



BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) MON 2 JUN 2003

APRIL KEY FIGURES

TREND ESTIMATES

	Apr 2003	% change Mar 2003 to Apr 2003	% change Apr 2002 to Apr 2003
Dwelling units approved			
Private sector houses	8 604	-0.5	-12.1
Total dwelling units	12 960	-1.5	-9.7

SEASONALLY ADJUSTED

	Apr 2003	% change Mar 2003 to Apr 2003	% change Apr 2002 to Apr 2003
Dwelling units approved			
Private sector houses	8 969	8.5	-5.4
Total dwelling units	13 339	-1.7	-11.8

APRIL KEY POINTS

TREND ESTIMATES

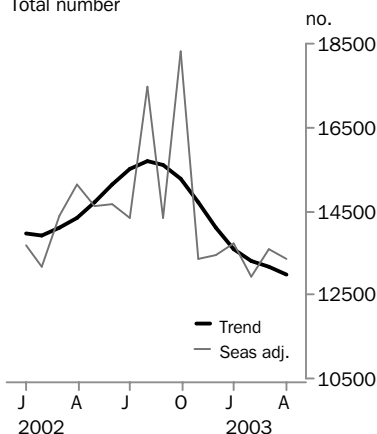
- The trend estimate for total dwelling units approved fell 1.5% in April 2003, the eighth consecutive monthly fall.
- The trend estimate for private sector houses approved fell 0.5% in April 2003, the ninth consecutive monthly fall. However, the rate of decline has eased over the last two months.
- The trend estimate for other dwellings approved fell 3.3% in April 2003, the seventh consecutive monthly fall.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwellings units approved fell 1.7% to 13,339 in April 2003.
- The seasonally adjusted estimate for private sector houses approved rose 8.5% to 8,969 in April 2003, following falls in the preceding three months.
- The seasonally adjusted estimate for other dwellings fell 18.7% to 4,238 in April 2003.

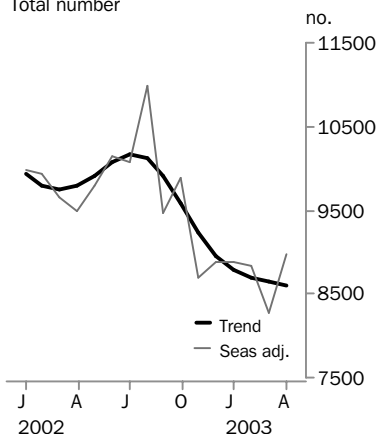
Dwelling units approved

Total number



Private sector houses approved

Total number



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

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
May 2003	2 July 2003
June 2003	30 July 2003
July 2003	1 September 2003

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

There are no notes about the data.

REVISIONS THIS MONTH

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

	2002-3
New South Wales	+2
Victoria	+118
Queensland	+75
Western Australia	+211
TOTAL	+406

SYMBOLS AND OTHER USAGES

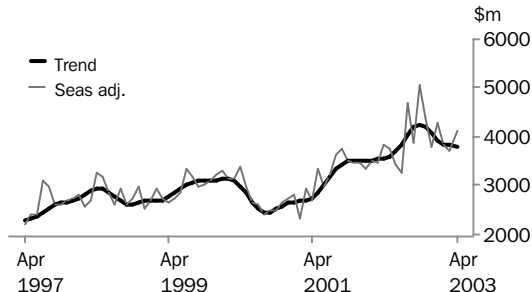
n.a. not available
n.y.a. not yet available

Dennis Trewin
Australian Statistician

VALUE OF BUILDING APPROVED

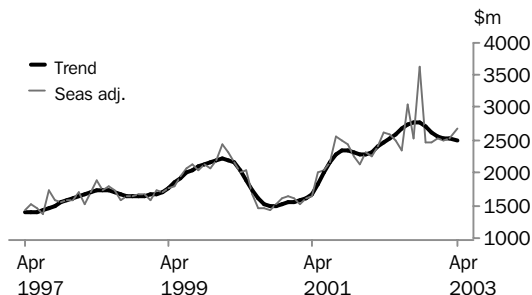
VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has fallen for the last six months. The trend estimate fell 1.1% in April 2003.



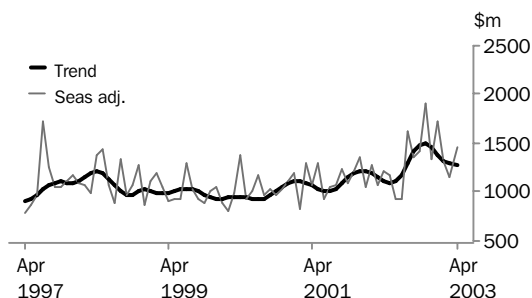
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has fallen for the last seven months, however, the rate of declined has slowed. The trend estimate fell 0.7% in April 2003.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate of the value of non-residential building approved has fallen for the last five months. The trend estimate fell 1.9% in April 2003.



VALUE OF BUILDING APPROVED

CHAIN VOLUME MEASURES

APRIL QTR 2003

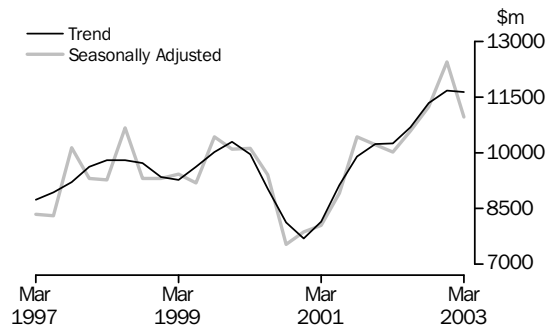
Changes in the trend estimates of value of building approvals in the March Quarter 2003 in chain volume measures are summarised below.

TREND ESTIMATES

	<i>Mar Qtr 2003</i>	<i>Dec Qtr 2002 to Mar Qtr 2003</i>	<i>Mar Qtr 2002 to Mar Qtr 2003</i>
	\$m	% change	% change
New residential building	6 424.7	-2.6	7.5
Alterations and additions to residential buildings	1 031.4	-1.6	5.5
Non-residential building	4 148.0	2.5	25.2
Total building	11 646.8	-0.3	13.4

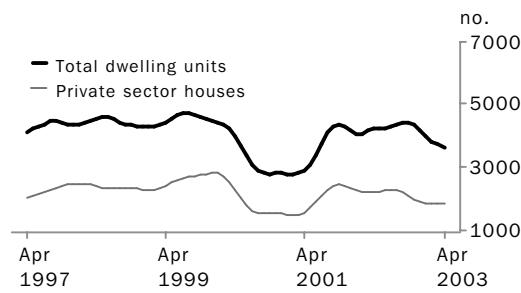
The trend estimate of the value of total building approved in chain volume terms fell 0.3% in the March 2003 quarter. While the value of non-residential building rose by 2.5%, this was more than offset by a fall in new residential building (-2.6%) and in alterations and additions to residential building (-1.6%).

QUARTERLY VALUE OF BUILDING APPROVED (CHAIN VOLUME MEASURES)



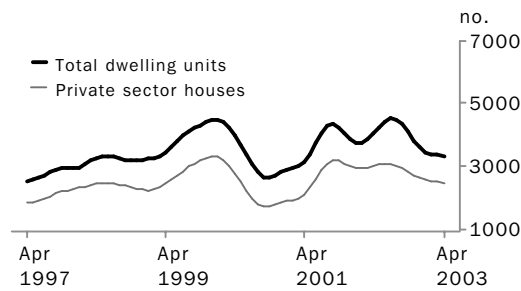
DWELLING UNITS APPROVED: State Trends

NEW SOUTH WALES



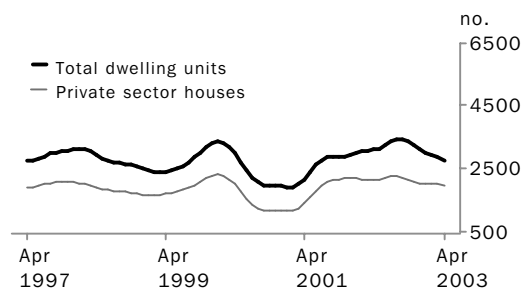
The trend estimate for total dwelling units approved in New South Wales has fallen for the last six months, falling 3.3% in April 2003. The trend estimate for private sector houses approved has fallen for the last nine months.

VICTORIA



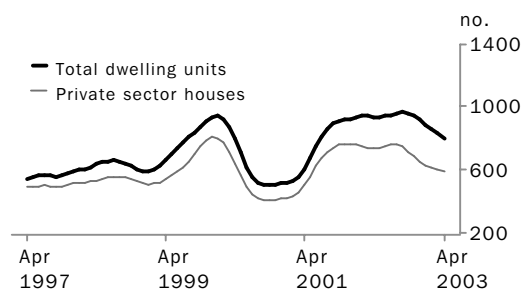
The trend estimate for total dwelling units approved in Victoria has fallen for the last nine months, falling 0.8% in April 2003. The trend estimate for private sector houses approved has fallen for the last ten months.

QUEENSLAND



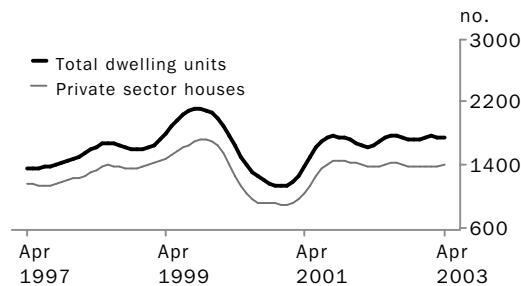
The trend estimate for total dwelling units approved in Queensland has fallen for the last seven months, falling 3.8% in April 2003. The trend estimate for private sector houses approved has fallen for the last eight months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved has fallen for the last seven months, falling 3.3% in April 2003. The trend estimate for private sector houses approved has fallen for the last eight months.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved has shown little movement over the last six months. The trend estimate fell 1.0% in April 2003. The trend estimate for private sector houses approved has risen marginally in each of the last four months.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

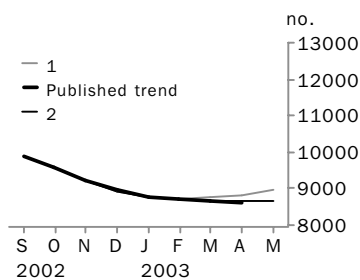
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

TREND REVISIONS

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

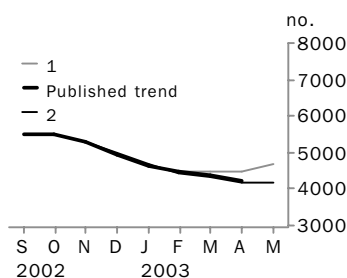
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the May seasonally adjusted estimate is higher than the April estimate by 4% for the number of private sector houses approved and 13% for other dwelling units approved; and that the May seasonally adjusted estimate is lower than the April 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 Apr 2003	% change	2 falls by 4% on Apr 2003	% change
December 2002	8 955	-3.0	8 920	-3.1	8 942	-3.0
January 2003	8 785	-1.9	8 767	-1.7	8 778	-1.8
February 2003	8 691	-1.1	8 738	-0.3	8 709	-0.8
March 2003	8 647	-0.5	8 765	0.3	8 670	-0.5
April 2003	8 604	-0.5	8 819	0.6	8 639	-0.4
May 2003	n.y.a.	n.y.a.	8 945	1.4	8 673	0.4

