimate of the value of non-residential building approved has risen for the last six months, although the trend only rose marginally, by 0.5%, in September 2003.



DWELLINGS APPROVED

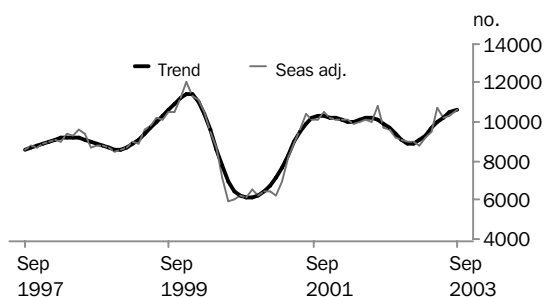
TOTAL DWELLING UNITS

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



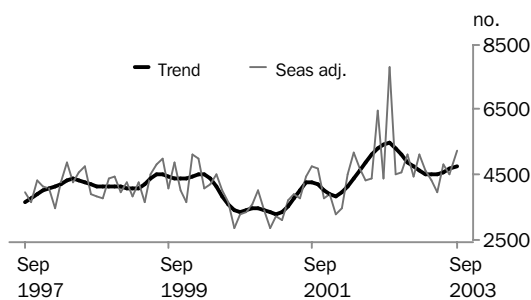
PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved has risen for the last seven months.



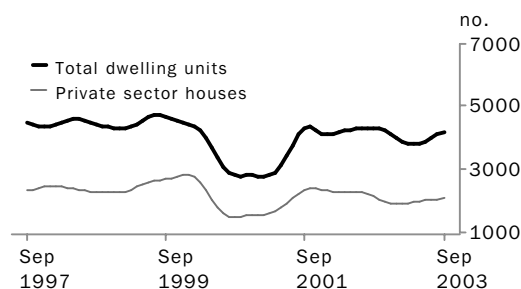
OTHER DWELLINGS

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



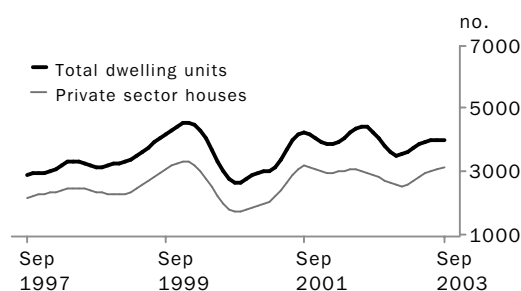
DWELLING UNITS APPROVED: State Trends

NEW SOUTH WALES



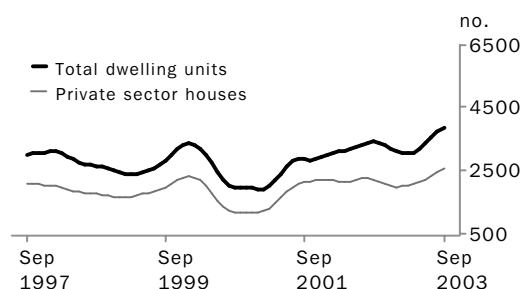
The trend estimate for total dwellings approved in New South Wales has risen for the last five months. The trend for private sector houses has risen for the last seven months.

VICTORIA



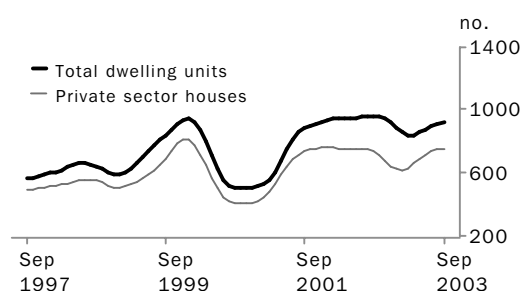
The trend estimate for total dwellings approved in Victoria has risen for the last eight months. The trend for private sector houses has risen for the last seven months, however the rate of growth has slowed over recent months.

QUEENSLAND



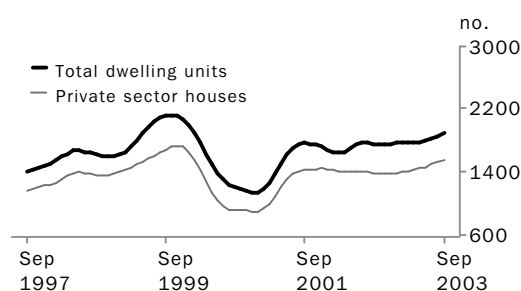
The trend estimate for total dwellings and private sector houses approved in Queensland has risen quite strongly since early 2003.

SOUTH AUSTRALIA



The trend estimate for total dwellings approved in South Australia has risen for the last five months. The trend for private sector houses has risen for the last seven months.

WESTERN AUSTRALIA



The trend estimate for total dwellings and private sector houses approved in Western Australia has shown a slow, but steady increase throughout 2003.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

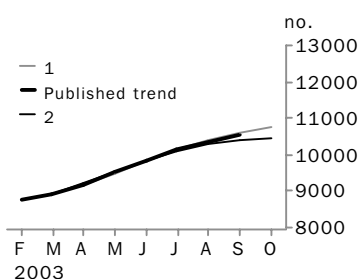
Recent seasonally adjusted and trend estimates are likely to be revised when original estimates for subsequent months become available. The approximate effect of possible scenarios on trend estimates are presented below.

TREND REVISIONS

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

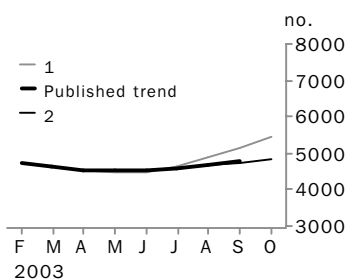
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the October seasonally adjusted estimate is higher than the September estimate by 4% for the number of private sector houses approved and 13% for other dwelling units approved; and that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

PRIVATE SECTOR HOUSES APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 rises by 4% on Sep 2003	% change	2 falls by 4% on Sep 2003	% change
May 2003	9 519	3.5	9 505	3.5	9 531	3.6
June 2003	9 842	3.4	9 836	3.5	9 849	3.3
July 2003	10 127	2.9	10 139	3.1	10 105	2.6
August 2003	10 359	2.3	10 391	2.5	10 279	1.7
September 2003	10 544	1.8	10 603	2.0	10 392	1.1
October 2003	n.y.a.	n.y.a.	10 753	1.4	10 434	0.4

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 rises by 13% on Sep 2003	% change	2 falls by 13% on Sep 2003	% change
May 2003	4 510	-0.6	4 467	-0.9	4 514	-0.4
June 2003	4 506	-0.1	4 484	0.4	4 507	-0.2
July 2003	4 573	1.5	4 631	3.3	4 570	1.4
August 2003	4 691	2.6	4 866	5.1	4 663	2.0
September 2003	4 795	2.2	5 134	5.5	4 750	1.9
October 2003	n.y.a.	n.y.a.	5 435	5.9	4 857	2.3

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DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS...		TOTAL DWELLING UNITS..		
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL							
2002							
July	10 555	10 784	4 044	4 294	14 599	479	15 078
August	10 985	11 137	6 917	6 951	17 902	186	18 088
September	9 519	9 645	4 080	4 185	13 599	231	13 830
October	10 261	10 450	8 751	8 929	19 012	367	19 379
November	8 968	9 246	4 686	4 751	13 654	343	13 997
December	8 271	8 409	4 394	4 455	12 665	199	12 864
2003							
January	7 620	7 721	4 699	4 748	12 319	150	12 469
February	8 794	8 949	3 601	3 809	12 395	363	12 758
March	8 977	9 068	4 856	5 033	13 833	268	14 101
April	8 469	8 605	4 733	4 860	13 202	263	13 465
May	9 952	10 115	4 358	4 671	14 310	476	14 786
June	10 441	10 736	3 137	3 584	13 578	742	14 320
July	11 110	11 219	4 676	4 838	15 786	271	16 057
August	10 046	10 123	4 408	4 517	14 454	186	14 640
September	10 621	10 780	5 573	5 622	16 194	208	16 402
SEASONALLY ADJUSTED							
2002							
July	9 833	10 036	4 103	4 395	13 936	495	14 431
August	10 652	10 839	6 407	6 453	17 059	233	17 292
September	9 626	9 751	4 231	4 406	13 857	300	14 157
October	9 513	9 663	7 605	7 852	17 118	397	17 515
November	8 899	9 193	4 451	4 551	13 350	394	13 744
December	8 992	9 144	4 504	4 586	13 496	234	13 730
2003							
January	8 855	8 980	5 059	5 129	13 914	195	14 109
February	8 879	9 036	4 251	4 436	13 130	342	13 472
March	8 638	8 748	4 932	5 127	13 570	305	13 875
April	9 086	9 219	4 519	4 642	13 605	256	13 861
May	9 349	9 513	4 146	4 350	13 495	368	13 863
June	10 540	10 774	3 812	4 000	14 352	422	14 774
July	10 173	10 269	4 626	4 813	14 799	283	15 082
August	10 188	10 285	4 385	4 545	14 573	257	14 830
September	10 518	10 651	5 200	5 285	15 718	218	15 936
TREND ESTIMATES							
2002							
July	10 039	10 197	4 970	5 137	15 009	325	15 334
August	9 947	10 117	5 169	5 338	15 116	339	15 455
September	9 758	9 939	5 301	5 462	15 059	342	15 401
October	9 491	9 676	5 324	5 470	14 814	332	15 146
November	9 201	9 382	5 211	5 343	14 411	314	14 725
December	8 941	9 110	5 007	5 131	13 947	294	14 241
2003							
January	8 785	8 942	4 780	4 906	13 565	283	13 848
February	8 785	8 933	4 600	4 737	13 384	286	13 670
March	8 937	9 082	4 463	4 617	13 400	299	13 699
April	9 198	9 344	4 365	4 539	13 563	320	13 883
May	9 519	9 669	4 328	4 510	13 847	332	14 179
June	9 842	9 991	4 329	4 506	14 171	326	14 497
July	10 127	10 270	4 407	4 573	14 534	309	14 843
August	10 359	10 492	4 539	4 691	14 898	285	15 183
September	10 544	10 670	4 657	4 795	15 201	264	15 465

