

BUILDING APPROVALS NSW AND ACT

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JUNE KEY FIGURES

NEW SOUTH WALES (a)

	Apr 2003	May 2003	Jun 2003
Dwelling units approved			
Original	3 590	4 106	3 524
Seasonally adjusted	3 724	3 731	3 818
Trend	3 799	3 789	3 768
.....			
	% change Mar 2003 to Apr 2003	% change Apr 2003 to May 2003	% change May 2003 to Jun 2003
Dwelling units approved			
Original	-4.6	14.4	-14.2
Seasonally adjusted	-5.6	0.2	2.3
Trend	-0.7	-0.3	-0.6

JUNE KEY POINTS

NEW SOUTH WALES (a)

TREND ESTIMATES

- The trend estimate for total dwelling units approved has fallen for the last eight months, following nine months of growth.
- The trend estimate for private sector houses approved has risen for the last four months, following eight months of decline. The series rose by 2.8% in June 2003 following rises of 2.2% in April 2003 and 2.5% in May 2003.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved in June 2003 rose by 2.3% to 3,818. This estimate was 7.6% lower than the estimate for June 2002.
- The seasonally adjusted estimate for private sector houses rose by 8.6% to 2,159 in June 2003. The estimates for the June 2003 quarter were all more than 9% lower than the same months of the previous year.

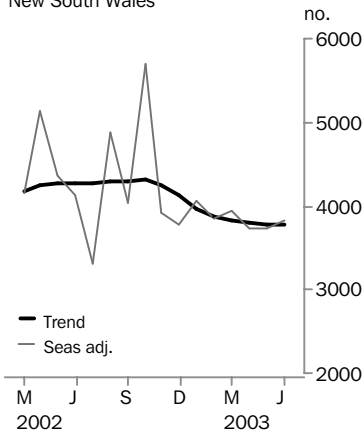
ORIGINAL ESTIMATES

- The total number of dwelling units approved in the June 2003 quarter fell by 1.7% to 11,220 from the March 2003 quarter estimate of 11,037.
- The value of total building approved in the June 2003 quarter fell by \$207.3 million or 5.6% from the March 2003 quarter. Residential building declined by 1.6% to \$2,213.3 million and non-residential building fell by 12.1% to \$1,251.3 million.

(a) Key figures and key points for the Australian Capital Territory are shown on page 24 of this publication.

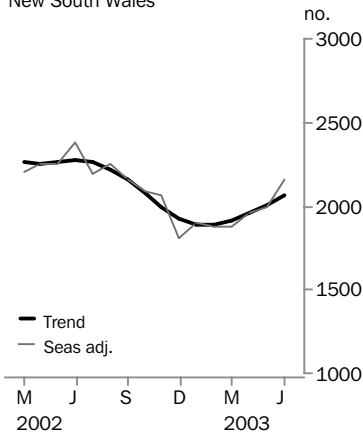
Dwelling units approved

New South Wales



Private sector houses approved

New South Wales



INQUIRIES

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

NOTES

FORTHCOMING ISSUES

ISSUE

September 2003

RELEASE DATE

7 November 2003



ABOUT THIS ISSUE

The September quarter 2003 issue of this publication will be the final issue. However, the October 2003 issue of Building Approvals Australia (8731.0) will be expanded to include some additional state and territory data.

Please note that all the data in this publication (8731.1) will continue to be available. The ABS will notify subscribers of the range of alternative products around the time of release of the final issue on 7 November 2003.



CHANGES IN THIS ISSUE

Seasonally adjusted and trend estimates to April 2003 have been revised as a result of the annual reanalysis of seasonal factors. In addition, a methodological change has been introduced with the May reference month. Concurrent seasonal adjustment has replaced forward factor methodology for the Building Approvals seasonally adjusted series. See paragraphs 17-22 of the Explanatory Notes.



DATA NOTES

There are no notes about the data in this issue.



REVISIONS THIS QUARTER

There have been revisions made to total dwelling units since the last issue of this publication, resulting in an additional 2 dwellings in NSW in 2002-03.

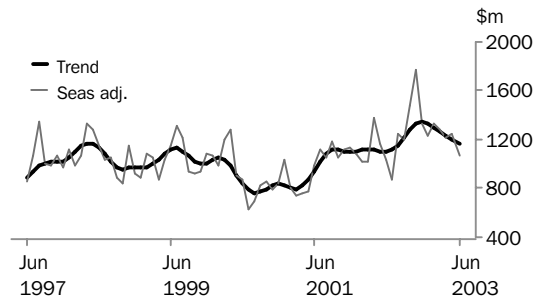


John Struik
Regional Director, New South Wales

VALUE OF BUILDING APPROVED: New South Wales

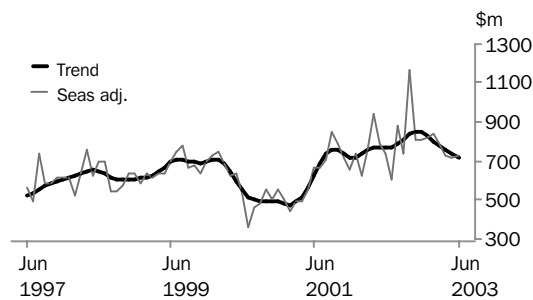
VALUE OF TOTAL BUILDING

The trend estimate for the total value of building approved has fallen for the past six months, following six months of growth.



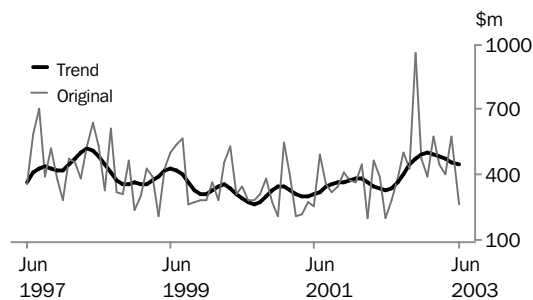
VALUE OF RESIDENTIAL BUILDING

The trend estimate for the value of residential building has fallen for the last seven months, following five months of growth.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate for the value of non-residential building has fallen for the past five months, following seven months of growth.



SUMMARY, 2002–2003 BUILDING APPROVALS: NSW

DWELLING UNITS APPROVED

The number of dwelling units approved in 2001–2002 and 2002–2003 and the percentage movement between 2001–2002 and 2002–2003 for New South Wales is summarised below.

	2001–2002	2002–2003	2001–2002 to 2002–2003
	<i>no.</i>	<i>no.</i>	<i>% change</i>
New residential building	49 282	47 437	–3.7
Alterations and additions to residential buildings	263	249	–5.3
Conversions	698	988	41.5
Non-residential building	88	83	–5.7
Total dwelling units	50 331	48 757	–3.1

The total number of dwelling units approved in 2002–2003 has fallen by 1,574 (3.1%) to 48,757. New residential building fell 1,845 (3.7%) to 47,437.

VALUE OF BUILDING APPROVED

The value of building approved in 2001–2002 and 2002–2003 and the percentage movement between 2001–2002 and 2002–2003 for New South Wales is summarised below.

	2001–2002	2002–2003	2001–2002 to 2002–2003
	<i>\$m</i>	<i>\$m</i>	<i>% change</i>
New residential building	7 528.1	8 029.6	6.7
Alterations and additions creating dwellings	31.4	31.7	1.2
Alterations and additions not creating dwellings	1 273.7	1 448.2	13.7
Conversions	130.7	162.6	24.4
Non-residential building	4 385.6	5 725.5	30.6
Total building	13 349.4	15 397.6	15.3

The value of total building approved in 2002–2003 has risen by \$2,048.2 million (15.3%) to \$15,397.6 million. New residential building rose 6.7% to \$8,029.6 million and non-residential building rose 30.6% to \$5,725.5 million.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

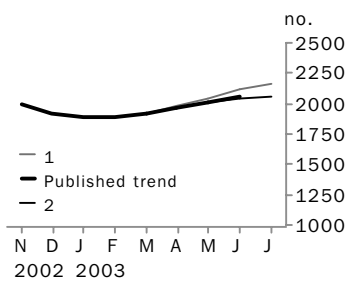
Recent seasonally adjusted and trend estimates are likely to be revised when original estimates for subsequent months become available. The approximate effect of possible scenarios on trend estimates are presented below.

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.

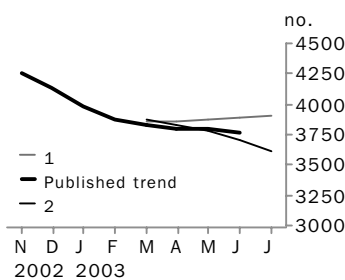
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the July seasonally adjusted estimate is higher than the June estimate by 6% for the number of private sector houses approved and 10% for total dwelling units approved; and that the July seasonally adjusted estimate is lower than the June estimate by 6% for the number of private sector houses approved and 10% for total 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



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 6% on Jun 2003</i>		2 <i>falls by 6% on Jun 2003</i>	
	no.	% change	no.	% change	no.	% change
February 2003	1 887	-0.1	1 878	0.1	1 887	0.4
March 2003	1 915	1.5	1 919	2.2	1 923	1.9
April 2003	1 958	2.2	1 980	3.2	1 968	2.3
May 2003	2 006	2.5	2 047	3.4	2 007	2.0
June 2003	2 062	2.8	2 114	3.3	2 039	1.6
July 2003	n.y.a.	n.y.a.	2 170	2.7	2 057	0.9

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 10% on Jun 2003</i>		2 <i>falls by 10% on Jun 2003</i>	
	no.	% change	no.	% change	no.	% change
February 2003	3 874	-2.5	3 896	-2.8	3 919	-2.5
March 2003	3 826	-1.3	3 857	-1.0	3 869	-1.3
April 2003	3 799	-0.7	3 863	0.1	3 832	-0.9
May 2003	3 789	-0.3	3 873	0.3	3 773	-1.6
June 2003	3 768	-0.6	3 888	0.4	3 699	-1.9
July 2003	n.y.a.	n.y.a.	3 904	0.4	3 619	-2.2

DWELLING UNITS APPROVED—NSW

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>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
.....						
ORIGINAL						
2002						
April	2 231	2 233	2 795	2 827	5 026	5 060
May	2 562	2 577	2 543	2 567	5 105	5 144
June	2 210	2 210	1 460	1 508	3 670	3 718
July	2 390	2 394	1 407	1 472	3 797	3 866
August	2 332	2 337	2 351	2 359	4 683	4 696
September	2 065	2 080	1 702	1 713	3 767	3 793
October	2 242	2 252	3 878	3 891	6 120	6 143
November	2 230	2 261	2 203	2 207	4 433	4 468
December	1 678	1 694	1 828	1 840	3 506	3 534
2003						
January	1 718	1 720	2 024	2 036	3 742	3 756
February	1 778	1 800	1 637	1 716	3 415	3 516
March	1 899	1 907	1 821	1 858	3 720	3 765
April	1 792	1 793	1 773	1 797	3 565	3 590
May	2 162	2 198	1 859	1 908	4 021	4 106
June	2 102	2 109	1 251	1 415	3 353	3 524
.....						
SEASONALLY ADJUSTED						
2002						
April	2 250	2 252	n.a.	n.a.	5 092	5 126
May	2 257	2 272	n.a.	n.a.	4 327	4 366
June	2 377	2 377	n.a.	n.a.	4 086	4 134
July	2 193	2 197	n.a.	n.a.	3 250	3 319
August	2 252	2 257	n.a.	n.a.	4 853	4 866
September	2 156	2 171	n.a.	n.a.	4 016	4 042
October	2 086	2 096	n.a.	n.a.	5 680	5 703
November	2 060	2 091	n.a.	n.a.	3 894	3 929
December	1 807	1 823	n.a.	n.a.	3 754	3 782
2003						
January	1 897	1 899	n.a.	n.a.	4 055	4 069
February	1 875	1 897	n.a.	n.a.	3 739	3 840
March	1 882	1 890	n.a.	n.a.	3 898	3 943
April	1 963	1 964	n.a.	n.a.	3 699	3 724
May	1 989	2 025	n.a.	n.a.	3 646	3 731
June	2 159	2 166	n.a.	n.a.	3 647	3 818
.....						
TREND ESTIMATES						
2002						
April	2 256	2 260	1 925	1 981	4 181	4 241
May	2 265	2 269	1 958	2 005	4 223	4 274
June	2 273	2 278	1 963	2 002	4 236	4 280
July	2 259	2 266	1 983	2 014	4 242	4 280
August	2 219	2 228	2 039	2 062	4 258	4 290
September	2 154	2 166	2 122	2 138	4 276	4 304
October	2 074	2 089	2 207	2 219	4 281	4 308
November	1 993	2 009	2 234	2 246	4 227	4 255
December	1 926	1 942	2 167	2 183	4 093	4 125
2003						
January	1 888	1 902	2 050	2 073	3 938	3 975
February	1 887	1 900	1 941	1 974	3 828	3 874
March	1 915	1 928	1 852	1 898	3 767	3 826
April	1 958	1 971	1 767	1 828	3 725	3 799
May	2 006	2 020	1 691	1 769	3 697	3 789
June	2 062	2 078	1 594	1 690	3 656	3 768