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 rises by 13% on Apr 2003	% change	2 falls by 13% on Apr 2003	% change
December 2002	4 953	-6.3	4 944	-6.4	4 985	-6.0
January 2003	4 650	-6.1	4 643	-6.1	4 663	-6.5
February 2003	4 468	-3.9	4 503	-3.0	4 450	-4.6
March 2003	4 381	-1.9	4 480	-0.5	4 304	-3.3
April 2003	4 238	-3.3	4 482	0.0	4 151	-3.6
May 2003	n.y.a.	n.y.a.	4 676	4.3	4 176	0.6

LIST OF TABLES

	page
1 Dwelling units approved: All series	8
2 Dwelling units approved: All series – Percentage change	9
3 Value of building approved: All series	10
4 Value of building approved: All series – Percentage change	11
5 Dwelling units approved, private and public sector: Original	12
6 Value of building approved, private and public sector: Original	13
7 Dwelling units approved, by State: All series	14
8 Dwelling units approved, by State: All series – Percentage change	15
9 Private sector houses approved, by State: All series	16
10 Private sector houses approved, by State: All series – Percentage change	17
11 Total dwellings approved, by capital city statistical division	18
12 Dwelling units approved, by State, private and public sector: Original	19
13 Dwelling units approved in new residential buildings, number and value: Original	20
14 Value of building approved, Chain Volume Measures	21
15 Value of total building approved, by State: All series	22
16 Value of total building approved, by State: All series – Percentage change	23
17 Value of non-residential building approved, by State: Original and trend series	24
18 Value of non-residential building approved, By State: Original and trend series – Percentage change	25
19 Value of building approved, by State, private and public sector: Original	26
20 Value of non-residential building approved, by State, private and public sector: Original	27
21 Non-residential building approved, jobs by value range: Original	28

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							
February	9 889	10 076	2 763	2 966	12 652	390	13 042
March	9 341	9 478	3 897	4 018	13 238	258	13 496
April	9 798	9 944	5 302	5 447	15 100	291	15 391
May	11 088	11 215	4 735	4 932	15 823	324	16 147
June	9 544	9 713	3 735	4 038	13 279	472	13 751
July	10 550	10 779	4 034	4 284	14 584	479	15 063
August	10 974	11 126	6 927	6 961	17 901	186	18 087
September	9 512	9 638	4 081	4 186	13 593	231	13 824
October	10 243	10 432	8 728	8 906	18 971	367	19 338
November	8 962	9 237	4 588	4 653	13 550	340	13 890
December	8 230	8 368	4 373	4 434	12 603	199	12 802
2003							
January	7 628	7 729	4 319	4 368	11 947	150	12 097
February	8 783	8 938	3 661	3 869	12 444	363	12 807
March	8 949	9 040	4 557	4 734	13 506	268	13 774
April	8 426	8 562	4 130	4 257	12 556	263	12 819
SEASONALLY ADJUSTED							
2002							
February	9 941	10 145	2 812	3 012	12 753	404	13 157
March	9 655	9 805	4 455	4 599	14 110	294	14 404
April	9 484	9 630	5 357	5 486	14 841	275	15 116
May	9 804	9 932	4 543	4 694	14 347	279	14 626
June	10 152	10 291	4 250	4 394	14 402	283	14 685
July	10 084	10 288	3 790	4 069	13 874	483	14 357
August	10 984	11 174	6 264	6 308	17 248	234	17 482
September	9 459	9 579	4 603	4 767	14 062	284	14 346
October	9 896	10 044	8 024	8 251	17 920	375	18 295
November	8 692	8 984	4 260	4 347	12 952	379	13 331
December	8 887	9 048	4 311	4 382	13 198	232	13 430
2003							
January	8 883	9 002	4 652	4 711	13 535	178	13 713
February	8 825	8 994	3 728	3 931	12 553	372	12 925
March	8 263	8 364	5 004	5 213	13 267	310	13 577
April	8 969	9 101	4 136	4 238	13 105	234	13 339
TREND ESTIMATES							
2002							
February	9 803	9 976	3 782	3 941	13 585	332	13 917
March	9 752	9 916	4 019	4 174	13 771	319	14 090
April	9 784	9 942	4 264	4 417	14 049	310	14 359
May	9 920	10 072	4 498	4 654	14 418	308	14 726
June	10 083	10 234	4 744	4 906	14 827	313	15 140
July	10 169	10 328	5 000	5 166	15 169	325	15 494
August	10 112	10 282	5 232	5 394	15 344	332	15 676
September	9 903	10 083	5 369	5 518	15 271	330	15 601
October	9 576	9 761	5 364	5 497	14 940	318	15 258
November	9 228	9 410	5 166	5 287	14 393	304	14 697
December	8 955	9 128	4 833	4 953	13 788	293	14 081
2003							
January	8 785	8 946	4 524	4 650	13 309	287	13 596
February	8 691	8 837	4 334	4 468	13 025	280	13 305
March	8 647	8 780	4 239	4 381	12 887	274	13 161
April	8 604	8 722	4 089	4 238	12 694	266	12 960

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							
February	15.1	14.6	-21.3	-17.7	4.5	35.4	5.2
March	-5.5	-5.9	41.0	35.5	4.6	-33.8	3.5
April	4.9	4.9	36.1	35.6	14.1	12.8	14.0
May	13.2	12.8	-10.7	-9.5	4.8	11.3	4.9
June	-13.9	-13.4	-21.1	-18.1	-16.1	45.7	-14.8
July	10.5	11.0	8.0	6.1	9.8	1.5	9.5
August	4.0	3.2	71.7	62.5	22.7	-61.2	20.1
September	-13.3	-13.4	-41.1	-39.9	-24.1	24.2	-23.6
October	7.7	8.2	113.9	112.8	39.6	58.9	39.9
November	-12.5	-11.5	-47.4	-47.8	-28.6	-7.4	-28.2
December	-8.2	-9.4	-4.7	-4.7	-7.0	-41.5	-7.8
2003							
January	-7.3	-7.6	-1.2	-1.5	-5.2	-24.6	-5.5
February	15.1	15.6	-15.2	-11.4	4.2	142.0	5.9
March	1.9	1.1	24.5	22.4	8.5	-26.2	7.6
April	-5.8	-5.3	-9.4	-10.1	-7.0	-1.9	-6.9
SEASONALLY ADJUSTED (% change from preceding month)							
2002							
February	-0.4	-0.3	-17.7	-14.5	-4.8	29.5	-4.0
March	-2.9	-3.4	58.4	52.7	10.6	-27.2	9.5
April	-1.8	-1.8	20.2	19.3	5.2	-6.5	4.9
May	3.4	3.1	-15.2	-14.4	-3.3	1.5	-3.2
June	3.6	3.6	-6.4	-6.4	0.4	1.4	0.4
July	-0.7	0.0	-10.8	-7.4	-3.7	70.7	-2.2
August	8.9	8.6	65.3	55.0	24.3	-51.6	21.8
September	-13.9	-14.3	-26.5	-24.4	-18.5	21.4	-17.9
October	4.6	4.9	74.3	73.1	27.4	32.0	27.5
November	-12.2	-10.6	-46.9	-47.3	-27.7	1.1	-27.1
December	2.2	0.7	1.2	0.8	1.9	-38.8	0.7
2003							
January	0.0	-0.5	7.9	7.5	2.6	-23.3	2.1
February	-0.6	-0.1	-19.9	-16.6	-7.3	109.0	-5.7
March	-6.4	-7.0	34.2	32.6	5.7	-16.7	5.0
April	8.5	8.8	-17.3	-18.7	-1.2	-24.5	-1.7
TREND ESTIMATES (% change from preceding month)							
2002							
February	-1.2	-1.3	2.7	2.4	-0.2	-3.8	-0.2
March	-0.5	-0.6	6.3	5.9	1.4	-3.9	1.2
April	0.3	0.3	6.1	5.8	2.0	-2.8	1.9
May	1.4	1.3	5.5	5.4	2.6	-0.6	2.6
June	1.6	1.6	5.5	5.4	2.8	1.6	2.8
July	0.9	0.9	5.4	5.3	2.3	3.8	2.3
August	-0.6	-0.4	4.6	4.4	1.2	2.2	1.2
September	-2.1	-1.9	2.6	2.3	-0.5	-0.6	-0.5
October	-3.3	-3.2	-0.1	-0.4	-2.2	-3.6	-2.2
November	-3.6	-3.6	-3.7	-3.8	-3.7	-4.4	-3.7
December	-3.0	-3.0	-6.4	-6.3	-4.2	-3.6	-4.2
2003							
January	-1.9	-2.0	-6.4	-6.1	-3.5	-2.0	-3.4
February	-1.1	-1.2	-4.2	-3.9	-2.1	-2.4	-2.1
March	-0.5	-0.6	-2.2	-1.9	-1.1	-2.1	-1.1
April	-0.5	-0.7	-3.5	-3.3	-1.5	-2.9	-1.5

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					
February	1 909.4	307.1	2 216.5	1 385.4	3 601.9
March	1 924.5	316.0	2 240.5	977.8	3 218.2
April	2 288.8	320.7	2 609.6	1 479.9	4 089.5
May	2 312.7	437.0	2 749.8	1 219.8	3 969.6
June	2 030.6	331.4	2 362.0	855.3	3 217.3
July	2 186.0	354.8	2 540.8	1 052.3	3 593.0
August	2 736.2	454.6	3 190.7	1 539.4	4 730.1
September	2 057.8	404.2	2 462.0	1 384.5	3 846.5
October	3 388.0	379.4	3 767.5	1 360.8	5 128.3
November	2 271.3	341.4	2 612.7	1 876.7	4 489.4
December	2 072.5	314.5	2 387.0	1 184.0	3 570.9
2003					
January	1 946.6	293.0	2 239.6	1 578.9	3 818.5
February	2 081.9	378.5	2 460.3	1 458.0	3 918.4
March	2 154.0	406.9	2 560.9	1 239.6	3 800.5
April	2 158.8	372.2	2 531.0	1 482.0	4 013.0
SEASONALLY ADJUSTED					
2002					
February	1 930.2	314.2	2 244.4	1 266.5	3 510.9
March	2 083.6	312.7	2 396.3	1 077.5	3 473.8
April	2 306.2	316.5	2 622.7	1 219.7	3 842.3
May	2 196.8	383.4	2 580.2	1 172.6	3 752.8
June	2 157.5	354.7	2 512.2	931.3	3 443.5
July	2 015.6	333.0	2 348.6	932.4	3 281.0
August	2 617.9	431.7	3 049.6	1 626.8	4 676.4
September	2 098.3	417.9	2 516.3	1 364.2	3 880.5
October	3 289.0	346.5	3 635.5	1 422.8	5 058.3
November	2 131.1	330.7	2 461.8	1 915.7	4 377.5
December	2 096.5	369.3	2 465.8	1 329.0	3 794.9
2003					
January	2 193.5	350.5	2 544.0	1 723.4	4 267.4
February	2 108.4	386.7	2 495.1	1 322.6	3 817.7
March	2 142.4	389.4	2 531.8	1 162.4	3 694.2
April	2 311.0	369.7	2 680.7	1 459.5	4 140.2
TREND ESTIMATES					
2002					
February	2 005.0	320.7	2 325.7	1 188.4	3 514.0
March	2 069.9	323.8	2 393.7	1 144.9	3 538.6
April	2 122.7	333.5	2 456.2	1 108.0	3 564.2
May	2 171.1	348.9	2 520.0	1 083.1	3 603.1
June	2 230.3	365.0	2 595.2	1 103.3	3 698.5
July	2 299.8	377.7	2 677.5	1 178.7	3 856.2
August	2 367.5	382.6	2 750.1	1 290.7	4 040.8
September	2 408.9	379.2	2 788.1	1 410.5	4 198.6
October	2 405.0	371.6	2 776.6	1 487.8	4 264.4
November	2 351.9	364.8	2 716.7	1 499.4	4 216.1
December	2 269.5	361.8	2 631.3	1 449.0	4 080.3
2003					
January	2 196.6	363.3	2 559.9	1 378.6	3 938.5
February	2 158.6	368.9	2 527.5	1 324.8	3 852.3
March	2 151.9	375.1	2 527.0	1 293.1	3 820.2
April	2 125.6	382.9	2 508.5	1 268.6	3 777.1