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)							
2002							
July	10.6	11.0	8.3	6.3	9.9	1.5	9.7
August	4.1	3.3	71.0	61.9	22.6	-61.2	20.0
September	-13.3	-13.4	-41.0	-39.8	-24.0	24.2	-23.5
October	7.8	8.3	114.5	113.4	39.8	58.9	40.1
November	-12.6	-11.5	-46.5	-46.8	-28.2	-6.5	-27.8
December	-7.8	-9.1	-6.2	-6.2	-7.2	-42.0	-8.1
2003							
January	-7.9	-8.2	6.9	6.6	-2.7	-24.6	-3.1
February	15.4	15.9	-23.4	-19.8	0.6	142.0	2.3
March	2.1	1.3	34.9	32.1	11.6	-26.2	10.5
April	-5.7	-5.1	-2.5	-3.4	-4.6	-1.9	-4.5
May	17.5	17.5	-7.9	-3.9	8.4	81.0	9.8
June	4.9	6.1	-28.0	-23.3	-5.1	55.9	-3.2
July	6.4	4.5	49.1	35.0	16.3	-63.5	12.1
August	-9.6	-9.8	-5.7	-6.6	-8.4	-31.4	-8.8
September	5.7	6.5	26.4	24.5	12.0	11.8	12.0
SEASONALLY ADJUSTED (% change from preceding month)							
2002							
July	-1.8	-1.2	-2.1	1.8	-1.9	86.1	-0.3
August	8.3	8.0	56.2	46.8	22.4	-52.9	19.8
September	-9.6	-10.0	-34.0	-31.7	-18.8	28.8	-18.1
October	-1.2	-0.9	79.7	78.2	23.5	32.3	23.7
November	-6.5	-4.9	-41.5	-42.0	-22.0	-0.8	-21.5
December	1.0	-0.5	1.2	0.8	1.1	-40.6	-0.1
2003							
January	-1.5	-1.8	12.3	11.8	3.1	-16.7	2.8
February	0.3	0.6	-16.0	-13.5	-5.6	75.4	-4.5
March	-2.7	-3.2	16.0	15.6	3.4	-10.8	3.0
April	5.2	5.4	-8.4	-9.5	0.3	-16.1	-0.1
May	2.9	3.2	-8.3	-6.3	-0.8	43.8	0.0
June	12.7	13.3	-8.1	-8.0	6.4	14.7	6.6
July	-3.5	-4.7	21.4	20.3	3.1	-32.9	2.1
August	0.1	0.2	-5.2	-5.6	-1.5	-9.2	-1.7
September	3.2	3.6	18.6	16.3	7.9	-15.2	7.5
TREND ESTIMATES (% change from preceding month)							
2002							
July	0.0	0.1	4.8	4.9	1.6	5.5	1.7
August	-0.9	-0.8	4.0	3.9	0.7	4.3	0.8
September	-1.9	-1.8	2.6	2.3	-0.4	0.9	-0.4
October	-2.7	-2.6	0.4	0.1	-1.6	-2.9	-1.7
November	-3.1	-3.0	-2.1	-2.3	-2.7	-5.4	-2.8
December	-2.8	-2.9	-3.9	-4.0	-3.2	-6.4	-3.3
2003							
January	-1.7	-1.8	-4.5	-4.4	-2.7	-3.7	-2.8
February	0.0	-0.1	-3.8	-3.4	-1.3	1.1	-1.3
March	1.7	1.7	-3.0	-2.5	0.1	4.5	0.2
April	2.9	2.9	-2.2	-1.7	1.2	7.0	1.3
May	3.5	3.5	-0.8	-0.6	2.1	3.8	2.1
June	3.4	3.3	0.0	-0.1	2.3	-1.8	2.2
July	2.9	2.8	1.8	1.5	2.6	-5.2	2.4
August	2.3	2.2	3.0	2.6	2.5	-7.8	2.3
September	1.8	1.7	2.6	2.2	2.0	-7.4	1.9

VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non- residential building \$m	Total building \$m
ORIGINAL					
2002					
July	2 189.0	355.0	2 543.9	1 054.3	3 598.2
August	2 737.6	454.7	3 192.4	1 531.4	4 723.8
September	2 060.1	404.6	2 464.8	1 388.3	3 853.1
October	3 397.1	377.8	3 774.9	1 372.6	5 147.5
November	2 291.2	341.8	2 633.0	1 879.9	4 512.9
December	2 086.6	314.1	2 400.6	1 212.1	3 612.8
2003					
January	2 024.7	293.2	2 317.9	1 583.3	3 901.2
February	2 083.4	383.3	2 466.7	1 476.6	3 943.3
March	2 224.5	409.8	2 634.3	1 374.5	4 008.8
April	2 294.9	373.4	2 668.3	1 291.9	3 960.2
May	2 359.6	422.1	2 781.7	1 519.1	4 300.7
June	2 300.3	385.9	2 686.2	1 158.8	3 845.1
July	2 714.8	437.8	3 152.6	1 452.0	4 604.6
August	2 282.9	481.1	2 764.0	1 286.9	4 050.9
September	2 801.3	459.6	3 261.0	1 342.5	4 603.5
SEASONALLY ADJUSTED					
2002					
July	2 039.8	350.9	2 390.8	1 088.4	3 479.2
August	2 559.1	413.4	2 972.4	1 718.3	4 690.8
September	2 076.5	398.2	2 474.7	1 463.1	3 937.8
October	3 110.1	340.2	3 450.3	1 190.0	4 640.4
November	2 196.1	347.7	2 543.8	1 760.3	4 304.0
December	2 214.8	369.4	2 584.2	1 287.3	3 871.5
2003					
January	2 295.0	353.8	2 648.9	1 874.2	4 523.0
February	2 205.9	395.7	2 601.6	1 306.7	3 908.3
March	2 290.7	394.6	2 685.3	1 291.9	3 977.2
April	2 363.1	392.9	2 756.0	1 249.1	4 005.0
May	2 248.2	366.9	2 615.1	1 319.1	3 934.2
June	2 431.4	405.2	2 836.6	1 390.7	4 227.3
July	2 482.8	428.0	2 910.8	1 481.6	4 392.3
August	2 251.3	446.9	2 698.2	1 548.2	4 246.5
September	2 673.2	430.3	3 103.5	1 275.5	4 379.0
TREND ESTIMATES					
2002					
July	2 265.3	372.7	2 638.0	1 248.4	3 886.4
August	2 324.0	376.5	2 700.5	1 332.4	4 032.8
September	2 371.2	373.6	2 744.8	1 406.5	4 151.3
October	2 388.3	367.9	2 756.2	1 448.0	4 204.2
November	2 370.4	364.4	2 734.8	1 448.9	4 183.7
December	2 325.3	364.7	2 690.0	1 410.3	4 100.3
2003					
January	2 278.3	368.5	2 646.7	1 355.9	4 002.6
February	2 257.9	374.9	2 632.8	1 311.6	3 944.4
March	2 267.3	382.7	2 650.0	1 296.7	3 946.7
April	2 298.1	389.9	2 688.0	1 307.7	3 995.8
May	2 339.5	397.5	2 737.0	1 344.7	4 081.7
June	2 375.5	407.2	2 782.6	1 383.8	4 166.4
July	2 416.2	417.9	2 834.1	1 411.7	4 245.9
August	2 459.6	427.9	2 887.5	1 429.1	4 316.6
September	2 496.8	437.3	2 934.2	1 436.4	4 370.6

(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)					
2002					
July	7.8	7.1	7.7	23.3	11.8
August	25.1	28.1	25.5	45.3	31.3
September	-24.7	-11.0	-22.8	-9.3	-18.4
October	64.9	-6.6	53.2	-1.1	33.6
November	-32.6	-9.5	-30.3	37.0	-12.3
December	-8.9	-8.1	-8.8	-35.5	-19.9
2003					
January	-3.0	-6.6	-3.4	30.6	8.0
February	2.9	30.7	6.4	-6.7	1.1
March	6.8	6.9	6.8	-6.9	1.7
April	3.2	-8.9	1.3	-6.0	-1.2
May	2.8	13.0	4.2	17.6	8.6
June	-2.5	-8.6	-3.4	-23.7	-10.6
July	18.0	13.4	17.4	25.3	19.8
August	-15.9	9.9	-12.3	-11.4	-12.0
September	22.7	-4.5	18.0	4.3	13.6
SEASONALLY ADJUSTED (% change from preceding month)					
2002					
July	-6.2	-1.0	-5.5	6.6	-2.0
August	25.5	17.8	24.3	57.9	34.8
September	-18.9	-3.7	-16.7	-14.9	-16.1
October	49.8	-14.6	39.4	-18.7	17.8
November	-29.4	2.2	-26.3	47.9	-7.2
December	0.9	6.2	1.6	-26.9	-10.0
2003					
January	3.6	-4.2	2.5	45.6	16.8
February	-3.9	11.8	-1.8	-30.3	-13.6
March	3.8	-0.3	3.2	-1.1	1.8
April	3.2	-0.4	2.6	-3.3	0.7
May	-4.9	-6.6	-5.1	5.6	-1.8
June	8.1	10.4	8.5	5.4	7.4
July	2.1	5.6	2.6	6.5	3.9
August	-9.3	4.4	-7.3	4.5	-3.3
September	18.7	-3.7	15.0	-17.6	3.1
TREND ESTIMATES (% change from preceding month)					
2002					
July	2.5	2.9	2.5	6.3	3.7
August	2.6	1.0	2.4	6.7	3.8
September	2.0	-0.8	1.6	5.6	2.9
October	0.7	-1.5	0.4	2.9	1.3
November	-0.7	-1.0	-0.8	0.1	-0.5
December	-1.9	0.1	-1.6	-2.7	-2.0
2003					
January	-2.0	1.0	-1.6	-3.9	-2.4
February	-0.9	1.7	-0.5	-3.3	-1.5
March	0.4	2.1	0.7	-1.1	0.1
April	1.4	1.9	1.4	0.8	1.2
May	1.8	2.0	1.8	2.8	2.2
June	1.5	2.4	1.7	2.9	2.1
July	1.7	2.6	1.9	2.0	1.9
August	1.8	2.4	1.9	1.2	1.7
September	1.5	2.2	1.6	0.5	1.3

(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)						
2000-01	78 855	35 358	763	2 120	155	117 251
2001-02	118 825	46 430	590	1 903	258	168 006
2002-03	112 653	55 399	814	1 817	385	171 068
2002						
September	9 509	3 750	81	226	33	13 599
October	10 248	8 652	52	45	15	19 012
November	8 952	4 532	79	87	4	13 654
December	8 259	4 195	47	93	71	12 665
2003						
January	7 613	4 607	47	41	11	12 319
February	8 783	3 426	29	125	32	12 395
March	8 967	4 531	49	277	9	13 833
April	8 452	4 487	107	99	57	13 202
May	9 935	3 959	132	200	84	14 310
June	10 422	3 003	61	70	22	13 578
July	11 102	4 603	30	23	28	15 786
August	10 029	4 044	105	252	24	14 454
September	10 608	5 256	102	136	92	16 194
PUBLIC SECTOR (Number)						
2000-01	1 110	2 502	105	105	2	3 824
2001-02	1 919	1 917	7	1	3	3 847
2002-03	2 053	2 001	12	0	1	4 067
2002						
September	126	105	0	0	0	231
October	189	178	0	0	0	367
November	278	64	0	0	1	343
December	138	61	0	0	0	199
2003						
January	101	49	0	0	0	150
February	155	208	0	0	0	363
March	91	177	0	0	0	268
April	136	127	0	0	0	263
May	163	301	12	0	0	476
June	295	447	0	0	0	742
July	109	160	0	2	0	271
August	77	109	0	0	0	186
September	159	49	0	0	0	208
TOTAL (Number)						
2000-01	79 965	37 860	868	2 225	157	121 075
2001-02	120 744	48 347	597	1 904	261	171 853
2002-03	114 706	57 400	826	1 817	386	175 135
2002						
September	9 635	3 855	81	226	33	13 830
October	10 437	8 830	52	45	15	19 379
November	9 230	4 596	79	87	5	13 997
December	8 397	4 256	47	93	71	12 864
2003						
January	7 714	4 656	47	41	11	12 469
February	8 938	3 634	29	125	32	12 758
March	9 058	4 708	49	277	9	14 101
April	8 588	4 614	107	99	57	13 465
May	10 098	4 260	144	200	84	14 786
June	10 717	3 450	61	70	22	14 320
July	11 211	4 763	30	25	28	16 057
August	10 106	4 153	105	252	24	14 640
September	10 767	5 305	102	136	92	16 402