DWELLING UNITS APPROVED, Percentage Change—NSW

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
2002						
April	12.2	12.2	75.5	70.9	40.4	38.9
May	14.8	15.4	-9.0	-9.2	1.6	1.7
June	-13.7	-14.2	-42.6	-41.3	-28.1	-27.7
July	8.1	8.3	-3.6	-2.4	3.5	4.0
August	-2.4	-2.4	67.1	60.3	23.3	21.5
September	-11.4	-11.0	-27.6	-27.4	-19.6	-19.2
October	8.6	8.3	127.8	127.1	62.5	62.0
November	-0.5	0.4	-43.2	-43.3	-27.6	-27.3
December	-24.8	-25.1	-17.0	-16.6	-20.9	-20.9
2003						
January	2.4	1.5	10.7	10.7	6.7	6.3
February	3.5	4.7	-19.1	-15.7	-8.7	-6.4
March	6.8	5.9	11.2	8.3	8.9	7.1
April	-5.6	-6.0	-2.6	-3.3	-4.2	-4.6
May	20.6	22.6	4.9	6.2	12.8	14.4
June	-2.8	-4.0	-32.7	-25.8	-16.6	-14.2
SEASONALLY ADJUSTED (% change from preceding month)						
2002						
April	1.8	1.9	n.a.	n.a.	24.3	23.2
May	0.4	0.9	n.a.	n.a.	-15.0	-14.8
June	5.3	4.6	n.a.	n.a.	-5.6	-5.3
July	-7.7	-7.6	n.a.	n.a.	-20.5	-19.7
August	2.7	2.7	n.a.	n.a.	49.3	46.6
September	-4.2	-3.8	n.a.	n.a.	-17.2	-16.9
October	-3.2	-3.5	n.a.	n.a.	41.4	41.1
November	-1.3	-0.2	n.a.	n.a.	-31.4	-31.1
December	-12.3	-12.8	n.a.	n.a.	-3.6	-3.7
2003						
January	5.0	4.2	n.a.	n.a.	8.0	7.6
February	-1.2	-0.1	n.a.	n.a.	-7.8	-5.6
March	0.4	-0.4	n.a.	n.a.	4.3	2.7
April	4.3	3.9	n.a.	n.a.	-5.1	-5.6
May	1.3	3.1	n.a.	n.a.	-1.4	0.2
June	8.6	7.0	n.a.	n.a.	0.0	2.3
TREND ESTIMATES (% change from preceding month)						
2002						
April	-0.1	-0.1	4.1	3.6	1.8	1.6
May	0.4	0.4	1.7	1.2	1.0	0.8
June	0.3	0.4	0.3	-0.1	0.3	0.1
July	-0.6	-0.5	1.0	0.6	0.1	0.0
August	-1.8	-1.7	2.8	2.4	0.4	0.2
September	-2.9	-2.8	4.1	3.7	0.4	0.3
October	-3.7	-3.6	4.0	3.8	0.1	0.1
November	-3.9	-3.8	1.2	1.2	-1.3	-1.2
December	-3.4	-3.3	-3.0	-2.8	-3.2	-3.1
2003						
January	-1.9	-2.1	-5.4	-5.0	-3.8	-3.6
February	-0.1	-0.1	-5.3	-4.8	-2.8	-2.5
March	1.5	1.5	-4.6	-3.9	-1.6	-1.3
April	2.2	2.2	-4.6	-3.7	-1.1	-0.7
May	2.5	2.5	-4.3	-3.2	-0.8	-0.3
June	2.8	2.9	-5.7	-4.5	-1.1	-0.6

VALUE OF BUILDING APPROVED—NSW

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL					
2002					
April	779.7	134.4	914.1	464.7	1 378.7
May	767.0	177.7	944.7	398.1	1 342.8
June	568.8	115.3	684.1	197.9	882.0
July	564.7	120.8	685.5	285.4	970.9
August	702.9	168.6	871.5	382.5	1 254.0
September	551.9	160.6	712.5	502.5	1 215.0
October	1 153.0	137.7	1 290.7	434.8	1 725.5
November	771.2	131.4	902.6	965.1	1 867.7
December	634.3	113.4	747.8	480.2	1 228.0
2003					
January	632.6	104.7	737.3	394.4	1 131.7
February	647.1	133.1	780.2	579.0	1 359.2
March	582.7	148.0	730.7	450.3	1 181.0
April	551.6	132.2	683.8	403.3	1 087.1
May	654.1	157.6	811.7	580.8	1 392.5
June	583.4	134.4	717.8	267.2	985.0
SEASONALLY ADJUSTED					
2002					
April	802.3	137.4	939.7	n.a.	1 386.8
May	650.7	136.2	787.0	n.a.	1 172.0
June	613.8	125.8	739.6	n.a.	1 029.6
July	483.3	119.7	603.0	n.a.	865.4
August	717.3	162.9	880.2	n.a.	1 252.0
September	584.9	151.7	736.7	n.a.	1 205.7
October	1 041.6	129.4	1 171.0	n.a.	1 480.6
November	669.9	139.0	808.9	n.a.	1 772.4
December	677.8	132.1	809.9	n.a.	1 333.4
2003					
January	698.7	125.2	823.8	n.a.	1 239.1
February	699.0	137.1	836.1	n.a.	1 336.2
March	651.8	142.7	794.5	n.a.	1 281.5
April	587.7	136.8	724.5	n.a.	1 223.3
May	595.2	127.3	722.5	n.a.	1 256.4
June	586.0	140.8	726.7	n.a.	1 064.9
TREND ESTIMATES					
2002					
April	647.5	123.4	770.8	352.2	1 123.1
May	644.2	128.0	772.2	336.8	1 109.0
June	636.2	133.6	769.7	331.8	1 101.6
July	634.3	138.7	773.0	342.6	1 115.5
August	644.8	141.8	786.6	368.7	1 155.3
September	667.7	141.7	809.3	407.6	1 216.9
October	697.1	139.8	836.9	448.4	1 285.4
November	716.4	137.5	853.9	480.8	1 334.7
December	714.7	134.8	849.5	498.5	1 348.1
2003					
January	695.0	133.3	828.3	501.5	1 329.8
February	668.7	133.9	802.5	496.1	1 298.7
March	643.2	135.2	778.4	487.1	1 265.4
April	620.8	135.9	756.7	474.3	1 231.0
May	602.7	136.2	738.9	456.5	1 195.4
June	583.9	136.9	720.8	444.8	1 165.6

(a) Refer to Explanatory Notes paragraph 16.

VALUE OF BUILDING APPROVED, Percentage Change—NSW

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					
April	43.8	28.5	41.3	129.8	62.4
May	-1.6	32.2	3.3	-14.3	-2.6
June	-25.8	-35.1	-27.6	-50.3	-34.3
July	-0.7	4.8	0.2	44.2	10.1
August	24.5	39.6	27.1	34.0	29.2
September	-21.5	-4.7	-18.2	31.4	-3.1
October	108.9	-14.3	81.2	-13.5	42.0
November	-33.1	-4.6	-30.1	122.0	8.2
December	-17.8	-13.7	-17.2	-50.2	-34.3
2003					
January	-0.3	-7.7	-1.4	-17.9	-7.8
February	2.3	27.1	5.8	46.8	20.1
March	-10.0	11.2	-6.3	-22.2	-13.1
April	-5.3	-10.7	-6.4	-10.4	-8.0
May	18.6	19.2	18.7	44.0	28.1
June	-10.8	-14.7	-11.6	-54.0	-29.3
SEASONALLY ADJUSTED (% change from preceding month)					
2002					
April	22.9	33.4	24.3	n.a.	35.0
May	-18.9	-0.9	-16.2	n.a.	-15.5
June	-5.7	-7.6	-6.0	n.a.	-12.2
July	-21.3	-4.8	-18.5	n.a.	-15.9
August	48.4	36.1	46.0	n.a.	44.7
September	-18.5	-6.9	-16.3	n.a.	-3.7
October	78.1	-14.7	59.0	n.a.	22.8
November	-35.7	7.4	-30.9	n.a.	19.7
December	1.2	-5.0	0.1	n.a.	-24.8
2003					
January	3.1	-5.2	1.7	n.a.	-7.1
February	0.0	9.5	1.5	n.a.	7.8
March	-6.8	4.1	-5.0	n.a.	-4.1
April	-9.8	-4.1	-8.8	n.a.	-4.5
May	1.3	-6.9	-0.3	n.a.	2.7
June	-1.5	10.6	0.6	n.a.	-15.2
TREND ESTIMATES (% change from preceding month)					
2002					
April	1.8	2.2	1.8	-4.6	-0.3
May	-0.5	3.7	0.2	-4.4	-1.3
June	-1.2	4.4	-0.3	-1.5	-0.7
July	-0.3	3.8	0.4	3.3	1.3
August	1.7	2.2	1.8	7.6	3.6
September	3.6	-0.1	2.9	10.6	5.3
October	4.4	-1.3	3.4	10.0	5.6
November	2.8	-1.6	2.0	7.2	3.8
December	-0.2	-2.0	-0.5	3.7	1.0
2003					
January	-2.8	-1.1	-2.5	0.6	-1.4
February	-3.8	0.5	-3.1	-1.1	-2.3
March	-3.8	1.0	-3.0	-1.8	-2.6
April	-3.5	0.5	-2.8	-2.6	-2.7
May	-2.9	0.2	-2.4	-3.8	-2.9
June	-3.1	0.5	-2.4	-2.6	-2.5

(a) Refer to Explanatory Notes paragraph 16.