(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					
February	10.0	6.1	9.5	40.6	19.7
March	0.8	2.9	1.1	-29.4	-10.7
April	18.9	1.5	16.5	51.4	27.1
May	1.0	36.3	5.4	-17.6	-2.9
June	-12.2	-24.2	-14.1	-29.9	-18.9
July	7.7	7.1	7.6	23.0	11.7
August	25.2	28.1	25.6	46.3	31.6
September	-24.8	-11.1	-22.8	-10.1	-18.7
October	64.6	-6.1	53.0	-1.7	33.3
November	-33.0	-10.0	-30.7	37.9	-12.5
December	-8.8	-7.9	-8.6	-36.9	-20.5
2003					
January	-6.1	-6.8	-6.2	33.4	6.9
February	6.9	29.2	9.9	-7.7	2.6
March	3.5	7.5	4.1	-15.0	-3.0
April	0.2	-8.5	-1.2	19.6	5.6
SEASONALLY ADJUSTED (% change from preceding month)					
2002					
February	-2.5	-6.7	-3.1	20.8	4.3
March	7.9	-0.5	6.8	-14.9	-1.1
April	10.7	1.2	9.4	13.2	10.6
May	-4.7	21.2	-1.6	-3.9	-2.3
June	-1.8	-7.5	-2.6	-20.6	-8.2
July	-6.6	-6.1	-6.5	0.1	-4.7
August	29.9	29.7	29.8	74.5	42.5
September	-19.8	-3.2	-17.5	-16.1	-17.0
October	56.7	-17.1	44.5	4.3	30.4
November	-35.2	-4.6	-32.3	34.6	-13.5
December	-1.6	11.7	0.2	-30.6	-13.3
2003					
January	4.6	-5.1	3.2	29.7	12.5
February	-3.9	10.3	-1.9	-23.3	-10.5
March	1.6	0.7	1.5	-12.1	-3.2
April	7.9	-5.1	5.9	25.6	12.1
TREND ESTIMATES (% change from preceding month)					
2002					
February	2.0	-0.3	1.7	-2.1	0.4
March	3.2	1.0	2.9	-3.7	0.7
April	2.6	3.0	2.6	-3.2	0.7
May	2.3	4.6	2.6	-2.2	1.1
June	2.7	4.6	3.0	1.9	2.6
July	3.1	3.5	3.2	6.8	4.3
August	2.9	1.3	2.7	9.5	4.8
September	1.8	-0.9	1.4	9.3	3.9
October	-0.2	-2.0	-0.4	5.5	1.6
November	-2.2	-1.8	-2.2	0.8	-1.1
December	-3.5	-0.8	-3.1	-3.4	-3.2
2003					
January	-3.2	0.4	-2.7	-4.9	-3.5
February	-1.7	1.6	-1.3	-3.9	-2.2
March	-0.3	1.7	0.0	-2.4	-0.8
April	-1.2	2.1	-0.7	-1.9	-1.1

(a) Refer to Explanatory Notes paragraph 14

DWELLING UNITS APPROVED, Private and Public Sector: Original

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion</i>	<i>Non-residential building</i>	<i>Total dwelling units</i>
PRIVATE SECTOR (Number)						
1999-2000	121 437	47 727	825	1 905	522	172 416
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						
April	9 790	5 154	78	64	14	15 100
May	11 078	4 234	70	359	82	15 823
June	9 523	3 555	44	144	13	13 279
July	10 534	3 906	63	53	28	14 584
August	10 963	6 341	67	511	19	17 901
September	9 502	3 750	81	227	33	13 593
October	10 230	8 608	52	45	36	18 971
November	8 946	4 434	79	87	4	13 550
December	8 218	4 174	49	91	71	12 603
2003						
January	7 621	4 227	47	41	11	11 947
February	8 772	3 480	29	131	32	12 444
March	8 939	4 232	49	277	9	13 506
April	8 409	3 884	107	99	57	12 556
PUBLIC SECTOR (Number)						
1999-2000	1 754	2 517	56	6	9	4 342
2000-01	1 110	2 502	105	105	2	3 824
2001-02	1 919	1 917	7	1	3	3 847
2002						
April	146	144	0	0	1	291
May	127	197	0	0	0	324
June	169	303	0	0	0	472
July	229	250	0	0	0	479
August	152	34	0	0	0	186
September	126	105	0	0	0	231
October	189	178	0	0	0	367
November	275	64	0	0	1	340
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
TOTAL (Number)						
1999-2000	123 191	50 244	881	1 911	531	176 758
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						
April	9 936	5 298	78	64	15	15 391
May	11 205	4 431	70	359	82	16 147
June	9 692	3 858	44	144	13	13 751
July	10 763	4 156	63	53	28	15 063
August	11 115	6 375	67	511	19	18 087
September	9 628	3 855	81	227	33	13 824
October	10 419	8 786	52	45	36	19 338
November	9 221	4 498	79	87	5	13 890
December	8 356	4 235	49	91	71	12 802
2003						
January	7 722	4 276	47	41	11	12 097
February	8 927	3 688	29	131	32	12 807
March	9 030	4 409	49	277	9	13 774
April	8 545	4 011	107	99	57	12 819

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
1999-2000	15 502.1	5 782.9	95.0	3 108.3	234.5	24 723.0	9 047.8	33 771.0
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								
April	1 470.5	780.6	9.3	297.1	6.0	2 563.6	836.0	3 399.6
May	1 659.8	607.9	6.2	346.3	72.6	2 692.8	861.1	3 553.9
June	1 475.2	495.9	5.5	292.4	22.0	2 291.1	667.4	2 958.5
July	1 623.6	498.5	10.5	327.9	6.1	2 466.7	860.5	3 327.2
August	1 686.6	1 025.9	7.0	355.9	74.0	3 149.4	1 232.7	4 382.1
September	1 478.0	547.0	10.3	343.5	33.1	2 411.9	1 148.0	3 559.9
October	1 610.9	1 729.6	5.1	356.1	5.3	3 707.0	1 020.6	4 727.7
November	1 419.7	808.8	10.1	298.0	12.5	2 549.1	1 453.0	4 002.0
December	1 327.2	720.2	6.0	278.1	14.4	2 345.8	843.8	3 189.6
2003								
January	1 225.6	701.5	5.4	273.5	3.6	2 209.6	1 251.9	3 461.4
February	1 430.6	593.7	3.0	334.4	20.8	2 382.6	1 166.2	3 548.9
March	1 463.5	655.9	8.7	329.2	55.1	2 512.5	936.1	3 448.6
April	1 384.7	740.3	13.7	331.4	14.8	2 484.8	1 197.8	3 682.6
PUBLIC SECTOR (\$ million)								
1999-2000	202.1	241.9	3.7	101.9	0.9	550.7	3 150.9	3 701.7
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								
April	19.8	17.9	0.0	8.3	0.0	46.0	643.9	689.9
May	18.4	26.7	0.0	11.9	0.0	57.0	358.7	415.7
June	23.1	36.3	0.0	11.4	0.0	70.9	188.0	258.9
July	33.5	30.3	0.0	10.3	0.0	74.1	191.7	265.8
August	20.1	3.6	0.0	17.6	0.0	41.3	306.7	348.0
September	20.1	12.7	0.0	17.3	0.0	50.1	236.5	286.6
October	26.2	21.4	0.0	12.9	0.0	60.4	340.2	400.6
November	35.1	7.8	0.0	20.8	0.0	63.7	423.7	487.4
December	17.9	7.2	0.0	16.0	0.0	41.1	340.2	381.3
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	291.8	369.5
March	10.3	24.2	0.0	13.9	0.0	48.4	303.5	351.9
April	19.5	14.3	0.0	12.4	0.0	46.2	284.2	330.4
TOTAL (\$ million)								
1999-2000	15 704.3	6 024.9	98.7	3 210.4	235.4	25 273.5	12 198.8	37 472.7
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								
April	1 490.3	798.5	9.3	305.4	6.0	2 609.6	1 479.9	4 089.5
May	1 678.1	634.6	6.2	358.2	72.6	2 749.8	1 219.8	3 969.6
June	1 498.4	532.2	5.5	303.9	22.0	2 362.0	855.3	3 217.3
July	1 657.2	528.8	10.5	338.2	6.1	2 540.8	1 052.3	3 593.0
August	1 706.7	1 029.4	7.0	373.5	74.0	3 190.7	1 539.4	4 730.1
September	1 498.1	559.7	10.3	360.8	33.1	2 462.0	1 384.5	3 846.5
October	1 637.1	1 751.0	5.1	369.0	5.3	3 767.5	1 360.8	5 128.3
November	1 454.7	816.6	10.1	318.7	12.5	2 612.7	1 876.7	4 489.4
December	1 345.1	727.4	6.0	294.1	14.4	2 387.0	1 184.0	3 570.9
2003								
January	1 239.3	707.3	5.4	284.0	3.6	2 239.6	1 578.9	3 818.5
February	1 453.8	628.1	3.0	354.6	20.8	2 460.3	1 458.0	3 918.4
March	1 473.8	680.1	8.7	343.1	55.1	2 560.9	1 239.6	3 800.5
April	1 404.2	754.6	13.7	343.8	14.8	2 531.0	1 482.0	4 013.0