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)								
2000-01	10 963.3	4 823.9	76.9	2 757.2	277.9	18 899.2	9 507.1	28 406.1
2001-02	17 314.1	6 857.7	66.0	3 458.9	275.6	27 972.3	9 922.4	37 894.7
2002-03	18 094.0	9 409.5	106.1	3 956.8	273.0	31 839.9	13 398.3	45 238.2
2002								
September	1 478.9	548.4	10.3	344.0	33.0	2 414.7	1 151.7	3 566.4
October	1 613.0	1 736.6	5.1	354.5	5.3	3 714.5	1 032.4	4 746.9
November	1 420.2	827.8	10.1	298.3	12.5	2 569.0	1 453.5	4 022.6
December	1 334.3	727.1	5.6	277.7	14.8	2 359.5	869.3	3 228.8
2003								
January	1 224.8	780.4	5.4	273.7	3.6	2 287.9	1 256.2	3 544.1
February	1 432.4	593.5	3.0	334.4	25.7	2 389.0	1 174.8	3 563.8
March	1 467.5	722.4	8.7	332.1	55.1	2 585.9	1 072.5	3 658.3
April	1 389.6	871.4	13.7	332.6	14.8	2 622.1	1 007.7	3 629.8
May	1 671.4	624.2	20.6	364.8	17.2	2 698.3	1 251.4	3 949.7
June	1 749.8	450.7	6.1	360.4	11.1	2 578.1	929.6	3 507.7
July	1 874.2	804.9	4.0	415.1	2.5	3 100.7	1 193.2	4 293.9
August	1 688.1	572.1	14.3	386.9	69.0	2 730.5	1 102.1	3 832.5
September	1 822.0	949.1	14.4	418.2	20.1	3 223.7	1 047.0	4 270.7
PUBLIC SECTOR (\$ million)								
2000-01	147.2	282.2	7.6	157.7	13.7	608.2	3 376.4	3 984.8
2001-02	251.9	213.4	0.4	156.4	0.1	622.3	3 793.0	4 415.5
2002-03	289.1	256.2	1.8	178.0	0.0	724.8	3 444.6	4 169.4
2002								
September	20.1	12.7	0.0	17.3	0.0	50.1	236.6	286.7
October	26.2	21.4	0.0	12.9	0.0	60.4	340.2	400.6
November	35.4	7.8	0.0	20.8	0.0	63.9	426.4	490.3
December	17.9	7.2	0.0	16.0	0.0	41.1	342.8	383.9
2003								
January	13.7	5.8	0.0	10.5	0.0	30.0	327.1	357.1
February	23.1	34.4	0.0	20.2	0.0	77.7	301.8	379.5
March	10.3	24.2	0.0	13.9	0.0	48.4	302.1	350.5
April	19.5	14.3	0.0	12.4	0.0	46.2	284.2	330.4
May	25.9	38.1	1.8	17.7	0.0	83.4	267.7	351.1
June	43.4	56.4	0.0	8.4	0.0	108.2	229.2	337.4
July	17.5	18.3	0.0	15.8	0.4	51.9	258.8	310.7
August	12.0	10.7	0.0	10.9	0.0	33.6	184.8	218.3
September	24.4	5.8	0.0	7.0	0.0	37.3	295.5	332.8
TOTAL (\$ million)								
2000-01	11 110.5	5 106.0	84.7	2 914.7	291.6	19 507.4	12 883.4	32 390.9
2001-02	17 566.1	7 071.0	66.4	3 615.5	275.7	28 594.9	13 715.3	42 310.0
2002-03	18 383.1	9 665.7	107.9	4 134.9	273.0	32 564.7	16 842.8	49 407.6
2002								
September	1 499.0	561.1	10.3	361.3	33.0	2 464.8	1 388.3	3 853.1
October	1 639.1	1 758.0	5.1	367.4	5.3	3 774.9	1 372.6	5 147.5
November	1 455.6	835.6	10.1	319.1	12.5	2 633.0	1 879.9	4 512.9
December	1 352.2	734.4	5.6	293.7	14.8	2 400.6	1 212.1	3 612.8
2003								
January	1 238.5	786.2	5.4	284.3	3.6	2 317.9	1 583.3	3 901.2
February	1 455.5	627.9	3.0	354.6	25.7	2 466.7	1 476.6	3 943.3
March	1 477.8	746.6	8.7	346.0	55.1	2 634.3	1 374.5	4 008.8
April	1 409.1	885.7	13.7	345.0	14.8	2 668.3	1 291.9	3 960.2
May	1 697.3	662.3	22.4	382.5	17.2	2 781.7	1 519.1	4 300.7
June	1 793.2	507.1	6.1	368.8	11.1	2 686.2	1 158.8	3 845.1
July	1 891.7	823.2	4.0	430.9	2.9	3 152.6	1 452.0	4 604.6
August	1 700.1	582.8	14.3	397.8	69.0	2 764.0	1 286.9	4 050.9
September	1 846.4	954.9	14.4	425.2	20.1	3 261.0	1 342.5	4 603.5

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									
2002									
July	3 866	4 179	3 348	935	2 115	179	128	328	15 078
August	4 696	5 782	4 244	1 072	1 841	177	84	192	18 088
September	3 793	3 851	2 833	860	1 640	178	108	567	13 830
October	6 143	4 739	5 023	1 125	1 758	172	101	318	19 379
November	4 468	3 311	2 993	933	1 795	145	60	292	13 997
December	3 534	3 527	2 799	882	1 528	198	80	316	12 864
2003									
January	3 756	3 226	2 737	783	1 657	141	30	139	12 469
February	3 516	3 475	2 754	745	1 809	152	83	224	12 758
March	3 765	3 399	3 776	1 051	1 639	183	69	219	14 101
April	3 590	4 561	2 672	706	1 499	173	43	221	13 465
May	4 155	4 042	3 176	823	2 050	251	97	192	14 786
June	3 546	4 022	2 992	907	2 435	189	67	162	14 320
July	4 367	3 912	4 323	1 004	1 932	260	73	186	16 057
August	4 056	3 671	3 749	872	1 861	247	58	126	14 640
September	4 325	4 388	3 971	962	1 921	234	233	368	16 402
SEASONALLY ADJUSTED									
2002									
July	3 340	4 403	3 289	817	1 989	184	n.a.	n.a.	14 431
August	4 896	4 997	3 995	1 086	1 802	185	n.a.	n.a.	17 292
September	3 916	3 880	2 905	863	1 697	171	n.a.	n.a.	14 157
October	5 751	4 282	4 238	1 041	1 707	149	n.a.	n.a.	17 515
November	3 966	3 538	3 076	951	1 714	134	n.a.	n.a.	13 744
December	3 794	3 635	3 220	874	1 639	185	n.a.	n.a.	13 730
2003									
January	4 080	3 709	3 109	957	1 869	150	n.a.	n.a.	14 109
February	3 873	3 499	2 941	771	1 928	166	n.a.	n.a.	13 472
March	3 872	3 199	3 658	888	1 757	190	n.a.	n.a.	13 875
April	3 714	4 611	2 660	811	1 614	187	n.a.	n.a.	13 861
May	3 793	3 974	2 970	821	1 797	232	n.a.	n.a.	13 863
June	3 843	4 226	3 169	916	2 197	222	n.a.	n.a.	14 774
July	3 980	3 940	3 930	893	1 838	267	n.a.	n.a.	15 082
August	4 204	3 463	3 833	932	1 914	254	n.a.	n.a.	14 830
September	4 281	4 278	3 857	914	1 874	209	n.a.	n.a.	15 936
TREND ESTIMATES									
2002									
July	4 277	4 444	3 330	954	1 767	177	94	278	15 334
August	4 285	4 400	3 395	959	1 768	175	97	322	15 455
September	4 301	4 264	3 416	963	1 753	169	96	347	15 401
October	4 310	4 057	3 380	960	1 742	162	92	346	15 146
November	4 262	3 828	3 302	947	1 741	156	83	319	14 725
December	4 134	3 638	3 221	918	1 752	156	75	281	14 241
2003									
January	3 978	3 538	3 141	884	1 768	161	70	244	13 848
February	3 853	3 559	3 077	857	1 779	171	67	221	13 670
March	3 795	3 653	3 050	842	1 776	186	64	208	13 699
April	3 794	3 765	3 084	842	1 772	202	63	201	13 883
May	3 841	3 867	3 197	857	1 777	218	64	189	14 179
June	3 906	3 934	3 356	876	1 796	231	67	179	14 497
July	3 998	3 972	3 541	895	1 827	239	74	169	14 843
August	4 099	3 995	3 722	914	1 860	244	81	163	15 183
September	4 193	4 012	3 861	923	1 896	244	91	158	15 465