DWELLING UNITS APPROVED, Private and Public Sector—NSW: 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	19 002	13 477	203	774	35	33 491
2001-02	27 462	21 081	262	697	88	49 590
2002-03	24 334	22 468	249	988	83	48 122
2002						
June	2 206	1 375	12	73	4	3 670
July	2 384	1 372	20	17	4	3 797
August	2 329	2 096	21	232	5	4 683
September	2 062	1 492	39	170	4	3 767
October	2 239	3 835	17	26	3	6 120
November	2 223	2 123	22	64	1	4 433
December	1 675	1 712	25	87	7	3 506
2003						
January	1 715	1 988	5	32	2	3 742
February	1 775	1 548	15	58	19	3 415
March	1 897	1 707	27	85	4	3 720
April	1 790	1 693	12	56	14	3 565
May	2 155	1 685	15	156	10	4 021
June	2 090	1 217	31	5	10	3 353
PUBLIC SECTOR (Number)						
2000-01	107	892	8	0	0	1 007
2001-02	93	646	1	1	0	741
2002-03	157	478	0	0	0	635
2002						
June	0	48	0	0	0	48
July	4	65	0	0	0	69
August	5	8	0	0	0	13
September	15	11	0	0	0	26
October	10	13	0	0	0	23
November	31	4	0	0	0	35
December	16	12	0	0	0	28
2003						
January	2	12	0	0	0	14
February	22	79	0	0	0	101
March	8	37	0	0	0	45
April	1	24	0	0	0	25
May	36	49	0	0	0	85
June	7	164	0	0	0	171
TOTAL (Number)						
2000-01	19 109	14 369	211	774	35	34 498
2001-02	27 555	21 727	263	698	88	50 331
2002-03	24 491	22 946	249	988	83	48 757
2002						
June	2 206	1 423	12	73	4	3 718
July	2 388	1 437	20	17	4	3 866
August	2 334	2 104	21	232	5	4 696
September	2 077	1 503	39	170	4	3 793
October	2 249	3 848	17	26	3	6 143
November	2 254	2 127	22	64	1	4 468
December	1 691	1 724	25	87	7	3 534
2003						
January	1 717	2 000	5	32	2	3 756
February	1 797	1 627	15	58	19	3 516
March	1 905	1 744	27	85	4	3 765
April	1 791	1 717	12	56	14	3 590
May	2 191	1 734	15	156	10	4 106
June	2 097	1 381	31	5	10	3 524

VALUE OF BUILDING APPROVED, Private and Public Sector—NSW: 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	2 890.8	1 884.2	20.9	1 011.6	98.3	5 905.5	2 900.4	8 806.1
2001-02	4 401.5	3 039.4	31.2	1 246.7	130.7	8 849.7	3 215.7	12 065.5
2002-03	4 335.0	3 602.8	31.7	1 424.9	162.5	9 556.9	4 578.4	14 135.4
2002								
June	376.4	187.5	1.3	104.0	8.2	677.4	142.8	820.3
July	402.0	154.3	2.7	115.6	1.3	675.9	232.2	908.1
August	386.7	314.2	1.9	121.9	44.3	869.0	341.0	1 210.0
September	361.0	186.9	4.5	128.9	25.1	706.5	461.0	1 167.5
October	384.8	765.3	1.7	132.2	2.8	1 286.7	388.8	1 675.5
November	406.2	360.0	3.3	117.9	9.2	896.5	753.1	1 649.7
December	302.8	327.3	4.0	95.7	13.5	743.2	267.1	1 010.4
2003								
January	306.0	324.2	0.5	100.9	2.3	734.1	305.3	1 039.4
February	327.6	305.1	1.5	112.2	15.7	762.1	469.3	1 231.4
March	352.8	223.6	4.5	115.0	25.3	721.3	324.0	1 045.3
April	326.2	222.5	1.5	116.7	9.7	676.6	360.2	1 036.8
May	390.4	250.8	1.9	138.3	13.0	794.3	483.8	1 278.1
June	388.5	168.6	3.7	129.6	0.3	690.7	192.6	883.2
PUBLIC SECTOR (\$ million)								
2000-01	15.1	107.0	1.4	12.0	0.0	135.7	745.9	881.6
2001-02	15.0	72.3	0.2	27.0	0.1	114.4	1 169.7	1 284.1
2002-03	25.6	66.3	0.0	23.3	0.0	115.3	1 147.0	1 262.2
2002								
June	0.0	4.9	0.0	1.8	0.0	6.7	55.0	61.7
July	0.7	7.7	0.0	1.2	0.0	9.6	53.1	62.8
August	1.1	0.9	0.0	0.5	0.0	2.5	41.5	44.0
September	2.5	1.4	0.0	2.0	0.0	6.0	41.5	47.5
October	1.6	1.3	0.0	1.1	0.0	4.0	46.1	50.0
November	4.4	0.6	0.0	1.0	0.0	6.1	211.9	218.0
December	2.6	1.8	0.0	0.2	0.0	4.5	213.1	217.6
2003								
January	0.4	2.0	0.0	0.9	0.0	3.3	89.1	92.3
February	3.5	10.9	0.0	3.7	0.0	18.1	109.7	127.8
March	1.0	5.3	0.0	3.1	0.0	9.4	126.3	135.7
April	0.2	2.8	0.0	4.3	0.0	7.2	43.1	50.3
May	6.5	6.4	0.0	4.5	0.0	17.4	97.0	114.4
June	1.1	25.2	0.0	0.8	0.0	27.2	74.6	101.8
TOTAL (\$ million)								
2000-01	2 906.1	1 991.3	22.1	1 023.7	98.3	6 041.4	3 646.1	9 687.7
2001-02	4 416.6	3 111.9	31.4	1 273.8	130.8	8 963.7	4 385.5	13 349.4
2002-03	4 360.4	3 668.9	31.7	1 448.2	162.5	9 672.1	5 725.5	15 397.6
2002								
June	376.4	192.4	1.3	105.8	8.2	684.1	197.9	882.0
July	402.7	162.0	2.7	116.8	1.3	685.5	285.4	970.9
August	387.8	315.1	1.9	122.4	44.3	871.5	382.5	1 254.0
September	363.5	188.3	4.5	130.9	25.1	712.5	502.5	1 215.0
October	386.3	766.6	1.7	133.2	2.8	1 290.7	434.8	1 725.5
November	410.6	360.6	3.3	118.9	9.2	902.6	965.1	1 867.7
December	305.3	329.0	4.0	95.9	13.5	747.8	480.2	1 228.0
2003								
January	306.4	326.2	0.5	101.9	2.3	737.3	394.4	1 131.7
February	331.1	316.0	1.5	115.9	15.7	780.2	579.0	1 359.2
March	353.8	228.9	4.5	118.1	25.3	730.7	450.3	1 181.0
April	326.4	225.2	1.5	121.0	9.7	683.8	403.3	1 087.1
May	396.9	257.2	1.9	142.8	13.0	811.7	580.8	1 392.5
June	389.6	193.8	3.7	130.4	0.3	717.8	267.2	985.0

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDING(a)—NSW: Original

NEW OTHER RESIDENTIAL BUILDING.....

Period	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			
NUMBER OF DWELLING UNITS										
2000-01	19 109	1 814	3 406	5 220	993	1 848	6 308	9 149	14 369	33 478
2001-02	27 555	2 495	4 358	6 853	1 228	2 530	11 116	14 874	21 727	49 282
2002-03	24 491	2 724	5 249	7 973	1 000	2 360	11 613	14 973	22 946	47 437
2002										
April	2 230	306	502	808	90	268	1 567	1 925	2 733	4 963
May	2 573	245	374	619	52	307	1 356	1 715	2 334	4 907
June	2 206	295	358	653	55	83	632	770	1 423	3 629
July	2 388	287	523	810	95	81	451	627	1 437	3 825
August	2 334	235	393	628	129	389	958	1 476	2 104	4 438
September	2 077	247	354	601	131	110	661	902	1 503	3 580
October	2 249	268	469	737	63	335	2 713	3 111	3 848	6 097
November	2 254	282	443	725	21	86	1 295	1 402	2 127	4 381
December	1 691	119	375	494	24	108	1 098	1 230	1 724	3 415
2003										
January	1 717	170	424	594	137	147	1 122	1 406	2 000	3 717
February	1 797	157	297	454	77	191	905	1 173	1 627	3 424
March	1 905	152	514	666	125	255	698	1 078	1 744	3 649
April	1 791	344	444	788	101	223	605	929	1 717	3 508
May	2 191	239	436	675	69	289	701	1 059	1 734	3 925
June	2 097	224	577	801	28	146	406	580	1 381	3 478

VALUE (\$ million)

2000-01	2 906.1	174.9	399.2	573.9	113.1	221.1	1 083.4	1 417.6	1 991.3	4 897.4
2001-02	4 416.6	259.0	591.6	850.6	134.4	349.7	1 777.0	2 261.2	3 111.9	7 528.1
2002-03	4 360.4	292.8	729.2	1 021.9	127.2	316.5	2 203.8	2 647.4	3 668.9	8 029.5
2002										
April	359.7	37.0	80.4	117.4	9.9	37.0	255.7	302.6	420.0	779.7
May	425.1	27.2	56.5	83.6	4.0	42.1	212.1	258.3	341.9	767.0
June	376.4	27.7	43.2	70.9	5.1	9.9	106.5	121.5	192.4	568.8
July	402.7	29.0	65.1	94.1	9.8	11.3	46.9	68.0	162.0	564.7
August	387.8	24.2	52.9	77.1	12.5	68.9	156.7	238.0	315.1	702.9
September	363.5	22.8	50.2	73.0	18.4	13.1	83.9	115.4	188.3	551.9
October	386.3	28.7	70.1	98.8	7.9	48.6	611.4	667.9	766.6	1 153.0
November	410.6	26.6	62.3	88.9	2.2	11.6	257.9	271.7	360.6	771.2
December	305.3	13.7	47.1	60.8	2.7	15.9	249.6	268.3	329.0	634.3
2003										
January	306.4	19.6	53.7	73.3	21.3	18.7	212.9	252.9	326.2	632.6
February	331.1	19.0	39.5	58.4	8.9	24.9	223.8	257.5	316.0	647.1
March	353.8	17.0	78.8	95.8	13.5	31.9	87.8	133.2	228.9	582.7
April	326.4	40.1	65.6	105.6	14.8	21.4	83.4	119.6	225.2	551.6
May	396.9	25.1	60.9	86.0	9.6	33.1	128.4	171.1	257.2	654.1
June	389.6	27.0	83.0	110.1	5.6	17.1	61.1	83.8	193.8	583.4

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)—NSW

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1999-2000	4 948.6	2 589.1	7 502.0	1 542.4	9 049.6	4 485.8	13 469.4
2000-01	2 906.2	1 991.3	4 897.4	1 144.0	6 041.4	3 646.2	9 687.6
2001-02	4 324.5	3 062.1	7 386.8	1 405.1	8 791.8	4 313.4	13 105.2
2001							
December	1 144.0	803.6	1 947.6	332.7	2 280.3	1 126.7	3 407.0
2002							
March	987.5	536.4	1 523.9	324.2	1 848.1	990.4	2 838.5
June	1 124.1	924.3	2 048.5	413.8	2 462.3	1 028.7	3 491.0
September	1 112.5	637.2	1 749.7	433.7	2 183.4	1 123.5	3 307.0
December	1 056.8	1 382.2	2 439.0	366.7	2 805.7	1 789.5	4 595.2
2003							
March	938.7	818.7	1 757.4	365.3	2 122.7	1 340.7	3 463.4
ORIGINAL (% change from preceding quarter)							
2001							
December	7.0	0.7	4.3	-0.5	3.6	-3.5	1.1
2002							
March	-13.7	-33.3	-21.8	-2.6	-19.0	-12.1	-16.7
June	13.8	72.3	34.4	27.6	33.2	3.9	23.0
September	-1.0	-31.1	-14.6	4.8	-11.3	9.2	-5.3
December	-5.0	116.9	39.4	-15.4	28.5	59.3	39.0
2003							
March	-11.2	-40.8	-27.9	-0.4	-24.3	-25.1	-24.6

(a) Reference year for chain volume measures is 2000-2001.
Refer to Explanatory Notes paragraph 25-26.

(b) Refer to Explanatory Notes paragraph 16.