DWELLING UNITS APPROVED, States and Australia

	<i>New South Wales</i>	<i>Victoria</i>	<i>Queensland</i>	<i>South Australia</i>	<i>Western Australia</i>	<i>Tasmania</i>	<i>Northern Territory</i>	<i>Australian Capital Territory</i>	<i>Australia</i>
<i>Month</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL									
2002									
February	3 281	3 808	3 115	971	1 548	147	75	97	13 042
March	3 644	3 530	3 598	904	1 372	163	118	167	13 496
April	5 060	4 376	2 856	987	1 718	144	84	166	15 391
May	5 144	4 462	3 160	981	1 937	165	49	249	16 147
June	3 718	3 993	3 124	826	1 701	172	122	95	13 751
July	3 866	4 170	3 338	935	2 119	179	128	328	15 063
August	4 696	5 782	4 244	1 072	1 840	177	84	192	18 087
September	3 793	3 844	2 833	860	1 641	178	108	567	13 824
October	6 143	4 720	5 000	1 125	1 759	172	101	318	19 338
November	4 468	3 289	2 913	930	1 793	145	60	292	13 890
December	3 534	3 496	2 766	882	1 530	198	80	316	12 802
2003									
January	3 756	3 208	2 381	783	1 659	141	30	139	12 097
February	3 516	3 481	2 808	745	1 798	152	83	224	12 807
March	3 765	3 377	3 472	1 051	1 638	183	69	219	13 774
April	3 570	4 221	2 408	683	1 500	173	43	221	12 819
SEASONALLY ADJUSTED									
2002									
February	3 446	3 584	3 151	979	1 690	148	n.a.	n.a.	13 157
March	4 084	3 654	3 746	836	1 582	170	n.a.	n.a.	14 404
April	5 167	3 983	2 917	1 058	1 610	133	n.a.	n.a.	15 116
May	4 488	4 440	2 669	944	1 664	153	n.a.	n.a.	14 626
June	4 095	4 419	3 225	894	1 624	254	n.a.	n.a.	14 685
July	3 214	4 414	3 218	803	2 014	205	n.a.	n.a.	14 357
August	4 849	5 008	4 220	1 081	1 826	192	n.a.	n.a.	17 482
September	4 028	3 842	2 849	882	1 742	161	n.a.	n.a.	14 346
October	5 810	4 758	4 500	1 041	1 680	150	n.a.	n.a.	18 295
November	4 089	3 286	2 850	952	1 673	130	n.a.	n.a.	13 331
December	3 591	3 524	3 222	864	1 585	191	n.a.	n.a.	13 430
2003									
January	4 196	3 714	2 684	957	1 861	127	n.a.	n.a.	13 713
February	3 687	3 269	2 825	753	1 960	152	n.a.	n.a.	12 925
March	3 881	2 906	3 604	900	1 766	191	n.a.	n.a.	13 577
April	3 740	4 496	2 312	783	1 543	170	n.a.	n.a.	13 339
TREND ESTIMATES									
2002									
February	4 082	3 761	3 073	941	1 649	175	75	158	13 917
March	4 158	3 863	3 101	942	1 635	174	78	139	14 090
April	4 220	4 034	3 115	939	1 650	177	82	147	14 359
May	4 249	4 243	3 158	938	1 691	183	87	186	14 726
June	4 272	4 427	3 244	944	1 745	189	93	241	15 140
July	4 308	4 526	3 353	953	1 781	193	99	300	15 494
August	4 369	4 492	3 446	962	1 782	189	104	351	15 676
September	4 430	4 341	3 462	967	1 759	176	103	378	15 601
October	4 458	4 102	3 391	963	1 735	161	98	372	15 258
November	4 388	3 839	3 249	947	1 726	152	87	334	14 697
December	4 204	3 616	3 108	917	1 736	151	78	283	14 081
2003									
January	3 992	3 465	3 004	884	1 757	156	70	244	13 596
February	3 838	3 385	2 927	856	1 766	161	64	223	13 305
March	3 743	3 361	2 870	832	1 759	167	58	209	13 161
April	3 619	3 334	2 762	805	1 742	172	54	228	12 960

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									
February	-11.1	8.8	26.2	27.1	0.8	-48.2	8.7	22.8	5.2
March	11.1	-7.3	15.5	-6.9	-11.4	10.9	57.3	72.2	3.5
April	38.9	24.0	-20.6	9.2	25.2	-11.7	-28.8	-0.6	14.0
May	1.7	2.0	10.6	-0.6	12.7	14.6	-41.7	50.0	4.9
June	-27.7	-10.5	-1.1	-15.8	-12.2	4.2	149.0	-61.8	-14.8
July	4.0	4.4	6.9	13.2	24.6	4.1	4.9	245.3	9.5
August	21.5	38.7	27.1	14.7	-13.2	-1.1	-34.4	-41.5	20.1
September	-19.2	-33.5	-33.2	-19.8	-10.8	0.6	28.6	195.3	-23.6
October	62.0	22.8	76.5	30.8	7.2	-3.4	-6.5	-43.9	39.9
November	-27.3	-30.3	-41.7	-17.3	1.9	-15.7	-40.6	-8.2	-28.2
December	-20.9	6.3	-5.0	-5.2	-14.7	36.6	33.3	8.2	-7.8
2003									
January	6.3	-8.2	-13.9	-11.2	8.4	-28.8	-62.5	-56.0	-5.5
February	-6.4	8.5	17.9	-4.9	8.4	7.8	176.7	61.2	5.9
March	7.1	-3.0	23.6	41.1	-8.9	20.4	-16.9	-2.2	7.6
April	-5.2	25.0	-30.6	-35.0	-8.4	-5.5	-37.7	0.9	-6.9
SEASONALLY ADJUSTED (% change from preceding month)									
2002									
February	-13.8	-10.0	15.1	11.9	-0.1	-44.2	n.a.	n.a.	-4.0
March	18.5	2.0	18.9	-14.6	-6.4	14.9	n.a.	n.a.	9.5
April	26.5	9.0	-22.1	26.5	1.8	-21.6	n.a.	n.a.	4.9
May	-13.1	11.5	-8.5	-10.8	3.3	14.7	n.a.	n.a.	-3.2
June	-8.8	-0.5	20.9	-5.3	-2.4	66.0	n.a.	n.a.	0.4
July	-21.5	-0.1	-0.2	-10.1	24.0	-19.1	n.a.	n.a.	-2.2
August	50.9	13.5	31.2	34.6	-9.3	-6.2	n.a.	n.a.	21.8
September	-16.9	-23.3	-32.5	-18.4	-4.6	-16.5	n.a.	n.a.	-17.9
October	44.2	23.8	57.9	18.0	-3.6	-6.5	n.a.	n.a.	27.5
November	-29.6	-30.9	-36.7	-8.5	-0.4	-13.8	n.a.	n.a.	-27.1
December	-12.2	7.2	13.0	-9.3	-5.2	47.4	n.a.	n.a.	0.7
2003									
January	16.9	5.4	-16.7	10.7	17.4	-33.6	n.a.	n.a.	2.1
February	-12.1	-12.0	5.3	-21.3	5.3	19.9	n.a.	n.a.	-5.7
March	5.3	-11.1	27.5	19.5	-9.9	25.3	n.a.	n.a.	5.0
April	-3.6	54.7	-35.8	-13.0	-12.6	-10.8	n.a.	n.a.	-1.7
TREND ESTIMATES (% change from preceding month)									
2002									
February	0.0	-0.6	1.3	0.4	-1.9	-1.6	3.5	-14.1	-0.2
March	1.9	2.7	0.9	0.1	-0.8	-0.6	3.8	-12.0	1.2
April	1.5	4.4	0.4	-0.3	0.9	1.5	4.8	5.9	1.9
May	0.7	5.2	1.4	-0.1	2.5	3.6	6.3	26.6	2.6
June	0.5	4.4	2.7	0.7	3.2	3.5	6.4	29.5	2.8
July	0.9	2.2	3.4	0.9	2.0	1.7	7.2	24.5	2.3
August	1.4	-0.8	2.8	0.9	0.1	-2.1	4.7	16.8	1.2
September	1.4	-3.4	0.5	0.5	-1.3	-6.9	-0.6	7.8	-0.5
October	0.6	-5.5	-2.0	-0.4	-1.4	-8.2	-5.7	-1.6	-2.2
November	-1.6	-6.4	-4.2	-1.6	-0.5	-5.9	-10.5	-10.2	-3.7
December	-4.2	-5.8	-4.3	-3.2	0.6	-0.3	-11.1	-15.2	-4.2
2003									
January	-5.0	-4.2	-3.3	-3.6	1.2	3.0	-9.5	-13.9	-3.4
February	-3.9	-2.3	-2.6	-3.2	0.6	3.5	-9.2	-8.7	-2.1
March	-2.5	-0.7	-2.0	-2.7	-0.4	3.6	-9.8	-5.9	-1.1
April	-3.3	-0.8	-3.8	-3.3	-1.0	3.3	-5.8	8.7	-1.5

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									
February	2 147	3 051	2 333	769	1 341	136	44	68	9 889
March	1 988	2 955	2 115	756	1 173	162	47	145	9 341
April	2 231	3 216	2 011	701	1 367	136	38	98	9 798
May	2 562	3 436	2 422	795	1 562	155	30	126	11 088
June	2 210	2 927	2 074	716	1 330	158	49	80	9 544
July	2 390	2 966	2 334	795	1 677	175	49	164	10 550
August	2 332	3 134	2 857	807	1 473	172	39	160	10 974
September	2 065	2 890	2 058	762	1 430	172	36	99	9 512
October	2 242	3 127	2 336	729	1 442	150	24	193	10 243
November	2 230	2 401	1 752	720	1 454	142	41	222	8 962
December	1 678	2 657	1 774	570	1 197	189	34	131	8 230
2003									
January	1 718	2 065	1 749	493	1 356	137	23	87	7 628
February	1 778	2 757	2 013	633	1 269	147	30	156	8 783
March	1 899	2 461	2 280	667	1 361	154	31	96	8 949
April	1 788	2 695	1 816	574	1 215	149	19	170	8 426
SEASONALLY ADJUSTED									
2002									
February	2 249	2 877	2 285	775	1 494	n.a.	n.a.	n.a.	9 941
March	2 159	2 916	2 130	728	1 400	n.a.	n.a.	n.a.	9 655
April	2 162	3 055	1 989	717	1 289	n.a.	n.a.	n.a.	9 484
May	2 122	3 205	2 109	738	1 356	n.a.	n.a.	n.a.	9 804
June	2 537	3 079	2 085	729	1 377	n.a.	n.a.	n.a.	10 152
July	2 195	2 906	2 368	716	1 509	n.a.	n.a.	n.a.	10 084
August	2 397	3 164	2 790	861	1 403	n.a.	n.a.	n.a.	10 984
September	2 100	2 755	1 998	747	1 520	n.a.	n.a.	n.a.	9 459
October	2 134	3 203	2 118	689	1 387	n.a.	n.a.	n.a.	9 896
November	2 136	2 354	1 804	726	1 276	n.a.	n.a.	n.a.	8 692
December	1 736	2 814	2 145	595	1 235	n.a.	n.a.	n.a.	8 887
2003									
January	1 882	2 493	2 055	614	1 552	n.a.	n.a.	n.a.	8 883
February	1 859	2 605	1 971	640	1 417	n.a.	n.a.	n.a.	8 825
March	1 804	2 135	2 105	595	1 380	n.a.	n.a.	n.a.	8 263
April	1 927	2 859	1 872	604	1 349	n.a.	n.a.	n.a.	8 969
TREND ESTIMATES									
2002									
February	2 237	2 938	2 175	755	1 413	n.a.	n.a.	n.a.	9 803
March	2 208	2 976	2 141	744	1 395	n.a.	n.a.	n.a.	9 752
April	2 215	3 016	2 134	737	1 383	n.a.	n.a.	n.a.	9 784
May	2 247	3 061	2 175	738	1 386	n.a.	n.a.	n.a.	9 920
June	2 284	3 079	2 237	747	1 406	n.a.	n.a.	n.a.	10 083
July	2 297	3 061	2 281	758	1 422	n.a.	n.a.	n.a.	10 169
August	2 271	3 006	2 282	760	1 427	n.a.	n.a.	n.a.	10 112
September	2 205	2 931	2 231	747	1 415	n.a.	n.a.	n.a.	9 903
October	2 108	2 835	2 148	720	1 394	n.a.	n.a.	n.a.	9 576
November	2 009	2 732	2 068	686	1 377	n.a.	n.a.	n.a.	9 228
December	1 932	2 637	2 018	653	1 373	n.a.	n.a.	n.a.	8 955
2003									
January	1 880	2 563	2 006	628	1 380	n.a.	n.a.	n.a.	8 785
February	1 849	2 520	2 005	612	1 389	n.a.	n.a.	n.a.	8 691
March	1 836	2 506	2 004	602	1 393	n.a.	n.a.	n.a.	8 647
April	1 828	2 495	1 985	596	1 400	n.a.	n.a.	n.a.	8 604