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)									
2002									
July	4.0	4.7	7.2	13.2	24.3	4.1	4.9	245.3	9.7
August	21.5	38.4	26.8	14.7	-13.0	-1.1	-34.4	-41.5	20.0
September	-19.2	-33.4	-33.2	-19.8	-10.9	0.6	28.6	195.3	-23.5
October	62.0	23.1	77.3	30.8	7.2	-3.4	-6.5	-43.9	40.1
November	-27.3	-30.1	-40.4	-17.1	2.1	-15.7	-40.6	-8.2	-27.8
December	-20.9	6.5	-6.5	-5.5	-14.9	36.6	33.3	8.2	-8.1
2003									
January	6.3	-8.5	-2.2	-11.2	8.4	-28.8	-62.5	-56.0	-3.1
February	-6.4	7.7	0.6	-4.9	9.2	7.8	176.7	61.2	2.3
March	7.1	-2.2	37.1	41.1	-9.4	20.4	-16.9	-2.2	10.5
April	-4.6	34.2	-29.2	-32.8	-8.5	-5.5	-37.7	0.9	-4.5
May	15.7	-11.4	18.9	16.6	36.8	45.1	125.6	-13.1	9.8
June	-14.7	-0.5	-5.8	10.2	18.8	-24.7	-30.9	-15.6	-3.2
July	23.2	-2.7	44.5	10.7	-20.7	37.6	9.0	14.8	12.1
August	-7.1	-6.2	-13.3	-13.1	-3.7	-5.0	-20.5	-32.3	-8.8
September	6.6	19.5	5.9	10.3	3.2	-5.3	301.7	192.1	12.0
SEASONALLY ADJUSTED (% change from preceding month)									
2002									
July	-19.1	2.8	3.0	-5.9	22.7	-5.8	n.a.	n.a.	-0.3
August	46.6	13.5	21.5	32.9	-9.4	0.5	n.a.	n.a.	19.8
September	-20.0	-22.4	-27.3	-20.5	-5.8	-7.1	n.a.	n.a.	-18.1
October	46.8	10.4	45.9	20.7	0.6	-12.9	n.a.	n.a.	23.7
November	-31.0	-17.4	-27.4	-8.7	0.4	-10.1	n.a.	n.a.	-21.5
December	-4.3	2.7	4.7	-8.1	-4.4	38.1	n.a.	n.a.	-0.1
2003									
January	7.5	2.0	-3.5	9.5	14.0	-18.8	n.a.	n.a.	2.8
February	-5.1	-5.7	-5.4	-19.5	3.2	10.1	n.a.	n.a.	-4.5
March	0.0	-8.6	24.4	15.2	-8.9	14.6	n.a.	n.a.	3.0
April	-4.1	44.1	-27.3	-8.7	-8.2	-1.5	n.a.	n.a.	-0.1
May	2.1	-13.8	11.6	1.3	11.4	24.2	n.a.	n.a.	0.0
June	1.3	6.3	6.7	11.5	22.2	-4.5	n.a.	n.a.	6.6
July	3.6	-6.8	24.0	-2.4	-16.4	20.3	n.a.	n.a.	2.1
August	5.6	-12.1	-2.5	4.4	4.2	-4.6	n.a.	n.a.	-1.7
September	1.8	23.5	0.6	-2.0	-2.1	-18.0	n.a.	n.a.	7.5
TREND ESTIMATES (% change from preceding month)									
2002									
July	0.0	1.5	2.1	0.3	1.5	0.6	3.6	22.3	1.7
August	0.2	-1.0	2.0	0.5	0.1	-1.5	2.8	15.6	0.8
September	0.4	-3.1	0.6	0.4	-0.8	-3.5	-0.8	7.8	-0.4
October	0.2	-4.9	-1.1	-0.4	-0.7	-4.1	-4.5	-0.4	-1.7
November	-1.1	-5.6	-2.3	-1.3	-0.1	-3.4	-9.3	-7.6	-2.8
December	-3.0	-5.0	-2.5	-3.0	0.6	-0.2	-9.8	-12.1	-3.3
2003									
January	-3.8	-2.8	-2.5	-3.7	0.9	3.3	-7.0	-13.2	-2.8
February	-3.2	0.6	-2.1	-3.1	0.6	6.1	-4.6	-9.5	-1.3
March	-1.5	2.6	-0.9	-1.7	-0.1	8.6	-4.2	-5.7	0.2
April	0.0	3.1	1.1	0.0	-0.2	9.0	-2.0	-3.5	1.3
May	1.2	2.7	3.6	1.7	0.3	7.8	1.5	-5.9	2.1
June	1.7	1.7	5.0	2.2	1.1	6.0	6.1	-5.5	2.2
July	2.4	1.0	5.5	2.2	1.7	3.6	9.2	-5.2	2.4
August	2.5	0.6	5.1	2.1	1.8	1.7	10.3	-4.0	2.3
September	2.3	0.4	3.7	1.0	1.9	0.1	11.6	-2.8	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									
2002									
July	2 390	2 975	2 334	795	1 673	175	49	164	10 555
August	2 332	3 144	2 857	807	1 474	172	39	160	10 985
September	2 065	2 898	2 058	762	1 429	172	36	99	9 519
October	2 242	3 146	2 336	729	1 441	150	24	193	10 261
November	2 230	2 405	1 752	720	1 456	142	41	222	8 968
December	1 678	2 685	1 789	570	1 195	189	34	131	8 271
2003									
January	1 718	2 059	1 749	493	1 354	137	23	87	7 620
February	1 778	2 762	2 022	633	1 266	147	30	156	8 794
March	1 899	2 467	2 301	667	1 362	154	31	96	8 977
April	1 792	2 701	1 833	591	1 214	149	19	170	8 469
May	2 163	2 929	2 207	704	1 585	189	26	149	9 952
June	2 124	3 119	2 188	770	1 878	167	35	160	10 441
July	2 028	3 372	2 820	870	1 635	223	35	127	11 110
August	1 960	2 900	2 532	676	1 590	232	33	123	10 046
September	2 240	2 999	2 550	784	1 625	222	42	159	10 621
SEASONALLY ADJUSTED									
2002									
July	2 219	2 914	2 144	713	1 472	n.a.	n.a.	n.a.	9 833
August	2 304	3 079	2 725	810	1 389	n.a.	n.a.	n.a.	10 652
September	2 090	2 916	2 097	751	1 436	n.a.	n.a.	n.a.	9 626
October	2 082	2 959	2 101	684	1 366	n.a.	n.a.	n.a.	9 513
November	2 076	2 510	1 875	719	1 326	n.a.	n.a.	n.a.	8 899
December	1 788	2 815	2 112	609	1 313	n.a.	n.a.	n.a.	8 992
2003									
January	1 901	2 544	2 000	608	1 503	n.a.	n.a.	n.a.	8 855
February	1 886	2 621	2 004	633	1 409	n.a.	n.a.	n.a.	8 879
March	1 878	2 320	2 166	612	1 378	n.a.	n.a.	n.a.	8 638
April	1 981	2 748	1 961	649	1 402	n.a.	n.a.	n.a.	9 086
May	2 000	2 812	2 054	687	1 449	n.a.	n.a.	n.a.	9 349
June	2 120	3 098	2 200	751	1 919	n.a.	n.a.	n.a.	10 540
July	1 948	3 234	2 419	765	1 442	n.a.	n.a.	n.a.	10 173
August	2 009	2 999	2 532	722	1 552	n.a.	n.a.	n.a.	10 188
September	2 183	2 950	2 646	738	1 550	n.a.	n.a.	n.a.	10 518
TREND ESTIMATES									
2002									
July	2 261	3 029	2 251	752	1 406	n.a.	n.a.	n.a.	10 039
August	2 220	2 978	2 250	749	1 404	n.a.	n.a.	n.a.	9 947
September	2 152	2 914	2 210	735	1 394	n.a.	n.a.	n.a.	9 758
October	2 069	2 836	2 142	710	1 383	n.a.	n.a.	n.a.	9 491
November	1 987	2 742	2 072	678	1 376	n.a.	n.a.	n.a.	9 201
December	1 922	2 646	2 021	646	1 377	n.a.	n.a.	n.a.	8 941
2003									
January	1 889	2 570	1 999	624	1 387	n.a.	n.a.	n.a.	8 785
February	1 889	2 551	2 004	619	1 401	n.a.	n.a.	n.a.	8 785
March	1 914	2 605	2 029	633	1 414	n.a.	n.a.	n.a.	8 937
April	1 950	2 713	2 070	660	1 429	n.a.	n.a.	n.a.	9 198
May	1 989	2 840	2 142	690	1 446	n.a.	n.a.	n.a.	9 519
June	2 019	2 956	2 244	716	1 468	n.a.	n.a.	n.a.	9 842
July	2 045	3 040	2 361	735	1 494	n.a.	n.a.	n.a.	10 127
August	2 071	3 089	2 475	748	1 520	n.a.	n.a.	n.a.	10 359
September	2 094	3 122	2 574	757	1 543	n.a.	n.a.	n.a.	10 544
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)									
2002									
July	8.1	1.6	12.5	11.0	25.8	10.8	0.0	105.0	10.6
August	-2.4	5.7	22.4	1.5	-11.9	-1.7	-20.4	-2.4	4.1
September	-11.4	-7.8	-28.0	-5.6	-3.1	0.0	-7.7	-38.1	-13.3
October	8.6	8.6	13.5	-4.3	0.8	-12.8	-33.3	94.9	7.8
November	-0.5	-23.6	-25.0	-1.2	1.0	-5.3	70.8	15.0	-12.6
December	-24.8	11.6	2.1	-20.8	-17.9	33.1	-17.1	-41.0	-7.8
2003									
January	2.4	-23.3	-2.2	-13.5	13.3	-27.5	-32.4	-33.6	-7.9
February	3.5	34.1	15.6	28.4	-6.5	7.3	30.4	79.3	15.4
March	6.8	-10.7	13.8	5.4	7.6	4.8	3.3	-38.5	2.1
April	-5.6	9.5	-20.3	-11.4	-10.9	-3.2	-38.7	77.1	-5.7
May	20.7	8.4	20.4	19.1	30.6	26.8	36.8	-12.4	17.5
June	-1.8	6.5	-0.9	9.4	18.5	-11.6	34.6	7.4	4.9
July	-4.5	8.1	28.9	13.0	-12.9	33.5	0.0	-20.6	6.4
August	-3.4	-14.0	-10.2	-22.3	-2.8	4.0	-5.7	-3.1	-9.6
September	14.3	3.4	0.7	16.0	2.2	-4.3	27.3	29.3	5.7
SEASONALLY ADJUSTED (% change from preceding month)									
2002									
July	-6.0	-4.0	-0.1	-2.9	5.1	n.a.	n.a.	n.a.	-1.8
August	3.9	5.7	27.1	13.6	-5.7	n.a.	n.a.	n.a.	8.3
September	-9.3	-5.3	-23.0	-7.3	3.4	n.a.	n.a.	n.a.	-9.6
October	-0.4	1.5	0.2	-8.9	-4.9	n.a.	n.a.	n.a.	-1.2
November	-0.3	-15.2	-10.7	5.1	-2.9	n.a.	n.a.	n.a.	-6.5
December	-13.9	12.2	12.6	-15.3	-1.0	n.a.	n.a.	n.a.	1.0
2003									
January	6.3	-9.6	-5.3	-0.2	14.5	n.a.	n.a.	n.a.	-1.5
February	-0.8	3.0	0.2	4.1	-6.3	n.a.	n.a.	n.a.	0.3
March	-0.4	-11.5	8.1	-3.4	-2.2	n.a.	n.a.	n.a.	-2.7
April	5.5	18.5	-9.5	6.1	1.7	n.a.	n.a.	n.a.	5.2
May	0.9	2.4	4.8	5.9	3.3	n.a.	n.a.	n.a.	2.9
June	6.0	10.1	7.1	9.3	32.4	n.a.	n.a.	n.a.	12.7
July	-8.1	4.4	10.0	1.9	-24.9	n.a.	n.a.	n.a.	-3.5
August	3.1	-7.3	4.6	-5.6	7.6	n.a.	n.a.	n.a.	0.1
September	8.7	-1.6	4.5	2.1	-0.1	n.a.	n.a.	n.a.	3.2
TREND ESTIMATES (% change from preceding month)									
2002									
July	-0.6	-0.8	1.3	0.5	0.2	n.a.	n.a.	n.a.	0.0
August	-1.8	-1.7	0.0	-0.4	-0.2	n.a.	n.a.	n.a.	-0.9
September	-3.0	-2.1	-1.8	-1.9	-0.7	n.a.	n.a.	n.a.	-1.9
October	-3.9	-2.7	-3.1	-3.4	-0.8	n.a.	n.a.	n.a.	-2.7
November	-3.9	-3.3	-3.3	-4.5	-0.5	n.a.	n.a.	n.a.	-3.1
December	-3.3	-3.5	-2.5	-4.7	0.0	n.a.	n.a.	n.a.	-2.8
2003									
January	-1.7	-2.9	-1.1	-3.5	0.7	n.a.	n.a.	n.a.	-1.7
February	0.0	-0.8	0.3	-0.7	1.0	n.a.	n.a.	n.a.	0.0
March	1.3	2.1	1.2	2.3	1.0	n.a.	n.a.	n.a.	1.7
April	1.9	4.1	2.0	4.2	1.1	n.a.	n.a.	n.a.	2.9
May	2.0	4.7	3.5	4.6	1.2	n.a.	n.a.	n.a.	3.5
June	1.5	4.1	4.8	3.7	1.5	n.a.	n.a.	n.a.	3.4
July	1.3	2.8	5.2	2.6	1.8	n.a.	n.a.	n.a.	2.9
August	1.3	1.6	4.8	1.8	1.7	n.a.	n.a.	n.a.	2.3
September	1.1	1.1	4.0	1.2	1.5	n.a.	n.a.	n.a.	1.8