NON-RESIDENTIAL BUILDING APPROVED, Jobs By Value Range—NSW: 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												
April	6	0.6	81	7.8	13	1.4	32	3.3	42	4.1	18	1.9
May	2	0.4	81	7.6	14	1.4	52	5.4	32	2.9	22	2.3
June	5	0.4	111	9.9	13	1.5	44	3.9	35	2.9	18	1.9
Value—\$200,000—\$499,999												
2003												
April	2	0.6	11	3.3	18	5.1	19	5.6	8	2.4	5	1.7
May	6	1.7	25	7.2	11	3.5	21	6.6	26	6.9	10	2.9
June	2	0.4	18	4.7	8	2.6	15	4.5	11	4.1	9	2.8
Value—\$500,000—\$999,999												
2003												
April	0	0.0	5	2.9	3	1.9	4	2.7	6	4.6	5	3.4
May	2	1.8	8	6.0	9	5.9	4	3.2	7	5.0	4	2.8
June	1	0.6	4	3.2	4	2.9	5	4.1	7	5.3	4	3.1
Value—\$1,000,000—\$4,999,999												
2003												
April	1	1.6	5	11.4	8	13.3	3	8.2	5	7.7	9	21.2
May	8	17.2	7	16.3	1	2.9	6	12.7	9	19.6	14	34.5
June	3	8.1	6	9.5	4	6.9	11	23.1	6	14.2	11	23.7
Value—\$5,000,000 and over												
2003												
April	2	14.7	0	0.0	0	0.0	3	130.5	4	41.6	1	5.0
May	1	19.0	3	25.8	0	0.0	2	252.1	4	35.3	0	0.0
June	0	0.0	1	5.0	1	6.0	3	45.6	1	7.7	0	0.0
Value—Total												
2000-01	131	94.1	1 285	567.6	472	238.4	1 037	1 063.7	755	572.5	328	355.1
2001-02	163	186.2	1 325	690.4	453	304.8	878	885.1	790	624.8	512	730.5
2002-03	163	376.9	1 512	1 116.5	445	329.1	833	1 333.8	854	715.1	513	533.6
2003												
April	11	17.6	102	25.4	42	21.7	61	150.3	65	60.5	38	33.3
May	19	40.0	124	62.9	35	13.6	85	280.0	78	69.7	50	42.6
June	11	9.6	140	32.2	30	19.9	78	81.2	60	34.4	42	31.5

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										
April	2	0.3	7	0.6	9	0.9	11	0.8	221	21.7
May	0	0.0	15	1.5	10	1.1	15	1.6	243	24.3
June	1	0.1	9	0.7	12	1.0	17	1.9	265	24.2
Value—\$200,000–\$499,999										
2003										
April	1	0.3	2	0.5	4	1.2	4	1.3	74	21.9
May	2	0.4	7	2.4	6	2.1	11	2.6	125	36.3
June	3	1.2	7	2.3	5	1.3	5	1.4	83	25.3
Value—\$500,000–\$999,999										
2003										
April	0	0.0	4	2.3	2	1.7	5	2.9	34	22.4
May	0	0.0	5	3.4	3	2.0	5	2.9	47	33.0
June	0	0.0	1	0.5	3	2.1	0	0.0	29	21.9
Value—\$1,000,000–\$4,999,999										
2003										
April	0	0.0	3	7.2	3	6.8	2	3.9	39	81.5
May	0	0.0	3	4.6	3	7.3	2	5.5	53	120.5
June	0	0.0	3	8.2	5	9.3	0	0.0	49	103.1
Value—\$5,000,000 and over										
2003										
April	0	0.0	0	0.0	1	57.4	1	6.5	12	255.8
May	0	0.0	1	7.2	1	6.5	1	20.9	13	366.8
June	0	0.0	0	0.0	0	0.0	2	28.5	8	92.8
Value—Total										
2000-01	58	51.6	163	216.7	265	318.9	278	167.7	4 772	3 646.1
2001-02	49	46.4	229	368.0	287	318.6	311	231.1	4 997	4 385.5
2002-03	57	25.0	257	554.3	274	400.3	291	340.8	5 199	5 725.5
2003										
April	3	0.5	16	10.6	19	68.0	23	15.5	380	403.3
May	2	0.4	31	19.1	23	19.0	34	33.5	481	580.8
June	4	1.3	20	11.7	25	13.7	24	31.8	434	267.2

VALUE OF NON-RESIDENTIAL BUILDING APPROVED—NSW: Original

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
2000-01	90.8	563.0	237.2	973.6	400.4	97.1	51.6	99.5	294.5	93.2	2 900.4
2001-02	185.6	682.4	303.2	804.5	496.2	261.0	46.4	146.8	240.1	49.9	3 215.7
2002-03	374.7	1 107.8	325.2	1 233.7	603.0	229.6	25.0	271.5	314.8	93.2	4 578.4
2002											
June	3.2	31.9	14.2	40.8	15.2	10.7	3.3	10.9	7.9	4.7	142.8
July	21.7	51.9	19.2	27.0	51.9	15.5	2.6	15.0	22.0	5.3	232.2
August	27.7	88.0	24.9	66.1	38.9	31.9	1.1	17.7	36.9	7.9	341.0
September	12.0	56.2	27.8	189.4	45.8	35.1	0.8	26.0	59.2	8.7	461.0
October	41.5	61.1	11.6	19.2	109.8	39.4	1.9	74.4	17.2	12.7	388.8
November	145.8	460.6	34.2	24.4	46.7	10.3	1.7	2.0	20.2	7.2	753.1
December	7.9	26.9	76.4	38.8	72.4	8.8	6.8	6.7	9.5	13.0	267.1
2003											
January	7.0	56.4	21.5	116.4	41.0	21.5	3.0	18.5	14.2	5.7	305.3
February	40.1	128.4	38.2	170.7	32.7	2.8	0.0	30.7	21.3	4.5	469.3
March	5.3	58.1	20.1	101.9	42.8	6.6	4.9	53.5	19.5	11.3	324.0
April	17.6	25.4	18.1	146.6	54.2	19.3	0.5	3.8	67.4	7.4	360.2
May	38.5	62.8	13.5	276.2	35.3	19.1	0.4	14.0	17.0	6.9	483.8
June	9.6	32.0	19.7	57.0	31.5	19.3	1.3	9.2	10.4	2.6	192.6
PUBLIC SECTOR (\$ million)											
2000-01	3.3	4.9	1.2	89.9	172.2	258.1	0.0	117.3	24.8	74.2	745.9
2001-02	0.6	8.2	1.7	80.6	128.5	469.7	0.0	221.4	78.8	181.0	1 169.7
2002-03	2.3	8.7	3.8	99.9	112.2	304.2	0.0	283.2	85.6	247.6	1 147.0
2002											
June	0.0	0.6	0.0	13.3	14.0	17.3	0.0	2.7	3.1	4.2	55.0
July	0.0	0.3	0.0	0.5	8.1	8.1	0.0	27.8	2.8	5.5	53.1
August	0.0	0.6	0.0	6.0	8.3	13.6	0.0	11.1	1.5	0.4	41.5
September	0.0	0.7	0.0	3.2	5.2	25.2	0.0	3.0	3.3	0.9	41.5
October	0.0	0.3	0.0	4.7	2.0	12.9	0.0	0.9	16.1	9.2	46.1
November	0.0	0.7	0.0	7.9	8.7	41.5	0.0	13.6	3.0	136.7	211.9
December	0.0	0.4	0.0	11.7	0.3	40.3	0.0	145.8	11.5	3.2	213.1
2003											
January	0.6	0.0	0.0	15.0	7.1	30.8	0.0	2.4	12.4	21.0	89.1
February	0.0	3.6	0.0	4.7	25.9	30.2	0.0	33.7	5.9	5.6	109.7
March	0.2	1.8	0.0	14.6	3.1	51.9	0.0	30.4	23.2	1.2	126.3
April	0.0	0.0	3.6	3.7	6.2	14.0	0.0	6.9	0.6	8.1	43.1
May	1.5	0.1	0.1	3.7	34.4	23.5	0.0	5.1	2.0	26.6	97.0
June	0.0	0.2	0.1	24.2	2.9	12.2	0.0	2.5	3.3	29.2	74.6
TOTAL (\$ million)											
2000-01	94.1	567.6	238.4	1 063.7	572.5	355.1	51.6	216.7	318.9	167.7	3 646.1
2001-02	186.2	690.4	304.8	885.1	624.8	730.5	46.4	368.0	318.6	231.1	4 385.5
2002-03	376.9	1 116.5	329.1	1 333.8	715.1	533.6	25.0	554.3	400.3	340.8	5 725.5
2002											
June	3.2	32.4	14.2	54.0	29.2	28.0	3.3	13.6	11.0	8.9	197.9
July	21.7	52.2	19.2	27.6	59.9	23.7	2.6	42.7	24.8	10.9	285.4
August	27.7	88.6	24.9	72.1	47.2	45.4	1.1	28.8	38.4	8.3	382.5
September	12.0	56.9	27.8	192.6	51.0	60.3	0.8	29.0	62.5	9.6	502.5
October	41.5	61.4	11.6	23.9	111.8	52.2	1.9	75.3	33.3	21.9	434.8
November	145.8	461.3	34.2	32.3	55.4	51.8	1.7	15.6	23.2	143.8	965.1
December	7.9	27.3	76.4	50.5	72.7	49.0	6.8	152.5	21.1	16.1	480.2
2003											
January	7.5	56.4	21.5	131.4	48.1	52.3	3.0	20.8	26.5	26.7	394.4
February	40.1	132.0	38.2	175.4	58.6	33.0	0.0	64.3	27.1	10.2	579.0
March	5.5	59.9	20.1	116.5	45.8	58.5	4.9	83.9	42.7	12.5	450.3
April	17.6	25.4	21.7	150.3	60.5	33.3	0.5	10.6	68.0	15.5	403.3
May	40.0	62.9	13.6	280.0	69.7	42.6	0.4	19.1	19.0	33.5	580.8
June	9.6	32.2	19.9	81.2	34.4	31.5	1.3	11.7	13.7	31.8	267.2

BUILDING APPROVED IN THE SYDNEY STATISTICAL DIVISION: Original

Period	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
2001-02	13 205	17 653	31 638	2 383 071	2 610 387	1 044 684	6 038 143	2 419 935	8 458 077
2002-03	10 522	18 696	30 326	2 139 053	3 109 415	1 199 678	6 448 147	3 572 888	10 021 035
2002									
June	1 007	1 005	2 091	197 230	146 077	84 734	428 042	98 131	526 173
July	1 039	1 061	2 125	198 215	123 960	86 930	409 104	149 421	558 525
August	935	1 683	2 863	179 226	252 947	135 762	567 934	192 075	760 009
September	887	1 147	2 205	183 903	145 476	119 155	448 534	354 855	803 389
October	963	3 527	4 525	187 868	728 868	96 035	1 012 770	238 541	1 251 311
November	1 017	1 702	2 793	215 316	293 970	92 555	601 841	698 878	1 300 718
December	722	1 429	2 255	149 631	289 406	83 518	522 555	210 065	732 620
2003									
January	845	1 711	2 581	160 420	280 763	76 569	517 752	244 292	762 044
February	851	1 278	2 201	177 761	271 912	97 095	546 768	352 274	899 042
March	714	1 433	2 248	156 906	192 402	110 247	459 555	278 657	738 212
April	740	1 378	2 175	159 972	185 430	90 745	436 147	293 205	729 352
May	930	1 366	2 461	185 512	205 678	112 212	503 402	413 159	916 561
June	879	981	1 894	184 324	138 605	98 857	421 785	147 467	569 252
PUBLIC SECTOR									
2001-02	16	466	482	2 872	50 518	23 686	77 075	717 369	794 444
2002-03	33	327	360	5 118	44 665	16 571	66 353	864 975	931 329
2002									
June	0	48	48	0	4 925	1 575	6 500	42 368	48 868
July	1	30	31	187	3 769	1 178	5 134	23 266	28 400
August	2	2	4	443	203	427	1 073	24 712	25 784
September	5	9	14	775	1 073	1 595	3 443	20 225	23 667
October	4	0	4	711	0	1 002	1 713	38 454	40 168
November	0	0	0	0	0	898	898	189 638	190 536
December	0	0	0	0	0	155	155	177 115	177 270
2003									
January	0	8	8	0	1 320	134	1 454	73 079	74 533
February	10	74	84	1 495	10 237	3 106	14 838	83 023	97 861
March	3	30	33	514	4 298	3 055	7 867	71 167	79 034
April	0	10	10	0	1 282	4 091	5 372	29 297	34 669
May	6	41	47	660	5 109	930	6 699	77 324	84 023
June	2	123	125	334	17 373	0	17 707	57 678	75 385
TOTAL									
2001-02	13 221	18 119	32 120	2 385 943	2 660 905	1 068 370	6 115 218	3 137 304	9 252 521
2002-03	10 555	19 023	30 686	2 144 171	3 154 079	1 216 249	6 514 500	4 437 864	10 952 364
2002									
June	1 007	1 053	2 139	197 230	151 002	86 310	434 542	140 499	575 040
July	1 040	1 091	2 156	198 402	127 729	88 107	414 238	172 687	586 925
August	937	1 685	2 867	179 668	253 150	136 188	569 006	216 787	785 793
September	892	1 156	2 219	184 678	146 549	120 749	451 977	375 080	827 057
October	967	3 527	4 529	188 579	728 868	97 037	1 014 483	276 996	1 291 479
November	1 017	1 702	2 793	215 316	293 970	93 454	602 739	888 515	1 491 254
December	722	1 429	2 255	149 631	289 406	83 673	522 710	387 180	909 890
2003									
January	845	1 719	2 589	160 420	282 083	76 703	519 206	317 371	836 577
February	861	1 352	2 285	179 256	282 149	100 201	561 606	435 297	996 903
March	717	1 463	2 281	157 420	196 700	113 302	467 422	349 824	817 246
April	740	1 388	2 185	159 972	186 711	94 836	441 519	322 502	764 020
May	936	1 407	2 508	186 172	210 786	113 143	510 101	490 482	1 000 583
June	881	1 104	2 019	184 657	155 979	98 857	439 492	205 145	644 637