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									
February	4.0	30.1	20.9	15.3	2.6	-24.4	7.3	19.3	15.1
March	-7.4	-3.1	-9.3	-1.7	-12.5	19.1	6.8	113.2	-5.5
April	12.2	8.8	-4.9	-7.3	16.5	-16.0	-19.1	-32.4	4.9
May	14.8	6.8	20.4	13.4	14.3	14.0	-21.1	28.6	13.2
June	-13.7	-14.8	-14.4	-9.9	-14.9	1.9	63.3	-36.5	-13.9
July	8.1	1.3	12.5	11.0	26.1	10.8	0.0	105.0	10.5
August	-2.4	5.7	22.4	1.5	-12.2	-1.7	-20.4	-2.4	4.0
September	-11.4	-7.8	-28.0	-5.6	-2.9	0.0	-7.7	-38.1	-13.3
October	8.6	8.2	13.5	-4.3	0.8	-12.8	-33.3	94.9	7.7
November	-0.5	-23.2	-25.0	-1.2	0.8	-5.3	70.8	15.0	-12.5
December	-24.8	10.7	1.3	-20.8	-17.7	33.1	-17.1	-41.0	-8.2
2003									
January	2.4	-22.3	-1.4	-13.5	13.3	-27.5	-32.4	-33.6	-7.3
February	3.5	33.5	15.1	28.4	-6.4	7.3	30.4	79.3	15.1
March	6.8	-10.7	13.3	5.4	7.2	4.8	3.3	-38.5	1.9
April	-5.8	9.5	-20.4	-13.9	-10.7	-3.2	-38.7	77.1	-5.8
SEASONALLY ADJUSTED (% change from preceding month)									
2002									
February	-1.0	-0.4	1.9	-1.1	0.0	n.a.	n.a.	n.a.	-0.4
March	-4.0	1.4	-6.8	-6.1	-6.3	n.a.	n.a.	n.a.	-2.9
April	0.2	4.7	-6.6	-1.5	-7.9	n.a.	n.a.	n.a.	-1.8
May	-1.9	4.9	6.0	2.8	5.2	n.a.	n.a.	n.a.	3.4
June	19.6	-3.9	-1.2	-1.1	1.5	n.a.	n.a.	n.a.	3.6
July	-13.5	-5.6	13.6	-1.9	9.6	n.a.	n.a.	n.a.	-0.7
August	9.2	8.9	17.8	20.3	-7.0	n.a.	n.a.	n.a.	8.9
September	-12.4	-12.9	-28.4	-13.2	8.3	n.a.	n.a.	n.a.	-13.9
October	1.6	16.3	6.0	-7.8	-8.7	n.a.	n.a.	n.a.	4.6
November	0.1	-26.5	-14.8	5.4	-8.0	n.a.	n.a.	n.a.	-12.2
December	-18.7	19.6	18.9	-18.1	-3.2	n.a.	n.a.	n.a.	2.2
2003									
January	8.4	-11.4	-4.2	3.3	25.6	n.a.	n.a.	n.a.	0.0
February	-1.2	4.5	-4.1	4.1	-8.7	n.a.	n.a.	n.a.	-0.6
March	-2.9	-18.1	6.8	-7.0	-2.6	n.a.	n.a.	n.a.	-6.4
April	6.8	34.0	-11.0	1.6	-2.3	n.a.	n.a.	n.a.	8.5
TREND ESTIMATES (% change from preceding month)									
2002									
February	-2.8	-0.1	-1.4	-1.0	-1.2	n.a.	n.a.	n.a.	-1.2
March	-1.3	1.3	-1.5	-1.4	-1.3	n.a.	n.a.	n.a.	-0.5
April	0.4	1.4	-0.3	-0.9	-0.9	n.a.	n.a.	n.a.	0.3
May	1.4	1.5	1.9	0.1	0.2	n.a.	n.a.	n.a.	1.4
June	1.6	0.6	2.9	1.3	1.4	n.a.	n.a.	n.a.	1.6
July	0.6	-0.6	2.0	1.5	1.2	n.a.	n.a.	n.a.	0.9
August	-1.1	-1.8	0.1	0.3	0.3	n.a.	n.a.	n.a.	-0.6
September	-2.9	-2.5	-2.2	-1.7	-0.8	n.a.	n.a.	n.a.	-2.1
October	-4.4	-3.3	-3.7	-3.7	-1.5	n.a.	n.a.	n.a.	-3.3
November	-4.7	-3.6	-3.8	-4.8	-1.2	n.a.	n.a.	n.a.	-3.6
December	-3.8	-3.5	-2.4	-4.8	-0.3	n.a.	n.a.	n.a.	-3.0
2003									
January	-2.7	-2.8	-0.6	-3.8	0.5	n.a.	n.a.	n.a.	-1.9
February	-1.7	-1.7	0.0	-2.5	0.6	n.a.	n.a.	n.a.	-1.1
March	-0.7	-0.6	0.0	-1.6	0.3	n.a.	n.a.	n.a.	-0.5
April	-0.4	-0.4	-0.9	-1.1	0.5	n.a.	n.a.	n.a.	-0.5

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

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin(a)	Canberra
Period	no.	no.	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR								
1999-2000	33 025	38 611	15 595	6 847	16 065	813	932	2 317
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								
April	3 249	3 387	1 203	697	1 163	74	49	166
May	3 366	3 152	1 360	636	1 410	79	32	248
June	2 091	2 953	1 556	477	1 169	60	77	95
July	2 125	3 142	1 696	571	1 385	89	97	308
August	2 863	4 749	1 998	693	1 338	95	37	188
September	2 205	2 781	1 346	507	1 249	84	85	540
October	4 525	3 509	1 742	783	1 304	87	70	245
November	2 793	2 412	1 308	597	1 190	71	42	265
December	2 255	2 564	1 460	615	1 102	103	72	316
2003								
January	2 581	2 447	1 148	555	1 251	65	12	136
February	2 201	2 393	1 430	457	1 361	70	65	221
March	2 248	2 470	1 624	764	1 102	63	64	203
April	2 156	3 216	932	459	1 046	78	25	208
PUBLIC SECTOR								
1999-2000	647	629	256	87	777	21	119	55
2000-01	701	374	326	75	689	16	228	107
2001-02	482	635	243	302	557	53	20	75
2002								
April	18	35	18	17	25	1	0	0
May	14	66	61	27	47	5	0	0
June	48	28	52	26	79	5	0	0
July	31	48	7	45	122	0	0	20
August	4	36	7	35	33	0	7	4
September	14	56	5	32	22	0	0	27
October	4	70	35	40	27	0	2	73
November	0	17	52	49	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
TOTAL								
1999-2000	33 672	39 240	15 851	6 934	16 842	834	1 051	2 372
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								
April	3 267	3 422	1 221	714	1 188	75	49	166
May	3 380	3 218	1 421	663	1 457	84	32	248
June	2 139	2 981	1 608	503	1 248	65	77	95
July	2 156	3 190	1 703	616	1 507	89	97	328
August	2 867	4 785	2 005	728	1 371	95	44	192
September	2 219	2 837	1 351	539	1 271	84	85	567
October	4 529	3 579	1 777	823	1 331	87	72	318
November	2 793	2 429	1 360	646	1 237	71	42	292
December	2 255	2 577	1 471	675	1 120	103	72	316
2003								
January	2 589	2 449	1 153	582	1 279	65	12	139
February	2 285	2 498	1 452	484	1 376	70	66	224
March	2 281	2 504	1 627	775	1 209	76	64	219
April	2 166	3 251	937	481	1 092	78	25	221

(a) Refer to Explanatory Notes paragraph 24.

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

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR						
New South Wales	1 786	1 677	12	56	14	3 545
Victoria	2 694	1 318	66	41	40	4 159
Queensland	1 808	560	14	0	0	2 382
South Australia	572	83	0	2	3	660
Western Australia	1 214	175	9	0	0	1 398
Tasmania	146	23	4	0	0	173
Northern Territory	19	11	1	0	0	31
Australian Capital Territory	170	37	1	0	0	208
Australia	8 409	3 884	107	99	57	12 556
PUBLIC SECTOR						
New South Wales	1	24	0	0	0	25
Victoria	8	54	0	0	0	62
Queensland	14	12	0	0	0	26
South Australia	23	0	0	0	0	23
Western Australia	73	29	0	0	0	102
Tasmania	0	0	0	0	0	0
Northern Territory	4	8	0	0	0	12
Australian Capital Territory	13	0	0	0	0	13
Australia	136	127	0	0	0	263
TOTAL						
New South Wales	1 787	1 701	12	56	14	3 570
Victoria	2 702	1 372	66	41	40	4 221
Queensland	1 822	572	14	0	0	2 408
South Australia	595	83	0	2	3	683
Western Australia	1 287	204	9	0	0	1 500
Tasmania	146	23	4	0	0	173
Northern Territory	23	19	1	0	0	43
Australian Capital Territory	183	37	1	0	0	221
Australia	8 545	4 011	107	99	57	12 819

(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			
NUMBER OF DWELLING UNITS										
1999-2000	123 191	10 455	12 916	23 371	5 400	4 846	16 627	26 873	50 244	173 435
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										
February	10 064	491	660	1 151	296	465	909	1 670	2 821	12 885
March	9 466	653	762	1 415	217	429	1 756	2 402	3 817	13 283
April	9 936	877	1 073	1 950	210	515	2 623	3 348	5 298	15 234
May	11 205	927	866	1 793	250	522	1 866	2 638	4 431	15 636
June	9 692	812	943	1 755	426	207	1 470	2 103	3 858	13 550
July	10 763	999	1 313	2 312	369	392	1 083	1 844	4 156	14 919
August	11 115	797	970	1 767	300	733	3 575	4 608	6 375	17 490
September	9 628	766	779	1 545	232	273	1 805	2 310	3 855	13 483
October	10 419	1 069	1 062	2 131	488	705	5 462	6 655	8 786	19 205
November	9 221	626	822	1 448	257	270	2 523	3 050	4 498	13 719
December	8 356	682	865	1 547	190	194	2 304	2 688	4 235	12 591
2003										
January	7 722	553	899	1 452	297	328	2 199	2 824	4 276	11 998
February	8 927	635	862	1 497	176	491	1 524	2 191	3 688	12 615
March	9 030	692	887	1 579	235	507	2 088	2 830	4 409	13 439
April	8 545	868	892	1 760	158	323	1 770	2 251	4 011	12 556

VALUE (\$ million)