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								
2000-01	21 893	27 528	12 088	4 792	10 700	490	436	1 640
2001-02	31 638	36 730	16 439	6 920	14 515	814	607	2 155
2002-03	30 325	35 768	17 455	7 117	15 491	964	659	2 981
2002								
September	2 205	2 780	1 346	507	1 248	84	85	540
October	4 525	3 525	1 742	783	1 303	87	70	245
November	2 793	2 430	1 388	597	1 190	71	42	265
December	2 255	2 589	1 460	615	1 100	103	72	316
2003								
January	2 581	2 459	1 148	555	1 249	65	12	136
February	2 201	2 384	1 375	457	1 372	70	65	221
March	2 248	2 487	1 853	764	1 101	63	64	203
April	2 175	3 522	1 075	465	1 045	78	25	208
May	2 461	2 747	1 153	542	1 556	87	53	189
June	1 893	2 964	1 211	568	1 608	72	37	162
July	2 599	2 651	1 928	645	1 319	127	48	186
August	2 414	2 647	1 652	549	1 336	102	42	125
September	2 622	3 203	1 894	613	1 467	113	177	365
PUBLIC SECTOR								
2000-01	701	374	326	75	689	16	228	107
2001-02	482	635	243	302	557	53	20	75
2002-03	360	584	264	404	693	13	18	188
2002								
September	14	56	5	32	22	0	0	27
October	4	70	35	40	27	0	2	73
November	0	17	52	52	47	0	0	27
December	0	13	11	60	18	0	0	0
2003								
January	8	2	5	27	28	0	0	3
February	84	105	22	27	15	0	1	3
March	33	34	3	11	107	13	0	16
April	10	35	5	22	46	0	0	13
May	47	154	29	15	29	0	3	2
June	125	14	83	38	199	0	5	0
July	32	1	32	13	26	0	0	0
August	21	38	0	48	28	0	4	1
September	7	18	33	32	15	0	2	3
TOTAL								
2000-01	22 594	27 902	12 414	4 867	11 389	506	664	1 747
2001-02	32 120	37 365	16 682	7 222	15 072	867	627	2 230
2002-03	30 685	36 352	17 719	7 521	16 184	977	677	3 169
2002								
September	2 219	2 836	1 351	539	1 270	84	85	567
October	4 529	3 595	1 777	823	1 330	87	72	318
November	2 793	2 447	1 440	649	1 237	71	42	292
December	2 255	2 602	1 471	675	1 118	103	72	316
2003								
January	2 589	2 461	1 153	582	1 277	65	12	139
February	2 285	2 489	1 397	484	1 387	70	66	224
March	2 281	2 521	1 856	775	1 208	76	64	219
April	2 185	3 557	1 080	487	1 091	78	25	221
May	2 508	2 901	1 182	557	1 585	87	56	191
June	2 018	2 978	1 294	606	1 807	72	42	162
July	2 631	2 652	1 960	658	1 345	127	48	186
August	2 435	2 685	1 652	597	1 364	102	46	126
September	2 629	3 221	1 927	645	1 482	113	179	368

(a) Refer to Explanatory Notes paragraph 25.

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	2 234	1 947	28	27	55	4 291
Victoria	2 997	1 169	63	104	32	4 365
Queensland	2 549	1 368	1	1	4	3 923
South Australia	783	143	2	2	0	930
Western Australia	1 624	266	4	1	0	1 895
Tasmania	221	12	0	1	0	234
Northern Territory	42	148	0	0	1	191
Australian Capital Territory	158	203	4	0	0	365
Australia	10 608	5 256	102	136	92	16 194
PUBLIC SECTOR						
New South Wales	32	2	0	0	0	34
Victoria	11	12	0	0	0	23
Queensland	26	22	0	0	0	48
South Australia	28	4	0	0	0	32
Western Australia	23	3	0	0	0	26
Tasmania	0	0	0	0	0	0
Northern Territory	36	6	0	0	0	42
Australian Capital Territory	3	0	0	0	0	3
Australia	159	49	0	0	0	208
TOTAL						
New South Wales	2 266	1 949	28	27	55	4 325
Victoria	3 008	1 181	63	104	32	4 388
Queensland	2 575	1 390	1	1	4	3 971
South Australia	811	147	2	2	0	962
Western Australia	1 647	269	4	1	0	1 921
Tasmania	221	12	0	1	0	234
Northern Territory	78	154	0	0	1	233
Australian Capital Territory	161	203	4	0	0	368
Australia	10 767	5 305	102	136	92	16 402

(a) See Glossary for definition.

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

NEW OTHER RESIDENTIAL BUILDING.....

	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
2000-01	79 965	7 390	8 509	15 899	2 876	4 188	14 897	21 961	37 860	117 825
2001-02	120 744	9 038	10 529	19 567	3 358	4 974	20 448	28 780	48 347	169 091
2002-03	114 706	9 453	11 624	21 077	3 484	5 244	27 595	36 323	57 400	172 106
2002										
July	10 768	999	1 313	2 312	369	402	1 083	1 854	4 166	14 934
August	11 126	797	970	1 767	300	733	3 575	4 608	6 375	17 501
September	9 635	766	779	1 545	232	273	1 805	2 310	3 855	13 490
October	10 437	1 069	1 062	2 131	532	705	5 462	6 699	8 830	19 267
November	9 230	626	822	1 448	257	350	2 541	3 148	4 596	13 826
December	8 397	682	880	1 562	190	194	2 310	2 694	4 256	12 653
2003										
January	7 714	593	952	1 545	306	355	2 450	3 111	4 656	12 370
February	8 938	630	862	1 492	176	428	1 538	2 142	3 634	12 572
March	9 058	694	887	1 581	274	527	2 326	3 127	4 708	13 766
April	8 588	883	942	1 825	260	351	2 178	2 789	4 614	13 202
May	10 098	974	941	1 915	326	547	1 472	2 345	4 260	14 358
June	10 717	740	1 214	1 954	262	379	855	1 496	3 450	14 167
July	11 211	749	897	1 646	369	435	2 313	3 117	4 763	15 974
August	10 106	776	1 348	2 124	353	319	1 357	2 029	4 153	14 259
September	10 767	759	1 037	1 796	414	483	2 612	3 509	5 305	16 072
VALUE (\$ million)										
2000-01	11 110.5	640.8	1 003.4	1 644.3	302.4	510.4	2 648.8	3 461.4	5 106.0	16 216.7
2001-02	17 566.1	864.4	1 387.7	2 252.1	358.0	699.1	3 761.8	4 819.0	7 071.0	24 637.2
2002-03	18 383.1	968.1	1 662.2	2 630.5	427.1	736.2	5 872.1	7 035.4	9 665.7	28 049.0
2002										
July	1 657.6	97.9	167.2	265.1	43.5	56.4	166.5	266.3	531.4	2 189.0
August	1 708.2	76.0	128.7	204.7	28.5	116.9	679.3	824.7	1 029.4	2 737.6
September	1 499.0	72.3	107.7	180.1	33.9	35.5	311.6	381.0	561.1	2 060.1
October	1 639.1	117.9	157.0	274.9	44.2	103.3	1 335.6	1 483.1	1 758.0	3 397.1
November	1 455.6	62.3	120.4	182.7	30.0	52.0	570.9	652.9	835.6	2 291.2
December	1 352.2	76.2	131.8	208.0	20.3	24.7	481.3	526.4	734.4	2 086.6
2003										
January	1 238.5	61.1	127.3	188.4	43.5	54.6	499.7	597.8	786.2	2 024.7
February	1 455.5	68.1	123.9	192.0	20.7	58.0	357.2	435.9	627.9	2 083.4
March	1 477.8	68.8	134.8	203.6	33.7	71.7	437.7	543.0	746.6	2 224.5
April	1 409.1	91.2	141.0	232.2	27.6	42.2	583.8	653.6	885.7	2 294.9
May	1 697.3	99.1	143.4	242.5	50.6	74.8	294.4	419.8	662.3	2 359.6
June	1 793.2	77.2	179.0	256.3	50.6	46.1	154.1	250.9	507.1	2 300.3
July	1 891.7	79.4	139.9	219.3	54.0	77.4	472.4	603.8	823.2	2 714.8
August	1 700.1	78.5	176.0	254.5	45.7	42.6	240.1	328.3	582.8	2 282.9
September	1 846.4	83.7	159.9	243.6	52.7	69.5	589.1	711.3	954.9	2 801.3

(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)							
2000-01	11 398.4	5 221.5	16 621.4	3 379.3	19 994.9	13 192.0	33 195.9
2001-02	17 566.1	7 071.1	24 637.2	3 957.6	28 594.7	13 715.3	42 310.0
2002-03	17 624.0	9 198.4	26 822.3	4 567.9	31 390.2	16 049.6	47 439.8
2002							
March	4 119.2	1 430.4	5 550.0	911.1	6 461.4	3 336.1	9 801.2
June	4 607.3	1 935.0	6 544.1	1 077.0	7 621.7	3 509.1	11 135.3
September	4 758.4	2 072.1	6 830.5	1 245.5	8 076.0	3 866.2	11 942.2
December	4 313.8	3 185.4	7 499.2	1 059.1	8 558.3	4 279.6	12 837.9
2003							
March	3 979.7	2 033.1	6 012.8	1 095.5	7 108.3	4 193.0	11 301.3
June	4 572.0	1 907.8	6 479.8	1 167.8	7 647.6	3 710.8	11 358.5
SEASONALLY ADJUSTED (\$ million)							
2002							
March	4 415.0	1 586.9	6 003.6	970.1	6 972.1	3 306.6	10 284.0
June	4 497.5	1 987.5	6 486.6	1 035.4	7 512.5	3 328.6	10 854.3
September	4 554.6	1 967.5	6 522.1	1 137.2	7 659.3	4 130.4	11 789.7
December	4 285.4	2 980.2	7 265.6	1 025.5	8 291.2	4 038.8	12 330.0
2003							
March	4 202.9	2 256.8	6 459.8	1 090.4	7 550.1	4 205.0	11 755.2
June	4 581.0	1 993.8	6 574.8	1 089.6	7 664.5	3 679.3	11 343.8
TREND ESTIMATES (\$ million)							
2002							
March	4 489.8	1 665.6	6 156.7	1 006.6	7 161.1	3 377.2	10 543.6
June	4 498.3	1 884.1	6 383.7	1 044.6	7 423.8	3 537.5	10 969.0
September	4 440.1	2 288.0	6 728.6	1 073.0	7 798.5	3 890.3	11 693.2
December	4 356.2	2 466.7	6 820.2	1 079.5	7 899.8	4 092.1	11 990.5
2003							
March	4 342.6	2 389.5	6 731.7	1 076.8	7 809.0	4 046.4	11 853.9
June	4 402.6	2 193.6	6 583.4	1 077.8	7 665.3	3 895.7	11 552.4
TREND ESTIMATES (% change from preceding quarter)							
2002							
March	2.3	-1.5	1.3	3.3	1.5	-1.0	0.8
June	0.2	13.1	3.7	3.8	3.7	4.7	4.0
September	-1.3	21.4	5.4	2.7	5.0	10.0	6.6
December	-1.9	7.8	1.4	0.6	1.3	5.2	2.5
2003							
March	-0.3	-3.1	-1.3	-0.3	-1.1	-1.1	-1.1
June	1.4	-8.2	-2.2	0.1	-1.8	-3.7	-2.5

(a) Reference year for chain volume measures is 2001-2002.
Refer to explanatory notes paragraph 24.