(a) Refer to footnote (a) in Table 12.

(b) Refer to Explanatory Notes paragraph 16.

BUILDING APPROVED IN STATISTICAL AREAS—NSW—Jun Qtr 2003

	DWELLING (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
STATISTICAL AREAS									
NEW SOUTH WALES(c)	6 079	4 832	11 220	1 112 866	676 249	424 214	2 213 328	1 251 293	3 464 621
Sydney (SD)	2 557	3 899	6 712	530 802	553 476	306 835	1 391 112	1 018 128	2 409 240
Inner Sydney (SSD)	25	343	486	4 375	57 047	31 904	93 325	481 536	574 862
Botany Bay (C)	8	21	30	1 399	2 840	1 291	5 530	31 065	36 595
Leichhardt (A)	7	100	110	1 520	19 372	9 972	30 864	4 922	35 786
Marrickville (A)	8	58	72	1 056	6 458	4 527	12 040	4 829	16 869
South Sydney (C)	2	119	197	400	17 877	9 515	27 792	33 185	60 977
Sydney (C) – Inner	0	0	0	0	0	0	0	313 066	313 066
Sydney (C) – Remainder	0	45	77	0	10 500	6 600	17 100	94 470	111 570
Eastern Suburbs (SSD)	30	201	249	12 027	35 660	42 824	90 510	8 957	99 467
Randwick (C)	21	51	83	7 337	6 310	16 089	29 736	6 106	35 842
Waverley (A)	2	137	146	780	26 750	6 829	34 359	165	34 524
Woollahra (A)	7	13	20	3 910	2 600	19 906	26 416	2 686	29 102
St George–Sutherland (SSD)	173	435	608	41 764	59 234	23 448	124 446	24 117	148 563
Hurstville (C)	42	68	110	9 945	8 754	1 554	20 253	8 495	28 748
Kogarah (A)	31	36	67	8 847	5 716	2 558	17 122	970	18 092
Rockdale (C)	17	64	81	3 968	8 117	2 838	14 922	4 184	19 106
Sutherland Shire (A)–East	49	228	277	11 414	31 549	7 101	50 064	8 369	58 433
Sutherland Shire (A)–West	34	39	73	7 590	5 099	9 398	22 086	2 099	24 185
Canterbury–Bankstown (SSD)	101	254	356	21 319	32 640	8 601	62 561	25 927	88 488
Bankstown (C)	70	200	270	14 286	25 873	4 749	44 907	21 966	66 873
Canterbury (C)	31	54	86	7 034	6 768	3 852	17 654	3 961	21 615
Fairfield–Liverpool (SSD)	256	177	435	51 218	20 520	7 761	79 499	44 070	123 569
Fairfield (C)	112	97	211	21 294	10 915	3 748	35 957	32 055	68 012
Liverpool (C)	144	80	224	29 924	9 605	4 013	43 542	12 015	55 556
Outer South Western Sydney (SSD)	236	63	300	41 765	7 458	10 064	59 287	69 495	128 783
Camden (A)	56	0	56	12 292	0	1 795	14 087	1 075	15 162
Campbelltown (C)	96	32	128	14 598	2 980	5 437	23 015	62 239	85 254
Wollondilly (A)	84	31	116	14 875	4 478	2 832	22 185	6 181	28 366
Inner Western Sydney (SSD)	46	194	242	12 818	19 960	12 353	45 131	9 556	54 686
Ashfield (A)	2	25	27	410	3 965	2 771	7 146	1 510	8 656
Burwood (A)	8	20	29	2 074	2 400	1 472	5 946	965	6 911
Canada Bay–Concord (A)	21	10	31	6 343	1 110	3 822	11 275	6 931	18 206
Canada Bay–Drummoyne (A)	8	4	13	2 246	370	3 312	5 928	150	6 078
Strathfield (A)	7	135	142	1 745	12 115	975	14 835	0	14 835
Central Western Sydney (SSD)	115	736	855	21 499	81 731	8 617	111 846	55 384	167 230
Auburn (A)	16	74	90	2 968	8 982	649	12 598	31 366	43 964
Holroyd (C)	40	111	154	6 543	10 801	2 630	19 974	8 398	28 372
Parramatta (C)	59	551	611	11 988	61 948	5 338	79 274	15 619	94 893
Outer Western Sydney (SSD)	227	158	388	41 612	16 993	21 850	80 455	47 302	127 757
Blue Mountains (C)	53	0	53	10 318	0	9 354	19 673	1 845	21 518
Hawkesbury (C)	60	28	90	10 210	3 204	5 150	18 564	16 322	34 886
Penrith (C)	114	130	245	21 084	13 789	7 346	42 218	29 135	71 353
Blacktown (SSD)	399	187	587	63 161	20 993	9 809	93 963	29 289	123 252
Blacktown (C) – North	274	28	302	44 740	2 077	2 512	49 329	7 589	56 918
Blacktown (C) – South-East	34	106	140	5 794	13 366	2 370	21 530	13 862	35 392
Blacktown (C) – South-West	91	53	145	12 628	5 550	4 927	23 105	7 838	30 943
Lower Northern Sydney (SSD)	71	393	542	24 845	85 583	41 164	151 592	128 897	280 489
Hunter's Hill (A)	1	0	66	640	0	4 596	5 236	0	5 236
Lane Cove (A)	7	2	9	3 454	275	3 454	7 183	4 187	11 370
Mosman (A)	2	6	8	1 412	1 500	3 990	6 902	150	7 052
North Sydney (A)	2	74	77	775	13 760	9 394	23 929	70 833	94 762
Ryde (C)	49	42	102	13 004	5 537	6 224	24 765	48 458	73 223
Willoughby (C)	10	269	280	5 560	64 511	13 506	83 577	5 268	88 846

DWELLINGS (no.)..... VALUE (\$'000).....

	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential buildings</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non residential building</i>	<i>Total building</i>
STATISTICAL AREAS									
Sydney (SD) <i>continued</i>									
Central North Sydney (SSD)	429	234	673	103 830	45 184	35 909	184 923	51 102	236 025
Baulkham Hills (A)	272	86	360	68 995	16 446	7 944	93 385	27 903	121 288
Hornsby (A)	117	94	219	21 631	18 528	10 199	50 358	11 639	61 997
Ku-ring-gai (A)	40	54	94	13 204	10 210	17 766	41 180	11 561	52 740
Northern Beaches (SSD)	74	155	246	26 311	23 527	28 628	78 465	7 122	85 587
Manly (A)	21	6	27	9 720	692	11 015	21 427	4 457	25 884
Pittwater (A)	27	10	37	8 413	2 600	5 593	16 607	1 291	17 897
Warringah (A)	26	139	182	8 178	20 235	12 020	40 432	1 374	41 806
Gosford–Wyong (SSD)	375	369	745	64 258	46 946	23 903	135 108	35 374	170 482
Gosford (C)	177	279	457	33 141	33 923	13 779	80 843	15 963	96 805
Wyong (A)	198	90	288	31 118	13 023	10 124	54 265	19 412	73 677
Hunter (SD)	795	265	1 073	130 365	37 203	35 115	202 683	39 426	242 109
Newcastle (SSD)	677	204	894	108 294	28 988	31 094	168 376	26 891	195 267
Cessnock (C)	73	17	93	12 750	1 560	2 247	16 557	5 160	21 717
Lake Macquarie (C)	168	4	173	28 719	742	10 774	40 235	6 820	47 056
Maitland (C)	160	6	167	24 462	639	2 768	27 869	2 599	30 469
Newcastle (C) – Inner	2	6	13	590	1 100	500	2 190	874	3 064
Newcastle (C) – Remainder	115	97	214	17 307	13 083	12 102	42 492	7 944	50 435
Port Stephens (A)	159	74	234	24 466	11 865	2 702	39 033	3 493	42 526
Hunter SD Balance (SSD)	118	61	179	22 071	8 214	4 022	34 307	12 535	46 842
Dungog (A)	8	0	8	1 516	0	413	1 929	3 854	5 783
Gloucester (A)	9	0	9	1 973	0	395	2 368	54	2 422
Great Lakes (A)	52	42	94	8 950	6 462	1 559	16 970	3 316	20 287
Merriwa (A)	1	0	1	45	0	25	70	0	70
Murrurundi (A)	1	0	1	38	0	71	109	0	109
Muswellbrook (A)	4	0	4	660	0	35	695	185	880
Scone (A)	7	0	7	2 295	0	625	2 920	1 325	4 245
Singleton (A)	36	19	55	6 595	1 752	899	9 247	3 800	13 047
Illawarra (SD)	587	144	746	103 825	18 282	26 404	148 511	47 620	196 131
Wollongong (SSD)	276	132	416	52 154	17 084	14 425	83 664	25 609	109 273
Kiama (A)	21	18	42	4 138	2 842	2 889	9 869	896	10 765
Shellharbour (C)	135	18	153	24 763	1 838	2 164	28 765	4 946	33 711
Wollongong (C)	120	96	221	23 254	12 404	9 372	45 030	19 767	64 797
Nowra–Bomaderry (SSD)	68	0	69	10 562	0	1 344	11 906	2 633	14 539
Shoalhaven (C) – Pt A	68	0	69	10 562	0	1 344	11 906	2 633	14 539
Illawarra SD Balance (SSD)	243	12	261	41 109	1 198	10 634	52 941	19 379	72 320
Shoalhaven (C) – Pt B	177	12	195	28 505	1 198	6 892	36 595	18 720	55 315
Wingecarribee (A)	66	0	66	12 605	0	3 742	16 347	658	17 005
Richmond–Tweed (SD)	284	110	396	42 270	14 635	7 229	64 135	15 372	79 506
Tweed Heads (SSD)	83	92	175	11 076	12 746	976	24 799	2 473	27 271
Tweed (A)–Pt A	83	92	175	11 076	12 746	976	24 799	2 473	27 271
Lismore (SSD)	35	2	37	5 149	170	631	5 949	1 290	7 239
Lismore (C) – Pt A	35	2	37	5 149	170	631	5 949	1 290	7 239
Richmond–Tweed SD Balance (SSD)	166	16	184	26 046	1 719	5 622	33 387	11 609	44 996
Ballina (A)	38	14	54	6 452	1 599	2 618	10 669	5 942	16 611
Byron (A)	28	0	28	5 423	0	1 494	6 917	3 650	10 567
Kyogle (A)	9	0	9	917	0	219	1 136	409	1 545
Lismore (C) – Pt B	15	2	17	1 839	120	328	2 287	400	2 687
Richmond Valley (A) – Casino	1	0	1	117	0	16	132	501	633
Richmond Valley (A) – Bal	1	0	1	130	0	174	304	70	374
Tweed (A)–Pt B	74	0	74	11 168	0	773	11 941	637	12 578

DWELLINGS (no.)..... VALUE (\$'000).....