1999-2000	15 704.3	872.9	1 347.6	2 220.3	500.0	506.8	2 798.0	3 804.7	6 024.9	21 729.2
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										
February	1 471.3	44.5	91.5	136.1	29.6	55.9	216.6	302.1	438.1	1 909.4
March	1 390.1	60.8	96.0	156.9	23.0	63.7	290.8	377.5	534.4	1 924.5
April	1 490.3	95.3	150.9	246.2	21.1	77.7	453.4	552.2	798.5	2 288.8
May	1 678.1	94.9	123.4	218.3	20.0	78.7	317.6	416.3	634.6	2 312.7
June	1 498.4	73.8	122.8	196.6	50.5	33.5	251.7	335.7	532.2	2 030.6
July	1 657.2	97.9	167.2	265.1	43.5	53.7	166.5	263.7	528.8	2 186.0
August	1 706.7	76.0	128.7	204.7	28.5	116.9	679.3	824.7	1 029.4	2 736.2
September	1 498.1	72.3	107.7	180.1	33.9	35.5	310.2	379.6	559.7	2 057.8
October	1 637.1	117.9	157.0	274.9	37.2	103.3	1 335.6	1 476.1	1 751.0	3 388.0
November	1 454.7	62.3	120.4	182.7	30.0	36.0	567.9	633.9	816.6	2 271.3
December	1 345.1	76.2	127.3	203.5	20.3	24.7	478.8	523.9	727.4	2 072.5
2003										
January	1 239.3	59.1	120.8	179.9	40.8	52.0	434.5	527.4	707.3	1 946.6
February	1 453.8	68.5	123.9	192.4	20.7	61.1	353.9	435.7	628.1	2 081.9
March	1 473.8	68.7	134.8	203.5	30.9	65.1	380.6	476.7	680.1	2 154.0
April	1 404.2	89.8	135.4	225.2	22.5	36.1	470.8	529.4	754.6	2 158.8

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$ million)							
1999-2000	17 805.3	6 463.9	24 203.5	4 023.4	28 240.7	12 264.9	40 095.4
2000-01	11 110.6	5 106.0	16 216.7	3 290.8	19 507.4	12 883.4	32 390.9
2001-02	17 122.6	6 914.7	24 037.2	3 852.2	27 889.4	13 394.5	41 283.9
2001							
December	4 278.9	1 668.1	5 947.1	950.0	6 897.0	3 429.6	10 326.6
2002							
March	4 015.3	1 399.4	5 414.7	886.8	6 301.6	3 257.5	9 559.1
June	4 491.0	1 893.5	6 384.5	1 048.2	7 432.8	3 426.2	10 859.0
September	4 638.2	2 020.1	6 658.3	1 158.4	7 816.7	3 794.2	11 610.9
December	4 196.2	3 106.2	7 302.3	980.4	8 282.7	4 183.1	12 465.8
2003							
March	3 878.0	1 883.9	5 761.9	1 004.1	6 766.0	4 012.6	10 778.6
SEASONALLY ADJUSTED (\$ million)							
2001							
December	4 245.2	1 430.3	5 675.6	962.6	6 638.2	3 586.1	10 224.3
2002							
March	4 293.0	1 509.1	5 802.2	934.4	6 736.6	3 291.6	10 028.1
June	4 374.4	2 011.0	6 385.3	1 013.3	7 398.6	3 195.3	10 594.0
September	4 457.8	1 951.4	6 409.2	1 124.5	7 533.7	3 723.9	11 257.6
December	4 166.9	2 918.2	7 085.1	987.1	8 072.2	4 393.3	12 465.5
2003							
March	4 081.5	1 912.7	5 994.2	1 044.9	7 039.1	3 928.2	10 967.3
TREND ESTIMATES (\$ million)							
2001							
December	4 279.6	1 629.9	5 909.3	945.8	6 855.2	3 388.3	10 240.9
2002							
March	4 372.3	1 605.7	5 978.3	977.4	6 955.6	3 313.3	10 270.0
June	4 382.1	1 873.8	6 255.9	1 020.6	7 276.5	3 421.7	10 698.2
September	4 345.9	2 222.2	6 563.3	1 048.1	7 612.5	3 738.1	11 350.3
December	4 235.5	2 360.7	6 594.3	1 048.1	7 642.7	4 045.5	11 687.2
2003							
March	4 095.1	2 316.3	6 424.7	1 031.4	7 459.3	4 148.0	11 646.8
TREND ESTIMATES (% change from preceding quarter)							
2001							
December	8.1	0.2	5.8	2.4	5.3	-0.4	3.4
2002							
March	2.2	-1.5	1.2	3.3	1.5	-2.2	0.3
June	0.2	16.7	4.6	4.4	4.6	3.3	4.2
September	-0.8	18.6	4.9	2.7	4.6	9.2	6.1
December	-2.5	6.2	0.5	0.0	0.4	8.2	3.0
2003							
March	-3.3	-1.9	-2.6	-1.6	-2.4	2.5	-0.3

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

(b) Refer to Explanatory Notes paragraph 14.

VALUE OF TOTAL BUILDING APPROVED, States and Australia

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (\$ million)									
2002									
February	1 039.5	1 266.1	698.3	182.2	285.2	31.5	66.8	32.3	3 601.9
March	849.0	1 018.0	752.8	186.2	256.8	39.1	30.6	85.6	3 218.2
April	1 378.7	1 314.2	765.8	183.3	352.2	25.7	24.3	45.2	4 089.5
May	1 342.8	1 210.7	724.4	191.4	398.3	36.0	15.1	50.9	3 969.6
June	882.0	1 043.6	678.3	182.1	329.4	35.7	31.9	34.4	3 217.3
July	970.9	1 071.5	712.8	187.2	462.8	54.8	36.2	96.9	3 593.0
August	1 254.0	1 530.6	923.0	253.2	624.0	36.1	44.7	64.4	4 730.1
September	1 215.0	1 203.7	700.5	195.1	318.6	35.1	51.6	127.0	3 846.5
October	1 725.5	1 284.5	1 333.1	274.6	357.3	36.0	34.5	82.7	5 128.3
November	1 867.7	1 130.7	731.1	299.8	339.7	32.6	20.7	67.1	4 489.4
December	1 228.0	1 051.1	627.9	195.8	300.7	39.6	21.8	105.9	3 570.9
2003									
January	1 131.7	1 350.8	613.5	150.2	483.0	39.4	9.2	40.7	3 818.5
February	1 359.2	1 187.8	679.8	179.4	359.7	40.4	20.5	91.6	3 918.4
March	1 180.7	1 087.7	851.3	218.9	344.2	45.7	27.2	44.7	3 800.5
April	1 085.8	1 505.9	719.3	195.9	368.9	46.8	27.7	62.8	4 013.0
SEASONALLY ADJUSTED (\$ million)									
2002									
February	1 018.0	1 114.2	752.0	179.1	314.3	n.a.	n.a.	n.a.	3 510.9
March	1 045.6	1 033.1	716.6	183.9	298.1	n.a.	n.a.	n.a.	3 473.8
April	1 351.5	1 192.1	701.1	195.7	317.6	n.a.	n.a.	n.a.	3 842.3
May	1 274.9	1 203.4	662.6	182.1	335.0	n.a.	n.a.	n.a.	3 752.8
June	910.6	1 188.9	707.4	192.5	346.6	n.a.	n.a.	n.a.	3 443.5
July	755.2	1 128.7	676.1	149.8	417.5	n.a.	n.a.	n.a.	3 281.0
August	1 257.4	1 479.0	930.1	229.0	607.5	n.a.	n.a.	n.a.	4 676.4
September	1 179.2	1 228.3	726.2	198.6	335.5	n.a.	n.a.	n.a.	3 880.5
October	1 695.1	1 262.3	1 371.1	273.4	314.3	n.a.	n.a.	n.a.	5 058.3
November	1 929.8	1 125.9	587.3	301.0	317.5	n.a.	n.a.	n.a.	4 377.5
December	1 313.5	1 009.7	755.4	212.2	338.2	n.a.	n.a.	n.a.	3 794.9
2003									
January	1 223.2	1 556.6	649.0	190.9	531.9	n.a.	n.a.	n.a.	4 267.4
February	1 319.7	1 043.3	730.2	176.2	395.3	n.a.	n.a.	n.a.	3 817.7
March	1 196.1	931.5	878.3	189.6	372.7	n.a.	n.a.	n.a.	3 694.2
April	1 226.7	1 515.2	673.7	215.4	369.2	n.a.	n.a.	n.a.	4 140.2
TREND (\$ million)									
2002									
February	1 129.6	1 076.8	671.4	196.4	310.8	n.a.	n.a.	n.a.	3 514.0
March	1 127.5	1 099.1	684.2	192.4	312.9	n.a.	n.a.	n.a.	3 538.6
April	1 105.9	1 135.3	691.4	186.1	327.4	n.a.	n.a.	n.a.	3 564.2
May	1 066.3	1 181.5	702.3	180.9	351.4	n.a.	n.a.	n.a.	3 603.1
June	1 052.9	1 227.5	730.8	182.3	375.9	n.a.	n.a.	n.a.	3 698.5
July	1 097.2	1 262.8	773.3	193.8	387.1	n.a.	n.a.	n.a.	3 856.2
August	1 201.9	1 274.6	812.3	212.6	384.8	n.a.	n.a.	n.a.	4 040.8
September	1 339.4	1 258.3	830.8	230.7	375.5	n.a.	n.a.	n.a.	4 198.6
October	1 463.0	1 204.2	822.5	241.7	368.1	n.a.	n.a.	n.a.	4 264.4
November	1 519.4	1 135.6	794.1	241.2	368.5	n.a.	n.a.	n.a.	4 216.1
December	1 484.0	1 079.6	760.5	230.1	377.6	n.a.	n.a.	n.a.	4 080.3
2003									
January	1 394.1	1 058.8	736.8	214.3	391.6	n.a.	n.a.	n.a.	3 938.5
February	1 304.4	1 077.0	728.3	200.8	401.9	n.a.	n.a.	n.a.	3 852.3
March	1 232.9	1 122.1	729.4	192.0	406.2	n.a.	n.a.	n.a.	3 820.2
April	1 155.3	1 176.3	719.3	183.5	404.0	n.a.	n.a.	n.a.	3 777.1