(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)									
2002									
July	970.9	1 074.6	715.4	187.2	462.3	54.8	36.2	96.9	3 598.2
August	1 254.0	1 524.2	923.0	253.2	624.2	36.1	44.7	64.4	4 723.8
September	1 215.0	1 207.6	704.0	195.1	318.7	34.1	51.6	127.0	3 853.1
October	1 725.5	1 283.3	1 353.6	274.6	357.2	36.0	34.5	82.7	5 147.5
November	1 867.7	1 135.6	753.6	300.0	335.4	32.8	20.7	67.1	4 512.9
December	1 228.0	1 064.4	654.2	195.8	302.9	39.6	21.8	105.9	3 612.8
2003									
January	1 125.2	1 353.6	679.5	162.7	482.6	47.6	9.2	40.7	3 901.2
February	1 354.7	1 224.0	677.9	181.8	352.5	40.4	20.5	91.6	3 943.3
March	1 187.7	1 118.5	1 023.0	218.9	343.1	45.7	27.2	44.7	4 008.8
April	1 086.2	1 441.8	716.9	204.7	373.3	46.8	27.7	62.8	3 960.2
May	1 401.2	1 274.1	839.8	233.6	403.7	49.2	25.5	73.5	4 300.7
June	1 014.0	1 194.7	751.5	246.5	500.8	60.8	25.3	51.5	3 845.1
July	1 648.2	1 097.9	1 045.4	248.0	421.5	63.3	27.6	52.7	4 604.6
August	1 201.9	1 285.8	839.0	225.0	368.4	52.9	27.5	50.4	4 050.9
September	1 304.8	1 180.5	1 262.9	188.6	457.3	45.0	53.7	110.6	4 603.5
SEASONALLY ADJUSTED (\$ million)									
2002									
July	798.3	1 216.8	708.2	169.4	429.0	n.a.	n.a.	n.a.	3 479.2
August	1 290.1	1 476.7	941.7	218.9	603.4	n.a.	n.a.	n.a.	4 690.8
September	1 219.9	1 262.5	709.6	214.0	341.0	n.a.	n.a.	n.a.	3 937.8
October	1 467.0	1 191.6	1 284.1	263.4	302.0	n.a.	n.a.	n.a.	4 640.4
November	1 775.4	1 157.3	649.6	287.8	313.2	n.a.	n.a.	n.a.	4 304.0
December	1 348.2	1 050.9	751.6	210.3	355.1	n.a.	n.a.	n.a.	3 871.5
2003									
January	1 233.4	1 614.8	772.5	215.5	552.9	n.a.	n.a.	n.a.	4 523.0
February	1 336.8	1 073.6	751.1	193.6	396.6	n.a.	n.a.	n.a.	3 908.3
March	1 300.9	1 014.0	959.2	198.8	377.9	n.a.	n.a.	n.a.	3 977.2
April	1 216.2	1 404.4	663.0	204.2	370.8	n.a.	n.a.	n.a.	4 005.0
May	1 301.7	1 176.8	763.4	215.3	327.3	n.a.	n.a.	n.a.	3 934.2
June	1 113.5	1 349.4	834.6	273.4	528.8	n.a.	n.a.	n.a.	4 227.3
July	1 417.4	1 205.9	1 021.8	230.0	384.2	n.a.	n.a.	n.a.	4 392.3
August	1 289.7	1 358.8	887.6	190.2	372.3	n.a.	n.a.	n.a.	4 246.5
September	1 241.0	1 190.8	1 139.5	196.5	442.9	n.a.	n.a.	n.a.	4 379.0
TREND (\$ million)									
2002									
July	1 112.6	1 266.9	778.6	189.1	386.7	n.a.	n.a.	n.a.	3 886.4
August	1 152.0	1 283.3	809.9	201.0	384.3	n.a.	n.a.	n.a.	4 032.8
September	1 215.7	1 268.4	825.6	212.9	375.6	n.a.	n.a.	n.a.	4 151.3
October	1 287.5	1 222.6	823.5	221.8	369.8	n.a.	n.a.	n.a.	4 204.2
November	1 338.6	1 160.5	810.2	224.9	373.6	n.a.	n.a.	n.a.	4 183.7
December	1 351.1	1 098.1	792.6	221.0	383.2	n.a.	n.a.	n.a.	4 100.3
2003									
January	1 329.7	1 060.5	775.4	213.8	395.7	n.a.	n.a.	n.a.	4 002.6
February	1 296.9	1 063.4	768.8	209.0	406.1	n.a.	n.a.	n.a.	3 944.4
March	1 273.6	1 096.9	773.1	209.8	407.4	n.a.	n.a.	n.a.	3 946.7
April	1 260.5	1 138.8	790.4	214.6	400.6	n.a.	n.a.	n.a.	3 995.8
May	1 260.9	1 175.3	821.1	221.4	396.1	n.a.	n.a.	n.a.	4 081.7
June	1 266.1	1 195.8	863.0	224.7	400.0	n.a.	n.a.	n.a.	4 166.4
July	1 271.8	1 201.3	917.5	222.9	408.9	n.a.	n.a.	n.a.	4 245.9
August	1 276.2	1 197.1	975.5	218.1	418.4	n.a.	n.a.	n.a.	4 316.6
September	1 282.6	1 189.1	1 025.1	211.2	424.6	n.a.	n.a.	n.a.	4 370.6
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)									
2002									
July	10.1	3.0	5.5	2.8	40.4	53.5	13.3	182.0	11.8
August	29.2	41.8	29.0	35.3	35.0	-34.0	23.5	-33.5	31.3
September	-3.1	-20.8	-23.7	-22.9	-48.9	-5.7	15.4	97.2	-18.4
October	42.0	6.3	92.3	40.8	12.1	5.6	-33.1	-34.9	33.6
November	8.2	-11.5	-44.3	9.3	-6.1	-9.0	-40.0	-18.8	-12.3
December	-34.3	-6.3	-13.2	-34.7	-9.7	21.0	5.5	57.8	-19.9
2003									
January	-8.4	27.2	3.9	-16.9	59.3	20.2	-57.6	-61.6	8.0
February	20.4	-9.6	-0.2	11.7	-27.0	-15.2	121.9	125.1	1.1
March	-12.3	-8.6	50.9	20.4	-2.7	13.2	32.5	-51.2	1.7
April	-8.5	28.9	-29.9	-6.5	8.8	2.4	1.7	40.7	-1.2
May	29.0	-11.6	17.1	14.1	8.2	5.0	-7.7	17.1	8.6
June	-27.6	-6.2	-10.5	5.5	24.0	23.6	-0.9	-30.0	-10.6
July	62.5	-8.1	39.1	0.6	-15.8	4.2	9.3	2.4	19.8
August	-27.1	17.1	-19.7	-9.3	-12.6	-16.4	-0.6	-4.3	-12.0
September	8.6	-8.2	50.5	-16.2	24.1	-15.0	95.5	119.3	13.6
SEASONALLY ADJUSTED (% change from preceding month)									
2002									
July	-22.3	4.0	-0.6	-11.1	23.1	n.a.	n.a.	n.a.	-2.0
August	61.6	21.4	33.0	29.2	40.6	n.a.	n.a.	n.a.	34.8
September	-5.4	-14.5	-24.6	-2.2	-43.5	n.a.	n.a.	n.a.	-16.1
October	20.3	-5.6	81.0	23.1	-11.5	n.a.	n.a.	n.a.	17.8
November	21.0	-2.9	-49.4	9.3	3.7	n.a.	n.a.	n.a.	-7.2
December	-24.1	-9.2	15.7	-26.9	13.4	n.a.	n.a.	n.a.	-10.0
2003									
January	-8.5	53.7	2.8	2.5	55.7	n.a.	n.a.	n.a.	16.8
February	8.4	-33.5	-2.8	-10.2	-28.3	n.a.	n.a.	n.a.	-13.6
March	-2.7	-5.5	27.7	2.7	-4.7	n.a.	n.a.	n.a.	1.8
April	-6.5	38.5	-30.9	2.7	-1.9	n.a.	n.a.	n.a.	0.7
May	7.0	-16.2	15.1	5.4	-11.7	n.a.	n.a.	n.a.	-1.8
June	-14.5	14.7	9.3	27.0	61.5	n.a.	n.a.	n.a.	7.4
July	27.3	-10.6	22.4	-15.9	-27.3	n.a.	n.a.	n.a.	3.9
August	-9.0	12.7	-13.1	-17.3	-3.1	n.a.	n.a.	n.a.	-3.3
September	-3.8	-12.4	28.4	3.3	19.0	n.a.	n.a.	n.a.	3.1
TREND ESTIMATES (% change from preceding month)									
2002									
July	1.0	3.5	4.6	3.9	3.0	n.a.	n.a.	n.a.	3.7
August	3.5	1.3	4.0	6.3	-0.6	n.a.	n.a.	n.a.	3.8
September	5.5	-1.2	1.9	5.9	-2.3	n.a.	n.a.	n.a.	2.9
October	5.9	-3.6	-0.3	4.2	-1.6	n.a.	n.a.	n.a.	1.3
November	4.0	-5.1	-1.6	1.4	1.0	n.a.	n.a.	n.a.	-0.5
December	0.9	-5.4	-2.2	-1.8	2.6	n.a.	n.a.	n.a.	-2.0
2003									
January	-1.6	-3.4	-2.2	-3.2	3.2	n.a.	n.a.	n.a.	-2.4
February	-2.5	0.3	-0.8	-2.3	2.6	n.a.	n.a.	n.a.	-1.5
March	-1.8	3.2	0.6	0.4	0.3	n.a.	n.a.	n.a.	0.1
April	-1.0	3.8	2.2	2.3	-1.7	n.a.	n.a.	n.a.	1.2
May	0.0	3.2	3.9	3.1	-1.1	n.a.	n.a.	n.a.	2.2
June	0.4	1.7	5.1	1.5	1.0	n.a.	n.a.	n.a.	2.1
July	0.5	0.5	6.3	-0.8	2.2	n.a.	n.a.	n.a.	1.9
August	0.3	-0.3	6.3	-2.2	2.3	n.a.	n.a.	n.a.	1.7
September	0.5	-0.7	5.1	-3.2	1.5	n.a.	n.a.	n.a.	1.3

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)									
2002									
July	285.4	291.9	191.7	53.3	152.7	27.7	14.6	37.0	1 054.3
August	382.5	382.7	229.4	121.0	346.9	9.1	29.1	30.7	1 531.4
September	502.5	405.2	246.6	75.1	71.7	8.9	28.9	49.3	1 388.3
October	434.8	333.5	399.8	56.1	94.6	10.3	16.0	27.4	1 372.6
November	965.1	402.4	236.8	162.8	75.4	12.5	7.7	17.2	1 879.9
December	480.2	373.4	160.6	64.6	71.2	9.8	5.1	47.0	1 212.1
2003									
January	387.9	692.5	195.1	42.4	220.5	24.1	2.9	17.8	1 583.3
February	574.5	514.6	198.4	65.2	49.9	17.0	5.0	52.0	1 476.6
March	450.3	435.4	318.6	48.4	88.5	17.4	11.6	4.4	1 374.5
April	402.4	353.2	235.5	95.6	144.2	20.5	16.9	23.7	1 291.9
May	586.8	476.7	197.4	105.4	94.4	16.0	5.4	36.9	1 519.1
June	291.8	380.4	187.8	111.5	132.9	27.6	7.9	18.9	1 158.8
July	691.8	275.9	249.6	86.5	106.1	16.3	11.5	14.3	1 452.0
August	343.9	531.5	191.1	92.4	83.6	13.0	13.7	17.7	1 286.9
September	376.9	297.8	421.8	38.1	168.1	6.5	8.6	24.7	1 342.5
TREND (\$ million)									
2002									
July	341.6	428.9	231.5	68.7	131.1	n.a.	n.a.	n.a.	1 248.4
August	372.3	429.6	254.7	79.0	127.5	n.a.	n.a.	n.a.	1 332.4
September	414.2	418.3	268.1	87.5	117.7	n.a.	n.a.	n.a.	1 406.5
October	455.6	396.9	268.2	91.8	108.1	n.a.	n.a.	n.a.	1 448.0
November	484.9	371.5	258.7	90.7	106.2	n.a.	n.a.	n.a.	1 448.9
December	498.4	346.5	241.9	84.8	111.2	n.a.	n.a.	n.a.	1 410.3
2003									
January	498.4	333.3	223.2	78.5	119.6	n.a.	n.a.	n.a.	1 355.9
February	494.6	337.5	210.5	76.0	126.1	n.a.	n.a.	n.a.	1 311.6
March	495.3	355.6	203.3	79.6	124.2	n.a.	n.a.	n.a.	1 296.7
April	493.5	376.5	203.3	86.3	114.9	n.a.	n.a.	n.a.	1 307.7
May	487.9	393.3	209.3	92.7	108.7	n.a.	n.a.	n.a.	1 344.7
June	474.7	402.0	223.3	93.9	110.6	n.a.	n.a.	n.a.	1 383.8
July	452.4	401.8	247.3	88.8	117.6	n.a.	n.a.	n.a.	1 411.7
August	426.4	395.5	275.7	80.3	126.8	n.a.	n.a.	n.a.	1 429.1
September	401.3	386.8	303.6	70.6	132.9	n.a.	n.a.	n.a.	1 436.4