	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential buildings</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non residential building</i>	<i>Total building</i>
STATISTICAL AREAS									
Mid-North Coast (SD)	607	282	899	97 025	37 035	15 820	149 880	36 701	186 581
Coffs Harbour (SSD)	135	96	234	23 659	8 111	3 089	34 860	10 138	44 998
Coffs Harbour (C) – Pt A	135	96	234	23 659	8 111	3 089	34 860	10 138	44 998
Port Macquarie (SSD)	76	104	180	13 275	17 283	2 969	33 527	11 675	45 202
Hastings (A) – Pt A	76	104	180	13 275	17 283	2 969	33 527	11 675	45 202
Clarence (excl. Coffs Harbour) (SSD)	157	26	187	22 767	3 815	5 616	32 197	10 112	42 310
Bellingen (A)	16	0	16	1 984	0	946	2 929	1 730	4 659
Coffs Harbour (C) – Pt B	26	0	26	4 804	0	1 973	6 777	505	7 282
Copmanhurst (A)	11	0	11	1 139	0	68	1 207	0	1 207
Grafton (C)	6	2	8	883	180	382	1 445	5 805	7 250
Maclean (A)	47	4	51	7 204	430	719	8 353	1 340	9 693
Nambucca (A)	31	8	40	3 769	1 045	982	5 796	432	6 228
Pristine Waters (A) – Nymbodia	6	0	6	503	0	223	726	0	726
Pristine Waters (A) – Ulmarra	14	12	29	2 480	2 160	324	4 964	300	5 264
Hastings (excl. Port Macquarie) (SSD)	239	56	298	37 324	7 826	4 146	49 296	4 776	54 071
Greater Taree (C)	112	18	130	17 251	1 756	1 261	20 268	1 285	21 553
Hastings (A) – Pt B	75	14	91	12 703	1 910	1 667	16 280	2 746	19 026
Kempsey (A)	52	24	77	7 370	4 160	1 217	12 747	745	13 492
Lord Howe Island	0	0	0	0	0	0	0	0	0
Northern (SD)	129	20	149	21 825	2 269	3 861	27 955	14 999	42 954
Tamworth (SSD)	69	14	83	11 646	1 343	1 786	14 776	11 358	26 134
Parry (A) – Pt A	10	0	10	2 029	0	192	2 221	0	2 221
Tamworth (C)	59	14	73	9 617	1 343	1 594	12 555	11 358	23 913
Northern Slopes (excl. Tamworth) (SSD)	14	0	14	2 581	0	766	3 346	795	4 142
Barraba (A)	0	0	0	0	0	24	24	0	24
Bingara (A)	2	0	2	310	0	0	310	0	310
Gunnedah (A)	2	0	2	416	0	360	776	0	776
Inverell (A)–Pt A	1	0	1	120	0	0	120	0	120
Manilla (A)	1	0	1	180	0	87	267	0	267
Nundle (A)	1	0	1	350	0	0	350	0	350
Parry (A) – Pt B	4	0	4	726	0	121	847	795	1 643
Quirindi (A)	3	0	3	479	0	97	576	0	576
Yallaroi (A)	0	0	0	0	0	77	77	0	77
Northern Tablelands (SSD)	36	0	36	5 672	0	911	6 583	1 799	8 381
Armidale Dumaresq (A) – City	16	0	16	2 789	0	364	3 152	895	4 047
Armidale Dumaresq (A) – Bal	2	0	2	255	0	0	255	0	255
Glen Innes (A)	1	0	1	50	0	108	158	65	223
Guyra (A)	1	0	1	150	0	10	160	200	360
Inverell (A)–Pt B	4	0	4	723	0	46	769	514	1 283
Severn (A)	3	0	3	466	0	163	629	0	629
Tenterfield (A)	3	0	3	433	0	25	458	0	458
Uralla (A)	2	0	2	306	0	159	465	125	590
Walcha (A)	4	0	4	500	0	37	537	0	537
North Central Plain (SSD)	10	6	16	1 926	926	398	3 249	1 048	4 297
Moree Plains (A)	3	6	9	633	926	156	1 714	550	2 264
Narrabri (A)	7	0	7	1 293	0	242	1 535	498	2 033
North Western (SD)	92	11	103	15 503	1 267	2 684	19 454	6 468	25 922
Dubbo (SSD)	48	6	54	9 468	420	1 154	11 042	3 173	14 215
Dubbo (C) – Pt A	48	6	54	9 468	420	1 154	11 042	3 173	14 215

D WELLINGS (no.)..... VALUE (\$'000).....

	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential buildings</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non residential building</i>	<i>Total building</i>
STATISTICAL AREAS									
North Western (SD) <i>continued</i>									
Central Macquarie (excl.)									
Dubbo (SSD)	38	0	38	5 211	0	1 441	6 652	1 306	7 958
Coolah (A)	2	0	2	195	0	91	286	0	286
Coonabarabran (A)	1	0	1	168	0	61	228	190	418
Dubbo (C) – Pt B	2	0	2	181	0	0	181	0	181
Gilgandra (A)	1	0	1	110	0	102	212	200	412
Mudgee (A)	21	0	21	3 307	0	1 000	4 307	267	4 574
Narromine (A)	5	0	5	415	0	79	493	649	1 143
Wellington (A)	6	0	6	836	0	109	945	0	945
Macquarie–Barwon (SSD)	3	2	5	234	309	24	567	1 126	1 694
Bogan (A)	0	0	0	0	0	24	24	0	24
Coonamble (A)	1	0	1	70	0	0	70	0	70
Walgett (A)	0	2	2	0	309	0	309	1 126	1 436
Warren (A)	2	0	2	164	0	0	164	0	164
Upper Darling (SSD)	3	3	6	590	538	65	1 193	863	2 056
Bourke (A)	0	0	0	0	0	12	12	760	772
Brewarrina (A)	0	3	3	0	538	0	538	103	640
Cobar (A)	3	0	3	590	0	53	643	0	643
Central West (SD)	218	12	232	36 628	1 100	6 586	44 314	27 945	72 259
Bathurst–Orange (SSD)	118	2	120	21 770	280	3 283	25 332	7 553	32 886
Bathurst (C)	68	0	68	11 922	0	1 066	12 989	4 669	17 658
Blayney (A)–Pt A	6	0	6	929	0	620	1 549	223	1 772
Cabonne (A)–Pt A	5	0	5	1 314	0	0	1 314	0	1 314
Evans (A)–Pt A	0	0	0	0	0	0	0	0	0
Orange (C)	39	2	41	7 605	280	1 596	9 480	2 661	12 142
Central Tablelands (excl. Bathurst–Orange) (SSD)	43	4	49	6 634	320	1 625	8 579	3 348	11 927
Blayney (A)–Pt B	0	0	0	0	0	189	189	0	189
Cabonne (A) –Pt B	4	0	4	688	0	150	838	0	838
Evans (A)–Pt B	2	0	2	440	0	23	464	0	464
Lithgow (C)	17	4	22	2 665	320	959	3 944	2 559	6 503
Oberon (A)	11	0	11	1 708	0	160	1 868	289	2 157
Rylstone (A)	9	0	10	1 132	0	144	1 276	500	1 776
Lachlan (SSD)	57	6	63	8 224	500	1 678	10 402	17 043	27 446
Bland (A)	6	0	6	650	0	76	726	340	1 066
Cabonne (A)–Pt C	10	0	10	1 564	0	76	1 640	158	1 798
Cowra (A)	22	0	22	3 181	0	604	3 786	4 348	8 134
Forbes (A)	5	0	5	912	0	202	1 114	196	1 310
Lachlan (A)	2	0	2	195	0	207	402	621	1 023
Parkes (A)	11	0	11	1 571	0	454	2 026	10 380	12 406
Weddin (A)	1	6	7	150	500	59	709	1 000	1 709
South Eastern (SD)	374	55	437	62 764	7 422	9 533	79 719	8 292	88 011
Queanbeyan (SSD)	109	8	117	21 367	980	1 954	24 301	2 119	26 420
Queanbeyan (C)	58	8	66	10 924	980	1 286	13 190	2 119	15 310
Yarrowlumla (A)–Pt A	51	0	51	10 443	0	667	11 111	0	11 111

DWELLINGS (no.)..... VALUE (\$'000).....

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
STATISTICAL AREAS									
South Eastern (SD) continued									
Southern Tablelands (excl.)									
Queanbeyan (SSD)	89	4	98	13 598	420	2 405	16 423	638	17 061
Boorowa (A)	4	0	4	439	0	10	449	0	449
Crookwell (A)	7	0	7	921	0	388	1 309	0	1 309
Goulburn (C)	20	0	20	3 476	0	460	3 936	63	3 999
Gunning (A)	0	0	0	0	0	0	0	0	0
Harden (A)	1	0	1	150	0	0	150	0	150
Mulwaree (A)	17	2	23	2 774	220	425	3 419	444	3 863
Tallaganda (A)	5	0	5	575	0	147	722	0	722
Yarrowlumla (A) - Pt B	0	0	0	0	0	0	0	0	0
Yass (A)	23	0	24	3 754	0	644	4 398	0	4 398
Young (A)	12	2	14	1 510	200	331	2 041	130	2 171
Lower South Coast (SSD)									
Bega Valley (A)	47	13	61	8 709	2 467	1 513	12 688	2 009	14 697
Eurobodalla (A)	109	28	138	16 136	3 305	2 623	22 064	1 947	24 011
Snowy (SSD)									
Bombala (A)	1	0	1	140	0	70	210	0	210
Cooma-Monaro (A)	8	2	10	1 301	250	598	2 149	854	3 003
Snowy River (A)	11	0	12	1 513	0	372	1 884	725	2 609
Murrumbidgee (SD)									
Wagga Wagga (SSD)	105	2	107	17 579	250	1 584	19 413	8 117	27 530
Wagga Wagga (C) - Pt A	105	2	107	17 579	250	1 584	19 413	8 117	27 530
Central Murrumbidgee (excl.)									
Wagga Wagga (SSD)	50	2	54	8 250	228	1 834	10 313	5 303	15 616
Coolamon (A)	2	0	2	428	0	130	557	900	1 457
Cootamundra (A)	7	0	9	1 158	0	467	1 625	3 504	5 129
Gundagai (A)	4	0	4	366	0	0	366	0	366
Junee (A)	4	0	4	766	0	152	918	0	918
Lockhart (A)	6	0	6	890	0	15	904	70	974
Narrandera (A)	8	0	8	1 295	0	11	1 306	309	1 615
Temora (A)	8	0	8	1 518	0	199	1 717	450	2 167
Tumut (A)	10	2	12	1 582	228	207	2 017	70	2 087
Wagga Wagga (C) - Pt B	1	0	1	248	0	654	902	0	902
Lower Murrumbidgee (SSD)									
Carrathool (A)	0	0	0	0	0	11	11	0	11
Griffith (C)	27	21	48	5 122	2 000	677	7 799	5 585	13 384
Hay (A)	4	0	5	340	0	38	378	124	502
Leeton (A)	12	0	12	1 884	0	291	2 175	327	2 502
Murrumbidgee (A)	1	0	1	130	0	111	241	0	241
Murray (SD)									
Albury (SSD)	125	5	130	19 866	701	3 883	24 450	12 556	37 006
Albury (C)	97	5	102	15 392	701	3 316	19 409	10 778	30 187
Hume (A)	28	0	28	4 474	0	567	5 042	1 778	6 820
Upper Murray (excl. Albury) (SSD)									
Corowa (A)	10	0	10	1 994	0	344	2 338	350	2 688
Culcairn (A)	3	4	7	486	380	67	933	500	1 433
Holbrook (A)	5	0	5	933	0	76	1 010	0	1 010
Tumbarumba (A)	3	0	3	310	0	180	490	199	689
Urana (A)	0	0	0	0	0	0	0	0	0
Central Murray (SSD)									
Berrigan (A)	17	0	17	2 573	0	128	2 701	63	2 764
Conargo (A)	0	0	0	0	0	0	0	0	0
Deniliquin (A)	6	0	6	836	0	205	1 040	495	1 535
Jerilderie (A)	2	0	2	222	0	10	232	0	232
Murray (A)	20	0	20	3 387	0	111	3 497	0	3 497
Wakool (A)	4	0	4	429	0	48	477	0	477

DWELLINGS (no.)..... VALUE (\$'000).....