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									
February	2.7	41.5	33.0	-6.0	-5.7	-25.1	268.2	47.1	19.7
March	-18.3	-19.6	7.8	2.2	-10.0	24.3	-54.2	165.2	-10.7
April	62.4	29.1	1.7	-1.5	37.1	-34.4	-20.7	-47.1	27.1
May	-2.6	-7.9	-5.4	4.4	13.1	40.1	-37.7	12.6	-2.9
June	-34.3	-13.8	-6.4	-4.8	-17.3	-0.7	110.9	-32.5	-18.9
July	10.1	2.7	5.1	2.8	40.5	53.5	13.3	182.0	11.7
August	29.2	42.9	29.5	35.3	34.8	-34.0	23.5	-33.5	31.6
September	-3.1	-21.4	-24.1	-22.9	-48.9	-2.9	15.4	97.2	-18.7
October	42.0	6.7	90.3	40.8	12.2	2.6	-33.1	-34.9	33.3
November	8.2	-12.0	-45.2	9.2	-4.9	-9.4	-40.0	-18.8	-12.5
December	-34.3	-7.0	-14.1	-34.7	-11.5	21.5	5.5	57.8	-20.5
2003									
January	-7.8	28.5	-2.3	-23.3	60.6	-0.5	-57.6	-61.6	6.9
February	20.1	-12.1	10.8	19.5	-25.5	2.4	121.9	125.1	2.6
March	-13.1	-8.4	25.2	22.0	-4.3	13.2	32.5	-51.2	-3.0
April	-8.0	38.4	-15.5	-10.5	7.2	2.4	1.7	40.7	5.6
SEASONALLY ADJUSTED (% change from preceding month)									
2002									
February	-7.4	8.7	31.1	-26.0	-5.0	n.a.	n.a.	n.a.	4.3
March	2.7	-7.3	-4.7	2.7	-5.2	n.a.	n.a.	n.a.	-1.1
April	29.2	15.4	-2.2	6.4	6.6	n.a.	n.a.	n.a.	10.6
May	-5.7	0.9	-5.5	-7.0	5.5	n.a.	n.a.	n.a.	-2.3
June	-28.6	-1.2	6.8	5.7	3.5	n.a.	n.a.	n.a.	-8.2
July	-17.1	-5.1	-4.4	-22.2	20.4	n.a.	n.a.	n.a.	-4.7
August	66.5	31.0	37.6	52.9	45.5	n.a.	n.a.	n.a.	42.5
September	-6.2	-16.9	-21.9	-13.3	-44.8	n.a.	n.a.	n.a.	-17.0
October	43.7	2.8	88.8	37.7	-6.3	n.a.	n.a.	n.a.	30.4
November	13.8	-10.8	-57.2	10.1	1.0	n.a.	n.a.	n.a.	-13.5
December	-31.9	-10.3	28.6	-29.5	6.5	n.a.	n.a.	n.a.	-13.3
2003									
January	-6.9	54.2	-14.1	-10.1	57.3	n.a.	n.a.	n.a.	12.5
February	7.9	-33.0	12.5	-7.7	-25.7	n.a.	n.a.	n.a.	-10.5
March	-9.4	-10.7	20.3	7.6	-5.7	n.a.	n.a.	n.a.	-3.2
April	2.6	62.7	-23.3	13.6	-1.0	n.a.	n.a.	n.a.	12.1
TREND ESTIMATES (% change from preceding month)									
2002									
February	0.3	1.1	1.1	-0.8	-1.8	n.a.	n.a.	n.a.	0.4
March	-0.2	2.1	1.9	-2.0	0.7	n.a.	n.a.	n.a.	0.7
April	-1.9	3.3	1.0	-3.3	4.6	n.a.	n.a.	n.a.	0.7
May	-3.6	4.1	1.6	-2.8	7.4	n.a.	n.a.	n.a.	1.1
June	-1.3	3.9	4.1	0.8	7.0	n.a.	n.a.	n.a.	2.6
July	4.2	2.9	5.8	6.3	3.0	n.a.	n.a.	n.a.	4.3
August	9.5	0.9	5.0	9.7	-0.6	n.a.	n.a.	n.a.	4.8
September	11.4	-1.3	2.3	8.5	-2.4	n.a.	n.a.	n.a.	3.9
October	9.2	-4.3	-1.0	4.8	-1.9	n.a.	n.a.	n.a.	1.6
November	3.9	-5.7	-3.5	-0.2	0.1	n.a.	n.a.	n.a.	-1.1
December	-2.3	-4.9	-4.2	-4.6	2.5	n.a.	n.a.	n.a.	-3.2
2003									
January	-6.1	-1.9	-3.1	-6.9	3.7	n.a.	n.a.	n.a.	-3.5
February	-6.4	1.7	-1.2	-6.3	2.6	n.a.	n.a.	n.a.	-2.2
March	-5.5	4.2	0.2	-4.4	1.1	n.a.	n.a.	n.a.	-0.8
April	-6.3	4.8	-1.4	-4.5	-0.6	n.a.	n.a.	n.a.	-1.1

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									
February	445.0	543.6	199.4	59.6	62.5	11.8	52.7	10.6	1 385.4
March	202.2	373.8	197.3	74.9	47.6	15.2	12.4	54.3	977.8
April	464.7	529.0	302.5	55.8	95.2	7.0	9.6	16.2	1 479.9
May	398.1	427.4	184.9	55.5	125.9	11.6	5.8	10.5	1 219.8
June	197.9	307.7	164.3	68.3	78.6	14.0	11.1	13.5	855.3
July	285.4	290.0	191.7	53.3	152.6	27.7	14.6	37.0	1 052.3
August	382.5	390.7	229.4	121.0	346.9	9.1	29.1	30.7	1 539.4
September	502.5	404.1	243.1	75.1	71.5	9.9	28.9	49.3	1 384.5
October	434.8	335.3	386.3	56.1	94.6	10.3	16.0	27.4	1 360.8
November	965.1	401.4	230.3	162.8	79.8	12.3	7.7	17.2	1 876.7
December	480.2	364.2	144.3	64.6	68.6	9.8	5.1	47.0	1 184.0
2003									
January	394.4	692.5	195.1	39.8	220.5	15.9	2.9	17.8	1 578.9
February	579.0	483.8	198.4	62.8	60.0	17.0	5.0	52.0	1 458.0
March	450.1	407.1	211.0	48.4	89.5	17.4	11.6	4.4	1 239.6
April	403.3	484.8	302.3	90.9	139.6	20.5	16.9	23.7	1 482.0
TREND (\$ million)									
2002									
February	394.4	391.6	191.5	69.8	78.7	n.a.	n.a.	n.a.	1 188.4
March	363.9	388.9	190.3	65.2	77.3	n.a.	n.a.	n.a.	1 144.9
April	329.1	392.5	185.5	62.1	84.6	n.a.	n.a.	n.a.	1 108.0
May	290.9	399.5	182.9	60.4	99.4	n.a.	n.a.	n.a.	1 083.1
June	277.6	404.2	195.8	61.9	114.8	n.a.	n.a.	n.a.	1 103.3
July	309.4	405.3	224.0	68.5	121.1	n.a.	n.a.	n.a.	1 178.7
August	386.6	400.9	252.1	78.4	119.5	n.a.	n.a.	n.a.	1 290.7
September	489.8	391.5	270.2	87.3	114.3	n.a.	n.a.	n.a.	1 410.5
October	582.2	369.7	269.2	91.4	109.2	n.a.	n.a.	n.a.	1 487.8
November	631.0	348.5	252.7	88.8	108.3	n.a.	n.a.	n.a.	1 499.4
December	620.0	340.9	230.2	81.6	112.6	n.a.	n.a.	n.a.	1 449.0
2003									
January	571.1	354.6	216.2	72.7	120.5	n.a.	n.a.	n.a.	1 378.6
February	517.1	388.9	216.3	65.2	126.8	n.a.	n.a.	n.a.	1 324.8
March	472.2	435.5	225.9	60.7	130.7	n.a.	n.a.	n.a.	1 293.1
April	432.8	489.2	236.2	59.1	130.4	n.a.	n.a.	n.a.	1 268.6

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2002									
February	22.3	118.6	16.0	-36.6	-29.1	43.9	818.2	134.3	40.6
March	-54.6	-31.2	-1.1	25.6	-23.9	29.2	-76.4	411.3	-29.4
April	129.8	41.5	53.3	-25.5	100.0	-54.3	-22.4	-70.2	51.4
May	-14.3	-19.2	-38.9	-0.6	32.3	66.5	-39.3	-35.2	-17.6
June	-50.3	-28.0	-11.1	23.0	-37.5	20.6	89.5	28.7	-29.9
July	44.2	-5.8	16.7	-21.9	94.1	98.2	31.9	173.5	23.0
August	34.0	34.7	19.7	127.0	127.3	-67.3	99.1	-17.1	46.3
September	31.4	3.4	6.0	-37.9	-79.4	9.7	-0.7	60.4	-10.1
October	-13.5	-17.0	58.9	-25.4	32.3	3.9	-44.8	-44.3	-1.7
November	121.9	19.7	-40.4	190.4	-15.6	19.6	-51.6	-37.2	37.9
December	-50.2	-9.3	-37.3	-60.3	-14.0	-20.4	-33.5	172.7	-36.9
2003									
January	-17.9	90.2	35.2	-38.4	221.2	62.1	-43.1	-62.1	33.4
February	46.8	-30.1	1.7	57.6	-72.8	6.7	72.7	191.7	-7.7
March	-22.3	-15.8	6.3	-22.9	49.1	2.3	130.7	-91.5	-15.0
April	-10.4	19.1	43.3	87.9	55.9	17.8	45.3	433.7	19.6
TREND ESTIMATES (% change from preceding month)									
2002									
February	-3.9	1.0	-3.1	-4.8	-6.4	n.a.	n.a.	n.a.	-2.1
March	-7.7	-0.7	-0.6	-6.6	-1.7	n.a.	n.a.	n.a.	-3.7
April	-9.6	0.9	-2.5	-4.8	9.4	n.a.	n.a.	n.a.	-3.2
May	-11.6	1.8	-1.4	-2.8	17.5	n.a.	n.a.	n.a.	-2.2
June	-4.6	1.2	7.1	2.5	15.5	n.a.	n.a.	n.a.	1.9
July	11.5	0.3	14.4	10.7	5.5	n.a.	n.a.	n.a.	6.8
August	25.0	-1.1	12.5	14.4	-1.3	n.a.	n.a.	n.a.	9.5
September	26.7	-2.4	7.2	11.3	-4.4	n.a.	n.a.	n.a.	9.3
October	18.9	-5.6	-0.4	4.8	-4.4	n.a.	n.a.	n.a.	5.5
November	8.4	-5.7	-6.1	-2.8	-0.8	n.a.	n.a.	n.a.	0.8
December	-1.7	-2.2	-8.9	-8.2	4.0	n.a.	n.a.	n.a.	-3.4
2003									
January	-7.9	4.0	-6.1	-10.9	6.9	n.a.	n.a.	n.a.	-4.9
February	-9.4	9.7	0.1	-10.2	5.2	n.a.	n.a.	n.a.	-3.9
March	-8.7	12.0	4.4	-6.9	3.1	n.a.	n.a.	n.a.	-2.4
April	-8.3	12.3	4.6	-2.7	-0.2	n.a.	n.a.	n.a.	-1.9