(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)

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2002									
July	44.2	-5.1	16.7	-21.9	94.1	98.2	31.9	173.5	23.3
August	34.0	31.1	19.7	127.0	127.2	-67.3	99.1	-17.1	45.3
September	31.4	5.9	7.5	-37.9	-79.3	-1.3	-0.7	60.4	-9.3
October	-13.5	-17.7	62.1	-25.4	31.9	15.5	-44.8	-44.3	-1.1
November	121.9	20.7	-40.8	190.4	-20.3	20.8	-51.6	-37.2	37.0
December	-50.2	-7.2	-32.2	-60.3	-5.5	-21.2	-33.5	172.7	-35.5
2003									
January	-19.2	85.5	21.5	-34.4	209.5	145.6	-43.1	-62.1	30.6
February	48.1	-25.7	1.7	53.5	-77.4	-29.6	72.7	191.7	-6.7
March	-21.6	-15.4	60.6	-25.8	77.3	2.3	130.7	-91.5	-6.9
April	-10.6	-18.9	-26.1	97.7	62.9	17.8	45.3	433.7	-6.0
May	45.8	35.0	-16.2	10.2	-34.5	-22.1	-68.1	55.6	17.6
June	-50.3	-20.2	-4.9	5.8	40.8	73.2	47.1	-48.7	-23.7
July	137.1	-27.5	32.9	-22.4	-20.2	-41.0	44.6	-24.4	25.3
August	-50.3	92.6	-23.4	6.7	-21.2	-20.2	19.7	23.7	-11.4
September	9.6	-44.0	120.8	-58.8	101.1	-50.4	-37.3	39.8	4.3
TREND ESTIMATES (% change from preceding month)									
2002									
July	4.1	3.0	12.1	12.5	6.2	n.a.	n.a.	n.a.	6.3
August	9.0	0.2	10.0	15.1	-2.8	n.a.	n.a.	n.a.	6.7
September	11.3	-2.6	5.3	10.7	-7.7	n.a.	n.a.	n.a.	5.6
October	10.0	-5.1	0.0	5.0	-8.2	n.a.	n.a.	n.a.	2.9
November	6.4	-6.4	-3.6	-1.2	-1.7	n.a.	n.a.	n.a.	0.1
December	2.8	-6.7	-6.5	-6.4	4.7	n.a.	n.a.	n.a.	-2.7
2003									
January	0.0	-3.8	-7.7	-7.5	7.5	n.a.	n.a.	n.a.	-3.9
February	-0.7	1.3	-5.7	-3.1	5.5	n.a.	n.a.	n.a.	-3.3
March	0.1	5.3	-3.4	4.7	-1.5	n.a.	n.a.	n.a.	-1.1
April	-0.4	5.9	0.0	8.4	-7.4	n.a.	n.a.	n.a.	0.8
May	-1.1	4.5	2.9	7.5	-5.4	n.a.	n.a.	n.a.	2.8
June	-2.7	2.2	6.7	1.3	1.7	n.a.	n.a.	n.a.	2.9
July	-4.7	0.0	10.8	-5.5	6.4	n.a.	n.a.	n.a.	2.0
August	-5.8	-1.6	11.5	-9.5	7.8	n.a.	n.a.	n.a.	1.2
September	-5.9	-2.2	10.1	-12.1	4.8	n.a.	n.a.	n.a.	0.5

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

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

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversion</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
PRIVATE SECTOR								
New South Wales	428.6	336.2	7.9	146.5	2.2	921.4	284.7	1 206.0
Victoria	544.2	177.3	5.1	132.8	17.7	877.1	208.9	1 086.0
Queensland	440.3	314.1	0.4	77.7	0.0	832.5	371.6	1 204.1
South Australia	106.1	17.5	0.1	23.4	0.2	147.2	35.2	182.4
Western Australia	233.4	31.6	0.4	20.8	0.0	286.2	120.9	407.1
Tasmania	30.6	1.5	0.0	6.3	0.0	38.5	6.5	45.0
Northern Territory	8.1	24.7	0.0	2.7	0.0	35.6	5.7	41.3
Australian Capital Territory	30.7	46.1	0.6	7.9	0.0	85.3	13.6	98.9
Australia	1 822.0	949.1	14.4	418.2	20.1	3 223.7	1 047.0	4 270.7
PUBLIC SECTOR								
New South Wales	5.6	0.4	0.0	0.6	0.0	6.5	92.2	98.8
Victoria	1.6	1.2	0.0	2.8	0.0	5.6	88.9	94.5
Queensland	4.4	2.7	0.0	1.6	0.0	8.7	50.2	58.9
South Australia	2.6	0.4	0.0	0.4	0.0	3.3	2.9	6.2
Western Australia	2.5	0.3	0.0	0.2	0.0	3.0	47.2	50.2
Tasmania	0.0	0.0	0.0	0.1	0.0	0.1	0.0	0.1
Northern Territory	7.3	0.8	0.0	1.4	0.0	9.6	2.9	12.5
Australian Capital Territory	0.6	0.0	0.0	0.0	0.0	0.6	11.1	11.7
Australia	24.4	5.8	0.0	7.0	0.0	37.3	295.5	332.8
TOTAL								
New South Wales	434.1	336.6	7.9	147.1	2.2	927.9	376.9	1 304.8
Victoria	545.8	178.6	5.1	135.6	17.7	882.7	297.8	1 180.5
Queensland	444.7	316.8	0.4	79.3	0.0	841.1	421.8	1 262.9
South Australia	108.7	17.8	0.1	23.8	0.2	150.5	38.1	188.6
Western Australia	235.9	31.9	0.4	20.9	0.0	289.2	168.1	457.3
Tasmania	30.6	1.5	0.0	6.4	0.0	38.6	6.5	45.0
Northern Territory	15.4	25.6	0.0	4.2	0.0	45.1	8.6	53.7
Australian Capital Territory	31.2	46.1	0.6	7.9	0.0	85.9	24.7	110.6
Australia	1 846.4	954.9	14.4	425.2	20.1	3 261.0	1 342.5	4 603.5

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	33.8	39.7	18.0	32.3	47.0	26.4	2.2	56.9	16.2	12.1	284.7
Victoria	1.3	56.6	27.0	29.0	37.2	22.8	1.7	7.3	10.1	15.8	208.9
Queensland	9.4	47.1	28.1	197.7	42.3	10.3	3.3	10.9	8.3	14.0	371.6
South Australia	2.7	10.2	1.9	1.3	10.3	0.3	1.6	1.2	3.3	2.4	35.2
Western Australia	40.2	16.7	17.0	31.1	7.1	3.0	0.1	3.9	0.9	1.0	120.9
Tasmania	0.2	2.5	0.3	0.8	1.7	0.8	0.0	0.2	0.1	0.0	6.5
Northern Territory	0.0	1.3	0.0	2.2	2.1	0.0	0.0	0.0	0.1	0.0	5.7
Australian Capital Territory	0.0	0.4	0.0	11.5	0.9	0.1	0.0	0.5	0.3	0.0	13.6
Australia	87.6	174.6	92.4	306.1	148.6	63.6	8.9	80.8	39.2	45.3	1 047.0
PUBLIC SECTOR											
New South Wales	0.1	0.1	2.1	1.7	1.1	57.5	0.0	1.7	1.6	26.4	92.2
Victoria	0.0	0.6	0.0	4.1	2.2	63.3	0.0	4.7	3.4	10.7	88.9
Queensland	0.0	0.0	0.7	0.9	3.3	28.6	0.0	2.0	12.9	1.9	50.2
South Australia	0.0	0.0	0.0	1.0	0.1	0.9	0.0	0.0	0.1	0.7	2.9
Western Australia	1.8	0.0	0.0	31.4	0.0	11.7	0.0	1.3	0.0	0.9	47.2
Tasmania	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Northern Territory	0.0	0.0	0.0	0.1	2.5	0.1	0.0	0.2	0.1	0.0	2.9
Australian Capital Territory	0.0	0.1	0.0	0.5	0.0	10.6	0.0	0.0	0.0	0.0	11.1
Australia	1.9	0.8	2.8	39.7	9.2	172.6	0.0	9.9	18.0	40.6	295.5
TOTAL											
New South Wales	33.9	39.8	20.1	34.0	48.1	83.9	2.2	58.6	17.8	38.4	376.9
Victoria	1.3	57.3	27.0	33.2	39.4	86.1	1.7	12.0	13.4	26.5	297.8
Queensland	9.4	47.1	28.8	198.6	45.6	38.9	3.3	12.9	21.2	15.9	421.8
South Australia	2.7	10.2	1.9	2.3	10.5	1.2	1.6	1.2	3.4	3.1	38.1
Western Australia	42.0	16.7	17.0	62.6	7.1	14.7	0.1	5.3	0.9	1.9	168.1
Tasmania	0.2	2.5	0.3	0.8	1.7	0.8	0.0	0.2	0.1	0.0	6.5
Northern Territory	0.0	1.3	0.0	2.3	4.6	0.1	0.0	0.2	0.2	0.0	8.6
Australian Capital Territory	0.0	0.5	0.0	12.0	0.9	10.7	0.0	0.5	0.3	0.0	24.7
Australia	89.4	175.4	95.1	345.8	157.8	236.2	8.9	90.8	57.2	85.9	1 342.5

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												
2003												
July	28	2.8	411	36.9	67	7.1	197	19.4	133	12.4	74	7.5
August	30	3.1	371	33.9	56	5.7	178	17.9	172	16.0	52	5.1
September	28	2.7	450	42.3	53	5.7	177	17.2	134	13.0	61	6.7
Value—\$200,000–\$499,999												
2003												
July	11	2.9	83	23.5	33	10.9	67	20.8	79	24.6	39	12.3
August	12	3.5	90	26.9	46	14.3	74	21.3	72	21.3	39	12.0
September	10	3.3	99	29.7	46	15.3	74	22.8	76	23.1	34	11.2
Value—\$500,000–\$999,999												
2003												
July	5	3.0	40	28.3	13	9.4	30	19.5	34	22.4	27	21.1
August	1	0.7	46	30.3	19	12.7	22	14.8	28	18.2	25	17.6
September	3	2.5	36	23.5	34	22.5	30	19.9	36	24.3	32	23.0
Value—\$1,000,000–\$4,999,999												
2003												
July	5	10.5	38	85.7	8	14.1	31	58.1	17	35.4	37	95.9
August	5	11.4	28	55.1	11	19.4	23	48.4	37	80.5	34	76.1
September	5	10.5	31	59.5	21	41.0	29	51.5	33	59.7	31	69.6
Value—\$5,000,000 and over												
2003												
July	4	59.6	6	297.3	2	13.6	6	108.9	7	60.3	12	83.5
August	0	0.0	5	63.3	6	61.4	4	301.8	4	46.2	8	63.6
September	4	70.5	3	20.4	2	10.7	5	234.4	4	37.7	9	125.7
Value—Total												
2000-01	502	461.1	4 754	2 141.9	1 685	790.5	3 657	2 674.9	2 759	1 663.8	1 745	1 997.2
2001-02	594	587.7	4 771	2 016.3	1 475	779.8	3 312	2 984.7	2 869	1 946.3	2 100	2 009.2
2002-03	614	839.1	5 540	3 075.3	1 588	917.8	3 415	3 628.1	3 085	2 240.1	2 192	2 048.0
2003												
July	53	78.8	578	471.6	123	55.1	331	226.7	270	155.1	189	220.3
August	48	18.6	540	209.5	138	113.4	301	404.2	313	182.2	158	174.4
September	50	89.4	619	175.4	156	95.1	315	345.8	283	157.8	167	236.2