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
STATISTICAL AREAS									
Murray (SD) continued									
Murray–Darling (SSD)	14	0	14	1 985	0	232	2 217	830	3 047
Balranald (A)	3	0	3	245	0	0	245	180	425
Wentworth(A)	11	0	11	1 740	0	232	1 972	650	2 622
Far West (SD)	28	0	28	5 532	0	318	5 850	1 892	7 742
Far West (SSD)	28	0	28	5 532	0	318	5 850	1 892	7 742
Broken Hill (C)	3	0	3	532	0	258	790	1 892	2 682
Central Darling (A)	25	0	25	5 000	0	60	5 060	0	5 060
Unincorp. Far West	0	0	0	0	0	0	0	0	0

STATISTICAL DISTRICT

Newcastle NSW	677	204	894	108 294	28 988	31 094	168 376	26 891	195 267
Wollongong NSW	276	132	416	52 154	17 084	14 425	83 664	25 609	109 273
Nowra–Bomaderry NSW	68	0	69	10 562	0	1 344	11 906	2 633	14 539
Bathurst–Orange NSW	118	2	120	21 770	280	3 283	25 332	7 553	32 886
Lismore NSW	35	2	37	5 149	170	631	5 949	1 290	7 239
Coffs Harbour NSW	135	96	234	23 659	8 111	3 089	34 860	10 138	44 998
Port Macquarie NSW	76	104	180	13 275	17 283	2 969	33 527	11 675	45 202
Tamworth NSW	69	14	83	11 646	1 343	1 786	14 776	11 358	26 134
Dubbo NSW	48	6	54	9 468	420	1 154	11 042	3 173	14 215
Wagga Wagga NSW	105	2	107	17 579	250	1 584	19 413	8 117	27 530
Albury–Wodonga NSW/VIC	276	9	286	43 831	1 101	5 793	50 725	15 362	66 087
Gold Coast–Tweed QLD/NSW	838	830	1 670	183 511	192 777	20 624	396 912	102 801	499 713
Canberra–Queanbeyan ACT/NSW	602	85	691	99 168	10 389	22 975	132 531	81 651	214 182

(a) Includes conversions and dwelling units approved as part of alterations and additions or the construction of non-residential buildings.

(b) Refer to Explanatory Notes paragraph 16.

(c) New South Wales total includes building approved in off-shore areas not included in the above Statistical Areas.

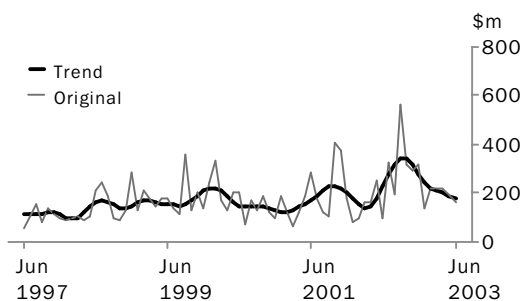
BUILDING APPROVALS KEY FEATURES: ACT

KEY FIGURES

	Apr 2003	May 2003	Jun 2003
Dwelling units approved			
Original	221	192	162
Trend	203	190	178

	% change Mar 2003 to Apr 2003	% change Apr 2003 to May 2003	% change May 2003 to Jun 2003
Dwelling units approved			
Original	0.9	-13.1	-15.6
Trend	-4.8	-6.7	-6.4

DWELLING UNITS APPROVED



KEY POINTS

TREND ESTIMATES

- The trend estimate for the total number dwelling units approved has fallen for the last nine months. The series fell by 6.3% to 178 in June 2003 following falls of 4.7% in April 2003 and 6.4% in May 2003.

ORIGINAL ESTIMATES

- The total number of dwelling units approved in the June 2003 quarter fell by 1.2% to 575.
- The highest number of dwelling units approved in the June 2003 quarter were in Dunlop (67), Amaroo (55) and Banks (48).
- In the June 2003 quarter the number of new houses approved increased by 44% to 494 compared to the March 2003 quarter, while the number of new other residential dwellings approved fell by 67.8% to 77.
- The value of total building work rose by 6.2% to \$187.8 million in the June 2003 quarter. Residential building rose by 5.5% to \$108.3 million and non-residential building rose by 7.1% to \$79.5 million.

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion	Non-residential building	Total dwelling units	Total dwelling units trend estimates
PRIVATE SECTOR (Number)							
2000-01	924	715	1	0	1	1 641	n.a.
2001-02	1 169	984	3	0	1	2 157	n.a.
2002-03	1 787	1 191	1	0	3	2 982	n.a.
2002							
June	80	15	0	0	0	95	n.a.
July	164	144	0	0	0	308	n.a.
August	160	28	0	0	0	188	n.a.
September	99	441	0	0	0	540	n.a.
October	193	52	0	0	0	245	n.a.
November	222	43	0	0	0	265	n.a.
December	131	185	0	0	0	316	n.a.
2003							
January	87	49	0	0	0	136	n.a.
February	156	65	0	0	0	221	n.a.
March	96	107	0	0	0	203	n.a.
April	170	37	1	0	0	208	n.a.
May	149	38	0	0	3	190	n.a.
June	160	2	0	0	0	162	n.a.
PUBLIC SECTOR (Number)							
2000-01	43	64	0	0	0	107	n.a.
2001-02	45	30	0	0	0	75	n.a.
2002-03	102	86	0	0	0	188	n.a.
2002							
June	0	0	0	0	0	0	n.a.
July	20	0	0	0	0	20	n.a.
August	4	0	0	0	0	4	n.a.
September	19	8	0	0	0	27	n.a.
October	13	60	0	0	0	73	n.a.
November	27	0	0	0	0	27	n.a.
December	0	0	0	0	0	0	n.a.
2003							
January	3	0	0	0	0	3	n.a.
February	1	2	0	0	0	3	n.a.
March	0	16	0	0	0	16	n.a.
April	13	0	0	0	0	13	n.a.
May	2	0	0	0	0	2	n.a.
June	0	0	0	0	0	0	n.a.
TOTAL (Number)							
2000-01	967	779	1	0	1	1 748	n.a.
2001-02	1 214	1 014	3	0	1	2 232	n.a.
2002-03	1 889	1 277	1	0	3	3 170	n.a.
2002							
June	80	15	0	0	0	95	228
July	184	144	0	0	0	328	277
August	164	28	0	0	0	192	320
September	118	449	0	0	0	567	344
October	206	112	0	0	0	318	343
November	249	43	0	0	0	292	316
December	131	185	0	0	0	316	278
2003							
January	90	49	0	0	0	139	242
February	157	67	0	0	0	224	222
March	96	123	0	0	0	219	213
April	183	37	1	0	0	221	203
May	151	38	0	0	3	192	190
June	160	2	0	0	0	162	178

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 (\$ '000)								
2000-01	149 321	90 869	60	47 077	0	287 327	100 576	387 903
2001-02	183 107	125 437	409	68 873	0	377 826	152 681	530 507
2002-03	282 254	163 183	130	70 960	0	516 526	197 026	713 553
2002								
June	13 405	1 863	0	5 561	0	20 829	6 028	26 857
July	26 291	23 923	0	6 379	0	56 593	29 229	85 822
August	24 601	3 079	0	5 248	0	32 928	29 840	62 768
September	18 911	47 345	0	6 565	0	72 822	17 117	89 939
October	30 047	7 485	0	5 971	0	43 503	14 652	58 155
November	33 069	5 857	0	6 596	0	45 522	6 000	51 522
December	20 360	32 333	0	6 236	0	58 929	34 984	93 913
2003								
January	14 108	5 669	0	2 626	0	22 404	4 775	27 179
February	24 864	7 944	0	6 592	0	39 399	13 179	52 578
March	14 661	20 138	0	3 927	0	38 727	2 619	41 346
April	24 833	5 193	130	6 563	0	36 718	9 523	46 241
May	24 035	3 880	0	8 573	0	36 488	19 330	55 818
June	26 473	336	0	5 685	0	32 494	15 778	48 272
PUBLIC SECTOR (\$ '000)								
2000-01	5 324	7 762	0	35	0	13 122	73 861	86 983
2001-02	7 455	3 304	0	534	0	11 292	91 987	103 280
2002-03	17 344	12 341	0	173	0	29 857	165 357	195 215
2002								
June	0	0	0	0	0	0	7 503	7 503
July	3 300	0	0	0	0	3 300	7 783	11 083
August	745	0	0	31	0	775	858	1 633
September	3 458	1 440	0	0	0	4 898	32 137	37 035
October	2 397	9 264	0	71	0	11 732	12 776	24 508
November	4 369	0	0	0	0	4 369	11 233	15 602
December	0	0	0	0	0	0	12 010	12 010
2003								
January	461	0	0	0	0	461	13 040	13 502
February	70	139	0	0	0	209	38 796	39 005
March	0	1 497	0	0	0	1 497	1 823	3 321
April	2 396	0	0	0	0	2 396	14 188	16 584
May	149	0	0	0	0	149	17 570	17 720
June	0	0	0	71	0	71	3 142	3 213
TOTAL (\$ '000)								
2000-01	154 645	98 632	60	47 112	0	300 449	174 437	474 886
2001-02	190 561	128 741	409	69 407	0	389 119	244 668	633 787
2002-03	299 598	175 524	130	71 132	0	546 384	362 384	908 767
2002								
June	13 405	1 863	0	5 561	0	20 829	13 531	34 360
July	29 591	23 923	0	6 379	0	59 893	37 012	96 905
August	25 346	3 079	0	5 279	0	33 703	30 698	64 401
September	22 369	48 785	0	6 565	0	77 720	49 254	126 974
October	32 444	16 749	0	6 042	0	55 235	27 428	82 663
November	37 438	5 857	0	6 596	0	49 891	17 233	67 124
December	20 360	32 333	0	6 236	0	58 929	46 994	105 923
2003								
January	14 570	5 669	0	2 626	0	22 865	17 816	40 680
February	24 934	8 083	0	6 592	0	39 608	51 975	91 583
March	14 661	21 636	0	3 927	0	40 224	4 443	44 666
April	27 229	5 193	130	6 563	0	39 114	23 711	62 825
May	24 184	3 880	0	8 573	0	36 638	36 900	73 538
June	26 473	336	0	5 756	0	32 565	18 920	51 485

BUILDING APPROVED IN STATISTICAL AREAS—ACT—Jun Qtr 2003

DWELLINGS (no.)..... VALUE (\$'000).....