(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	325.9	221.5	1.5	116.7	9.7	675.3	360.2	1 035.5
Victoria	460.5	418.1	10.3	113.8	4.9	1 007.6	403.1	1 410.7
Queensland	298.3	66.7	0.6	46.5	0.0	412.2	251.8	663.9
South Australia	71.7	10.5	0.0	19.7	0.2	102.2	70.2	172.4
Western Australia	180.2	13.7	0.8	22.1	0.0	216.8	77.0	293.7
Tasmania	19.3	3.1	0.2	3.7	0.0	26.3	9.7	36.0
Northern Territory	3.8	1.5	0.1	2.4	0.0	7.7	16.3	24.1
Australian Capital Territory	24.8	5.2	0.1	6.6	0.0	36.7	9.5	46.2
Australia	1 384.7	740.3	13.7	331.4	14.8	2 484.8	1 197.8	3 682.6
PUBLIC SECTOR								
New South Wales	0.2	2.8	0.0	4.3	0.0	7.2	43.1	50.3
Victoria	1.4	5.8	0.0	6.3	0.0	13.4	81.7	95.2
Queensland	3.0	1.6	0.0	0.3	0.0	4.8	50.5	55.4
South Australia	2.7	0.0	0.0	0.1	0.0	2.8	20.7	23.5
Western Australia	9.1	2.8	0.0	0.7	0.0	12.5	62.6	75.2
Tasmania	0.0	0.0	0.0	0.0	0.0	0.0	10.8	10.8
Northern Territory	0.8	1.4	0.0	0.9	0.0	3.0	0.6	3.6
Australian Capital Territory	2.4	0.0	0.0	0.0	0.0	2.4	14.2	16.6
Australia	19.5	14.3	0.0	12.4	0.0	46.2	284.2	330.4
TOTAL								
New South Wales	326.1	224.2	1.5	120.9	9.7	682.5	403.3	1 085.8
Victoria	461.9	423.9	10.3	120.1	4.9	1 021.1	484.8	1 505.9
Queensland	301.3	68.3	0.6	46.8	0.0	417.0	302.3	719.3
South Australia	74.5	10.5	0.0	19.8	0.2	105.0	90.9	195.9
Western Australia	189.3	16.5	0.8	22.7	0.0	229.3	139.6	368.9
Tasmania	19.3	3.1	0.2	3.7	0.0	26.3	20.5	46.8
Northern Territory	4.6	2.9	0.1	3.3	0.0	10.7	16.9	27.7
Australian Capital Territory	27.2	5.2	0.1	6.6	0.0	39.1	23.7	62.8
Australia	1 404.2	754.6	13.7	343.8	14.8	2 531.0	1 482.0	4 013.0

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

State/Territory	Hotels, motels and other short term accom- modation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
New South Wales	17.6	25.4	18.1	146.6	54.2	19.3	0.5	3.8	67.4	7.4	360.2
Victoria	40.4	197.4	19.9	29.4	36.3	5.3	3.4	50.3	4.3	16.3	403.1
Queensland	40.6	31.9	14.0	11.8	99.9	25.2	0.3	3.5	6.7	17.7	251.8
South Australia	0.5	14.4	15.6	3.6	8.2	2.9	0.3	16.8	4.3	3.6	70.2
Western Australia	21.4	5.3	5.9	15.1	7.8	9.0	0.2	2.0	0.9	9.2	77.0
Tasmania	0.5	0.9	0.5	2.1	0.3	0.7	0.0	0.8	0.1	3.8	9.7
Northern Territory	11.0	0.8	0.0	0.2	4.2	0.0	0.0	0.0	0.1	0.1	16.3
Australian Capital Territory	0.0	0.3	0.0	0.4	1.4	0.1	0.1	0.0	7.3	0.0	9.5
Australia	132.1	276.4	73.9	209.3	212.3	62.5	4.7	77.3	91.2	58.2	1 197.8
PUBLIC SECTOR											
New South Wales	0.0	0.0	3.6	3.7	6.2	14.0	0.0	6.9	0.6	8.1	43.1
Victoria	0.0	0.1	0.0	23.4	0.6	29.7	0.0	13.0	1.2	13.8	81.7
Queensland	0.0	0.0	0.2	3.2	0.8	20.1	0.0	11.2	4.6	10.5	50.5
South Australia	0.0	0.1	0.0	11.2	0.3	7.2	0.0	0.2	0.2	1.6	20.7
Western Australia	0.0	0.8	0.0	2.7	0.6	29.8	0.0	28.8	0.0	0.1	62.6
Tasmania	0.0	0.0	1.4	5.7	0.6	0.5	0.0	2.0	0.2	0.4	10.8
Northern Territory	0.0	0.0	0.0	0.3	0.0	0.1	0.0	0.1	0.0	0.2	0.6
Australian Capital Territory	0.0	1.1	0.0	0.2	0.0	10.6	0.0	0.3	0.0	2.0	14.2
Australia	0.0	2.0	5.2	50.4	9.1	112.0	0.0	62.4	6.7	36.5	284.2
TOTAL											
New South Wales	17.6	25.4	21.7	150.3	60.5	33.3	0.5	10.6	68.0	15.5	403.3
Victoria	40.4	197.5	19.9	52.8	36.8	35.0	3.4	63.3	5.5	30.1	484.8
Queensland	40.6	31.9	14.2	15.0	100.7	45.4	0.3	14.7	11.3	28.2	302.3
South Australia	0.5	14.5	15.6	14.8	8.5	10.1	0.3	17.0	4.5	5.2	90.9
Western Australia	21.4	6.1	5.9	17.8	8.4	38.8	0.2	30.8	0.9	9.3	139.6
Tasmania	0.5	0.9	1.9	7.8	0.9	1.2	0.0	2.8	0.3	4.2	20.5
Northern Territory	11.0	0.8	0.0	0.5	4.2	0.1	0.0	0.1	0.1	0.2	16.9
Australian Capital Territory	0.0	1.4	0.0	0.6	1.4	10.7	0.1	0.3	7.3	2.0	23.7
Australia	132.1	278.4	79.1	259.6	221.4	174.5	4.7	139.6	97.9	94.7	1 482.0

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												
February	17	1.7	257	23.8	52	5.7	169	17.2	119	11.7	73	7.5
March	36	3.7	340	31.0	55	5.8	145	15.1	121	12.1	74	7.0
April	25	2.5	279	26.4	49	5.3	158	15.8	142	13.9	78	8.0
Value—\$200,000–\$499,999												
2003												
February	10	2.8	68	18.6	45	13.7	74	23.7	57	17.9	37	11.7
March	10	3.1	68	18.3	50	15.0	70	20.9	51	14.4	34	11.1
April	10	3.3	67	21.5	58	17.1	74	21.6	49	15.7	29	9.1
Value—\$500,000–\$999,999												
2003												
February	2	1.4	25	16.9	25	16.6	26	16.4	26	19.2	19	13.5
March	0	0.0	30	21.2	19	13.3	28	19.8	25	17.8	25	17.8
April	1	0.5	15	9.8	17	10.8	20	13.6	41	27.7	20	13.5
Value—\$1,000,000–\$4,999,999												
2003												
February	8	15.6	23	46.4	13	28.9	22	47.8	28	60.2	30	62.0
March	8	18.4	24	44.7	11	22.6	24	42.6	21	35.0	30	62.5
April	5	12.6	26	50.0	18	28.9	17	34.3	21	35.8	24	56.5
Value—\$5,000,000 and over												
2003												
February	2	28.0	6	124.6	4	32.7	6	380.6	5	101.5	6	55.3
March	0	0.0	7	70.1	0	0.0	7	285.3	5	44.3	9	68.2
April	7	113.2	4	170.7	2	16.9	7	174.2	8	128.3	6	87.3
Value—Total												
1999-2000	767	753.4	5 346	2 360.4	2 150	985.8	3 644	1 935.9	3 392	1 783.6	1 553	1 492.7
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
2003												
February	39	49.4	379	230.3	139	97.5	297	485.9	235	210.4	165	150.0
March	54	25.3	469	185.4	135	56.7	274	383.7	223	123.6	172	166.6
April	48	132.1	391	278.4	144	79.1	276	259.6	261	221.4	157	174.5

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										
February	6	0.6	35	3.5	15	1.5	49	5.3	792	78.3
March	7	0.6	25	2.7	34	3.4	51	5.0	888	86.3
April	7	0.8	23	2.5	38	4.0	47	4.0	846	83.3
Value—\$200,000–\$499,999										
2003										
February	1	0.3	9	3.1	26	8.0	21	6.9	348	106.6
March	3	0.7	13	4.9	15	4.6	22	7.8	336	100.9
April	4	1.1	10	2.7	15	4.8	22	7.0	338	104.0
Value—\$500,000–\$999,999										
2003										
February	2	1.1	3	2.1	12	8.9	13	8.5	153	104.7
March	3	1.9	8	5.8	7	4.6	6	3.9	151	106.1
April	1	0.5	13	8.7	5	3.7	12	8.1	145	96.8
Value—\$1,000,000–\$4,999,999										
2003										
February	1	2.0	10	26.5	13	28.5	7	10.9	155	328.8
March	1	2.1	12	26.5	10	16.1	11	22.1	152	292.7
April	2	2.4	17	41.7	11	22.1	13	33.0	154	317.3
Value—\$5,000,000 and over										
2003										
February	0	0.0	6	69.4	3	31.5	2	16.1	40	839.7
March	0	0.0	11	111.0	4	37.6	4	37.1	47	653.7
April	0	0.0	6	84.0	2	63.2	6	42.6	48	880.6
Value—Total										
1999-2000	245	128.7	799	1 098.8	1 024	805.1	1 118	854.1	20 038	12 198.8
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
2003										
February	10	3.9	63	104.6	69	78.3	92	47.6	1 488	1 458.0
March	14	5.4	69	150.9	70	66.3	94	75.7	1 574	1 239.6
April	14	4.7	69	139.6	71	97.9	100	94.7	1 531	1 482.0

(a) Refer to Explanatory Notes paragraph 8.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following:

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

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

5 From July 1990, the statistics include:

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

VALUE DATA

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

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

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

EXPLANATORY NOTES

OWNERSHIP

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

BUILDING CLASSIFICATION

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

EXPLANATORY NOTES

SEASONAL ADJUSTMENT *continued*

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

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

TREND ESTIMATES

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

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

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

CHAIN VOLUME MEASURES

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

EXPLANATORY NOTES

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	<p>24 Area statistics are now being classified to the <i>Australian Standard Geographical Classification (ASGC), 2002 Edition</i> (cat. no 1216.0), effective from July 2002. Building work approved before July 2002 was classified according to the current edition of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval. From July 2001, the Statistical Division of Darwin includes Litchfield Shire, previously in the Statistical Division of Northern Territory Balance.</p> <p>25 From 1 July 2002, approvals in the External Territories of Australia are included in these statistics. Jervis Bay is included in New South Wales, while Christmas Island and Cocos-Keeling Islands are included in Western Australia</p>
ABS DATA AVAILABLE ON REQUEST	<p>26 As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.</p>
RELATED PUBLICATIONS	<p>27 Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none">▪ <i>Building Activity, Australia</i>, (cat. no. 8752.0–8752.7)▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i>, (cat. no. 8750.0)▪ <i>Building Approvals</i>, (cat. no. 8731.1–8731.7)▪ <i>Construction Work Done, Australia, Preliminary</i>, (cat. no. 8755.0)▪ <i>Engineering Construction Activity, Australia</i>, (cat. no. 8762.0)▪ <i>House Price Indexes: Eight Capital Cities</i>, (cat. no. 6416.0)▪ <i>Housing Finance for Owner Occupation, Australia</i>, (cat. no. 5609.0)▪ <i>Producer Price Indexes, Australia</i>, (cat. no. 6427.0) <p>28 While building approvals value series are shown inclusive of GST, this is different to building activity — <i>Building Activity, Australia</i> (cat. no. 8752.0) and <i>Construction Work Done, Australia, Preliminary</i> (cat. no 8755.0) — in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the Engineering Construction Survey — <i>Engineering Construction Activity, Australia</i> (cat. no. 8762.0) all values will exclude GST.</p>
ROUNDING	<p>29 When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>

G L O S S A R Y

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

GLOSSARY

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.

FOR MORE INFORMATION...

- INTERNET* **www.abs.gov.au** the ABS web site is the best place to start for access to summary data from our latest publications, information about the ABS, advice about upcoming releases, our catalogue, and Australia Now—a statistical profile.
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