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										
2003										
July	11	1.0	29	3.0	48	4.3	58	5.4	1 056	99.9
August	12	1.1	31	2.9	36	3.8	49	5.5	987	95.0
September	8	0.7	32	3.4	39	4.0	52	5.5	1 034	101.2
Value—\$200,000–\$499,999										
2003										
July	7	1.9	16	4.6	20	5.8	32	9.6	387	116.7
August	3	0.8	15	4.0	13	3.8	27	8.2	391	116.0
September	5	1.5	12	4.0	25	8.0	20	5.9	401	124.8
Value—\$500,000–\$999,999										
2003										
July	1	0.8	7	4.8	11	7.3	15	10.5	183	127.1
August	3	1.7	12	8.6	7	4.6	15	10.6	178	119.6
September	4	2.7	4	2.9	15	10.1	24	16.3	218	147.7
Value—\$1,000,000–\$4,999,999										
2003										
July	3	5.4	14	30.3	14	29.3	11	26.4	178	391.0
August	2	2.5	9	27.3	7	8.3	15	24.3	171	353.3
September	2	4.1	14	25.4	13	23.3	13	32.7	192	377.2
Value—\$5,000,000 and over										
2003										
July	1	5.9	6	52.4	3	23.0	2	12.7	49	717.3
August	0	0.0	4	38.7	0	0.0	4	27.9	35	602.9
September	0	0.0	2	55.0	1	11.8	2	25.5	32	591.6
Value—Total										
2000-01	219	105.0	733	1 315.8	945	922.4	1 081	810.8	18 080	12 883.4
2001-02	195	137.4	863	1 421.7	970	1 032.1	1 190	799.8	18 339	13 715.3
2002-03	182	77.2	892	1 282.5	955	1 508.4	1 218	1 225.7	19 681	16 842.8
2003										
July	23	15.0	72	95.2	96	69.8	118	64.6	1 853	1 452.0
August	20	6.2	71	81.5	63	20.4	110	76.4	1 762	1 286.9
September	19	8.9	64	90.8	93	57.2	111	85.9	1 877	1 342.5

(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 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. In most instances the only noticeable revisions will be to the 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.

19 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.

20 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.

TREND ESTIMATES

21 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.

22 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.

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

EXPLANATORY NOTES

CHAIN VOLUME MEASURES

24 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 GEOGRAPHICAL CLASSIFICATION (ASGC)

25 Area statistics are now being classified to the *Australian Standard Geographical Classification (ASGC), 2002 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.

26 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

ABS DATA AVAILABLE ON REQUEST

27 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

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

- *Building Activity, Australia*, (cat. no. 8752.0–8752.7)
- *Building Activity, Australia: Dwelling Unit Commencements*, (cat. no. 8750.0)
- *Building Approvals*, (cat. no. 8731.1–8731.7)
- *Construction Work Done, Australia, Preliminary*, (cat. no. 8755.0)
- *Engineering Construction Activity, Australia*, (cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities*, (cat. no. 6416.0)
- *Housing Finance for Owner Occupation, Australia*, (cat. no. 5609.0)
- *Producer Price Indexes, Australia*, (cat. no. 6427.0)

29 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

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

G L O S S A R Y

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

G L O S S A R Y

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

FUNCTIONAL CLASSIFICATION OF BUILDINGS

INTRODUCTION

From 1 July 2000, the Australian Bureau of Statistics commenced coding building approvals using a revised *Functional Classification of Buildings* (FCB) (cat. no. 1268.0.55.001). The next issue of *Building Approvals, Australia* (cat. no. 8731.0) due for release on 2 December 2003, will include new tables based on the revised FCB, replacing tables 20 and 21 from this issue.

The FCB classifies buildings to the stated predominant function or purpose of the building, according to the description as described on the approval documentation. The revised FCB takes into account new and emerging trends within the building industry and provides further dissection on types of buildings.

The revised FCB has resulted in changes to the classification within the non-residential sector. The residential sector is unchanged. This article presents data on the value of non-residential building approved in the last two financial years using the revised FCB, as well as data on the value of non-residential building approved at the state level for the financial year 2002–03.

RESULTS

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

	PRIVATE SECTOR.....		PUBLIC SECTOR.....		TOTAL.....	
	2001–02	2002–03	2001–02	2002–03	2001–02	2002–03
	\$m	\$m	\$m	\$m	\$m	\$m
<i>2000 FCB categories</i>						
Commercial						
Retail/wholesale trade	1 995.0	3 042.7	27.6	56.5	2 022.7	3 099.3
Transport	211.2	290.3	103.1	98.8	314.3	389.1
Offices	2 536.0	3 160.3	443.3	444.3	2 979.4	3 604.6
Other commercial n.e.c.	120.3	108.2	33.8	35.3	154.1	143.5
<i>Total commercial</i>	4 862.6	6 601.5	607.8	634.9	5 470.4	7 236.4
Industrial						
Factories	773.1	907.0	8.4	11.8	781.5	918.9
Warehouses	1 135.2	1 405.2	50.7	60.9	1 185.9	1 466.1
Agricultural/aquacultural	149.0	135.1	1.0	21.7	150.0	156.8
Other industrial n.e.c.	139.1	132.1	10.8	4.8	149.9	136.8
<i>Total industrial</i>	2 196.4	2 579.3	70.9	99.2	2 267.4	2 678.6
Other non-residential						
Education	669.3	772.3	1 251.8	1 197.4	1 921.1	1 969.7
Religion	136.8	77.3	0.5	—	137.3	77.3
Aged care facilities	602.1	755.3	44.6	53.8	646.7	809.1
Health	276.5	324.1	745.1	492.3	1 021.6	816.4
Entertainment and recreation	526.5	1 309.3	599.3	279.5	1 125.8	1 588.9
Accommodation	568.8	831.8	19.0	7.3	587.8	839.1
Other non-residential n.e.c.	83.3	147.5	453.9	679.9	537.3	827.4
<i>Total other non-residential</i>	2 863.2	4 217.6	3 114.3	2 710.2	5 977.5	6 927.8
Total non-residential	9 922.2	13 398.4	3 793.1	3 444.4	13 715.3	16 842.8

FUNCTIONAL CLASSIFICATION OF BUILDINGS *continued*

VALUE OF NON-RESIDENTIAL BUILDING APPROVED, States and territories: **Original**—2002–03

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
2000 FCB categories	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
Commercial									
Retail/wholesale trade	1 118.3	856.1	524.0	218.7	309.7	31.9	19.9	20.6	3 099.3
Transport	173.1	41.8	148.9	5.5	4.6	0.4	0.9	13.8	389.1
Offices	1 326.1	1 317.8	328.6	86.9	353.7	27.6	29.2	134.6	3 604.6
Other commercial n.e.c.	28.9	48.8	23.3	9.3	29.8	—	2.9	0.5	143.5
<i>Total commercial</i>	<i>2 646.5</i>	<i>2 264.5</i>	<i>1 024.9</i>	<i>320.5</i>	<i>697.8</i>	<i>59.9</i>	<i>52.8</i>	<i>169.5</i>	<i>7 236.4</i>
Industrial									
Factories	324.6	238.8	131.9	84.0	120.0	17.2	1.4	1.0	918.9
Warehouses	436.7	509.8	366.5	51.4	70.7	9.7	14.7	6.6	1 466.1
Agricultural/aquacultural	28.8	27.0	32.8	15.0	47.8	2.1	0.2	3.0	156.8
Other industrial n.e.c.	71.8	8.4	33.6	9.6	11.2	1.1	1.0	0.1	136.8
<i>Total industrial</i>	<i>861.9</i>	<i>784.1</i>	<i>564.8</i>	<i>160.0</i>	<i>249.6</i>	<i>30.1</i>	<i>17.3</i>	<i>10.7</i>	<i>2 678.6</i>
Other non-residential									
Education	520.8	605.1	351.4	142.1	196.4	26.4	11.1	116.5	1 969.7
Religion	25.1	25.4	8.9	7.3	7.8	1.8	0.2	0.8	77.3
Aged care facilities	274.1	236.9	113.2	98.2	48.8	30.4	5.4	2.0	809.1
Health	352.6	244.6	81.5	34.9	80.0	10.1	7.6	5.0	816.4
Entertainment and recreation	424.2	628.0	240.5	54.2	167.0	10.4	9.9	54.6	1 588.9
Accommodation	376.8	121.8	187.5	39.2	56.3	24.0	33.0	0.6	839.1
Other non-residential n.e.c.	262.1	131.6	225.1	145.2	39.2	7.6	13.9	2.7	827.4
<i>Total other non-residential</i>	<i>2 235.8</i>	<i>1 993.4</i>	<i>1 208.1</i>	<i>521.0</i>	<i>595.4</i>	<i>110.8</i>	<i>81.2</i>	<i>182.2</i>	<i>6 927.8</i>
Total non-residential	5 744.2	5 042.0	2 797.8	1 001.5	1 542.8	200.8	151.3	362.4	16 842.8

ADDITIONAL INFORMATION

The value of non-residential building will still be available under the previous FCB. This data can be obtained from *AusStats*, or can be purchased from the ABS web site <www.abs.gov.au> under 'Time Series Spreadsheets'. Some additional tables based on the revised FCB will also be available from *AusStats* and the web site once the October issue of 8731.0 is released on 2 December 2003.

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

For further information on the FCB classifications, please contact James Inglis on 08 8237 7405.

FUNCTIONAL CLASSIFICATION OF BUILDINGS *continued*

FCB 1986 TO FCB 2000 CONCORDANCE

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

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

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

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

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

GLOSSARY

Accommodation	Building 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	Building used in the provision or support of aged care facilities, excluding dwellings (e.g. retirement villages). Includes aged care facilities with medical care and/or nursing care.
Agricultural/aquacultural	Buildings housing, or associated with, agricultural and aquacultural activities, including bulk storage of produce (e.g. shearing shed, grain silo, shearers' quarters).
Education	Buildings used in the provision or support of educational services, including group accommodation buildings (e.g. classrooms, school canteens, dormitories).
Entertainment/recreation	Buildings used in the provision of entertainment and recreational facilities or services (e.g. libraries, museums, casinos, sporting facilities).
Factories	Buildings housing, or associated with, production and assembly processes of intermediate and final goods.
Health	Buildings used in the provision of non-aged care medical services (e.g. nursing quarters, laboratories, clinics).
Offices	Buildings primarily used in the provision of professional services or public administration (e.g. offices, insurance or financial buildings).
Other commercial buildings	Commercial buildings not elsewhere classified (e.g. garage, metering station, petrol station).
Other industrial buildings	Industrial buildings not elsewhere classified (e.g. crusher house, oil depot buildings).
Other non-residential buildings	Non-residential buildings not elsewhere classified (council depots, police stations, veterinary premises, public toilets).
Religion	Buildings used for or associated with worship, or in support of programs sponsored by religious bodies (e.g. church, temple, dormitories).
Retail/wholesale trade	Buildings primarily used in the sale of goods to intermediate and end users.
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) ▪ 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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