Statistical area(c)	Dwellings (no.)			Value (\$'000)			Total		
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
AUSTRALIAN CAPITAL TERRITORY	494	77	575	77 886	9 409	21 021	108 316	79 532	187 848
Canberra (SD)	493	77	574	77 801	9 409	21 021	108 230	79 532	187 762
North Canberra (SSD)	28	52	80	5 009	5 079	2 777	12 865	16 945	29 811
Acton	0	0	0	0	0	0	0	12 540	12 540
Ainslie	7	0	7	1 256	0	472	1 728	0	1 728
Braddon	2	14	16	340	1 199	165	1 703	0	1 703
Campbell	2	0	2	552	0	139	691	0	691
City	0	0	0	0	0	0	0	1 518	1 518
Dickson	1	0	1	137	0	12	149	268	417
Downer	1	0	1	146	0	160	306	0	306
Duntroon	0	0	0	0	0	0	0	0	0
Hackett	0	0	0	0	0	87	87	0	87
Kowen	0	0	0	0	0	0	0	0	0
Lyneham	3	0	3	745	0	279	1 023	0	1 023
Majura	0	0	0	0	0	0	0	1 120	1 120
O'Connor	5	0	5	870	0	624	1 494	0	1 494
Reid	0	0	0	0	0	359	359	0	359
Russell	0	0	0	0	0	0	0	1 500	1 500
Turner	5	38	43	814	3 880	0	4 694	0	4 694
Watson	2	0	2	149	0	481	631	0	631
Belconnen (SSD)	77	2	80	10 349	222	4 087	14 658	2 268	16 926
Aranda	0	0	0	0	0	77	77	0	77
Belconnen Town Centre	0	0	0	0	0	0	0	219	219
Belconnen-SSD Bal	0	0	0	0	0	0	0	0	0
Bruce	4	0	4	674	0	80	754	1 999	2 753
Charnwood	0	0	0	0	0	29	29	0	29
Cook	0	0	0	0	0	80	80	0	80
Dunlop	67	0	67	8 717	0	11	8 729	0	8 729
Evatt	0	0	0	0	0	361	361	0	361
Florey	0	0	0	0	0	173	173	0	173
Flynn	0	0	0	0	0	130	130	0	130
Fraser	0	0	0	0	0	49	49	0	49
Giralang	1	0	1	270	0	138	409	0	409
Hawker	0	0	0	0	0	56	56	0	56
Higgins	0	0	0	0	0	145	145	0	145
Holt	0	2	2	0	222	78	300	0	300
Kaleen	2	0	3	201	0	689	890	0	890
Latham	0	0	0	0	0	75	75	0	75
McKellar	0	0	0	0	0	286	286	0	286
Macgregor	0	0	0	0	0	404	404	0	404
Macquarie	0	0	0	0	0	153	153	0	153
Melba	1	0	1	201	0	274	474	0	474
Page	0	0	0	0	0	145	145	50	195
Scullin	0	0	0	0	0	189	189	0	189
Spence	0	0	0	0	0	223	223	0	223
Weetangera	2	0	2	285	0	243	528	0	528
Woden Valley (SSD)	17	0	17	2 289	0	4 817	7 106	13 523	20 629
Chifley	2	0	2	212	0	357	570	0	570
Curtin	1	0	1	239	0	474	713	0	713
Farrer	1	0	1	108	0	637	745	0	745
Garran	3	0	3	364	0	177	541	505	1 046
Hughes	2	0	2	277	0	552	830	76	906
Isaacs	0	0	0	0	0	181	181	0	181
Lyons	1	0	1	148	0	530	678	0	678
Mawson	5	0	5	706	0	381	1 087	1 150	2 237
O'Malley	0	0	0	0	0	0	0	0	0
Pearce	0	0	0	0	0	723	723	0	723
Phillip	0	0	0	0	0	0	0	11 792	11 792
Torrens	2	0	2	235	0	804	1 039	0	1 039

Statistical area(c)	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
Weston Creek–Stromlo (SSD)	35	0	35	6 090	0	1 718	7 808	1 687	9 495
Chapman	7	0	7	1 635	0	210	1 845	0	1 845
Duffy	18	0	18	2 914	0	461	3 375	0	3 375
Fisher	0	0	0	0	0	358	358	0	358
Holder	4	0	4	547	0	66	613	72	685
Rivett	5	0	5	831	0	414	1 245	0	1 245
Stirling	0	0	0	0	0	30	30	0	30
Stromlo	0	0	0	0	0	0	0	500	500
Waramanga	0	0	0	0	0	31	31	0	31
Weston	1	0	1	162	0	147	310	530	839
Weston Creek–Stromlo – SSD Bal	0	0	0	0	0	0	0	585	585
Tuggeranong (SSD)	84	0	84	15 387	0	5 109	20 496	5 341	25 838
Banks	48	0	48	8 562	0	117	8 679	0	8 679
Bonython	0	0	0	0	0	312	312	0	312
Calwell	1	0	1	220	0	189	409	1 000	1 409
Chisholm	0	0	0	0	0	516	516	1 650	2 166
Conder	7	0	7	1 822	0	134	1 956	0	1 956
Fadden	0	0	0	0	0	216	216	0	216
Gilmore	0	0	0	0	0	121	121	0	121
Gordon	13	0	13	2 298	0	354	2 652	0	2 652
Gowrie	0	0	0	0	0	121	121	0	121
Greenway	0	0	0	0	0	0	0	1 500	1 500
Isabella Plains	0	0	0	0	0	330	330	0	330
Kambah	13	0	13	2 249	0	932	3 181	750	3 931
Macarthur	0	0	0	0	0	93	93	0	93
Monash	0	0	0	0	0	718	718	0	718
Oxley	0	0	0	0	0	473	473	0	473
Richardson	0	0	0	0	0	47	47	0	47
Theodore	0	0	0	0	0	188	188	0	188
Tuggeranong–SSD Bal	0	0	0	0	0	0	0	0	0
Wanniassa	2	0	2	236	0	249	485	441	927
South Canberra (SSD)	26	2	28	4 512	336	2 144	6 992	19 616	26 608
Barton	1	0	1	110	0	0	110	319	430
Deakin	0	0	0	0	0	160	160	9 525	9 685
Forrest	1	0	1	500	0	0	500	382	882
Fyshwick	0	0	0	0	0	0	0	2 294	2 294
Griffith	2	0	2	523	0	576	1 099	320	1 419
Harman	0	0	0	0	0	0	0	0	0
Hume	0	0	0	0	0	0	0	2 383	2 383
Jerrabomberra	0	0	0	0	0	0	0	0	0
Kingston	0	0	0	0	0	179	179	209	388
Narrabundah	0	2	2	0	336	512	848	281	1 129
Oaks Estate	0	0	0	0	0	0	0	0	0
Parkes	0	0	0	0	0	0	0	1 163	1 163
Pialligo	0	0	0	0	0	0	0	750	750
Red Hill	9	0	9	1 525	0	392	1 917	0	1 917
Symonston	7	0	7	525	0	0	525	840	1 365
Yarralumla	6	0	6	1 328	0	325	1 653	1 150	2 803
Gungahlin–Hall (SSD)	226	21	250	34 164	3 772	369	38 305	20 151	58 456
Amaroo	48	7	55	7 542	972	38	8 552	11 575	20 127
Gungahlin–Hall – SSD Bal	151	0	151	20 907	0	0	20 907	2 000	22 907
Hall	2	0	5	225	0	68	293	338	631
Mitchell	0	0	0	0	0	15	15	395	410
Ngunnawal	2	0	2	317	0	51	368	0	368
Nicholls	21	14	35	4 790	2 800	17	7 607	5 843	13 451
Palmerston	2	0	2	383	0	180	563	0	563
Australian Capital Territory - Bal	1	0	1	86	0	0	86	0	86

(a) Includes conversions and dwelling units approved as part of alterations and additions or the construction of non-residential buildings.

(b) Refer to Explanatory Notes paragraph 16.

(c) Data for the statistical district of Canberra-Queanbeyan is located in table 12.

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
- permits issued by ACT Building, Electrical and Plumbing Control—Department of Urban Services
- 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 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.

5 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).

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 GST. Where it has been 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 CLASSIFICATIONS

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.

13 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.

14 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.

15 Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.

16 The Type of Work classification refers to the building activity carried out. Conversion jobs are shown separately in tables 5, 6, 13 and 14. However, in other tables they are included within existing categories, as follows: in tables 1, 2, 11, 12 and 15 they are included in the appropriate Type of Building category, and in tables 3, 4, 11, 12 and 15 they are included in the 'Alterations and additions to residential buildings' category.

SEASONAL ADJUSTMENT

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

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

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

EXPLANATORY NOTES

SEASONAL ADJUSTMENT *continued*

20 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.

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

22 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

23 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 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.

24 While the smoothing techniques described in paragraph 24 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.

CHAIN VOLUME MEASURES

25 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year. The reference year will be updated annually in the September 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 therefore only reflect volume changes. The direct impact of the GST is a price change, and hence is removed from chain volume estimates.

26 Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (cat. no. 5248.0).

EXPLANATORY NOTES

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	<p>27 Area statistics are now being classified to the Australian Standard Geographical Classification (ASGC), 2002 Edition (cat. no. 1216.0), effective from July 2002. Building work approved before July 2002 was classified according to the current editions 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.</p> <p>28 Some Statistical Districts straddle state/territory boundaries. The Gold Coast–Tweed Statistical District lies partly in New South Wales and partly in Queensland, the Canberra–Queanbeyan Statistical District lies partly in New South Wales and partly in the Australian Capital Territory, and the Albury–Wodonga Statistical District lies partly in New South Wales and partly in Victoria.</p> <p>29 From 1 July 2002, approvals in the External Territories of Australia are included in these statistics. Jervis Bay is included in New South Wales.</p>
ABS DATA AVAILABLE ON REQUEST	<p>30 As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.</p>
RELATED PUBLICATIONS	<p>31 Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"> ▪ <i>Building Activity, Australia</i>, cat. no. 8752.0 ▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i>, cat. no. 8750.0 ▪ <i>Building Activity, Australian Capital Territory</i>, cat. no. 8752.8 ▪ <i>Building Activity, New South Wales</i>, cat. no. 8752.1 ▪ <i>Building Approvals, Australia</i>, cat. no. 8731.0 ▪ <i>Construction Work Done, Australia, Preliminary</i>, cat. no. 8755.0 ▪ <i>Engineering Construction Activity, Australia</i>, cat. no. 8762.0 ▪ <i>House Price Indexes: Eight Capital Cities</i>, cat. no. 6416.0 ▪ <i>Housing Finance for Owner Occupation, Australia</i>, cat. no. 5609.0 ▪ <i>Producer Price Indexes, Australia</i>, cat. no. 6427.0. <p>32 While building approvals value series are shown inclusive of GST, this is different to the value series shown in the Building Activity publications (cat. nos 8752.0, 8752.1 and 8755.0), in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the <i>Engineering Construction Activity, Australia</i> (cat. no. 8762.0) all values will exclude GST.</p>
ROUNDING	<p>33 When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>
SYMBOLS AND OTHER USAGES	<p>n.a. not available</p> <p>n.y.a. not yet available</p> <p>A Area</p> <p>C City</p> <p>SD Statistical Division</p> <p>SLA Statistical Local Area</p> <p>SSD Substatistical SubDivision</p>

GLOSSARY

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 16.
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 April 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. Prior to July 1996, Table 5 and 13 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 6 and 14 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 16.
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.

GLOSSARY

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.
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 April 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 7 of this publication.
Religious	Includes convents, churches, temples, mosques, monasteries and noviciates.
Residential building	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
Semi-detached, row or terrace houses, townhouses	Dwellings having their own private grounds with no other dwellings above or below.
Shops	Includes retail shops, restaurants, taverns and shopping arcades.

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