



# BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 1 NOV 2000

## SEPTEMBER KEY FIGURES

TREND ESTIMATES	Sep 2000	% change Aug 2000 to Sep 2000	% change Sep 1999 to Sep 2000
Dwelling units approved			
Private sector houses	5 236	-8.5	-48.7
Total dwelling units	8 487	-7.2	-42.8

SEASONALLY ADJUSTED	Sep 2000	% change Aug 2000 to Sep 2000	% change Sep 1999 to Sep 2000
Dwelling units approved			
Private sector houses	5 602	-4.1	-44.6
Total dwelling units	8 936	-1.1	-37.9

## SEPTEMBER KEY POINTS

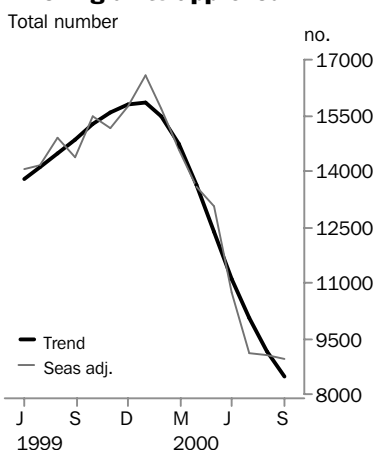
### TREND ESTIMATES

- The trend estimate for total dwelling units approved fell by 7.2% in September 2000. The trend has fallen for the last eight months, although the rate of decline is showing some signs of easing.
- The fall in the trend in total dwellings is still being driven by the strong decline in the trend for private sector houses approved, which fell by 8.5% in September 2000.
- The trend estimate for other dwellings approved fell by 5.1% in September 2000.

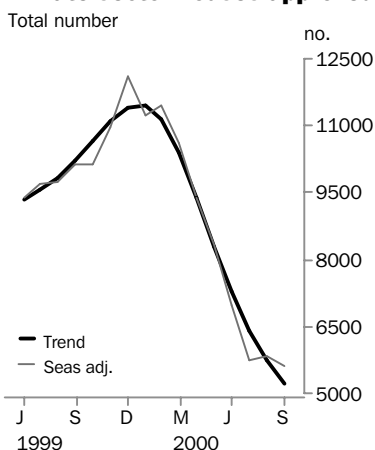
### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwellings approved fell by 1.1% in September 2000, following a fall of 0.6% in August. September 2000 is the lowest estimate since the series began in 1983.
- The seasonally adjusted estimate for private sector houses approved fell by 4.1% in September 2000 and is the lowest estimate since the series began in 1983. The September estimate is 44.6% below the level of twelve months ago.
- The seasonally adjusted estimate for other dwellings approved rose by 5.3% in September 2000.

### Dwelling units approved



### Private sector houses approved



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

# N O T E S

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
October 2000	1 December 2000
November 2000	5 January 2001
December 2000	1 February 2001



## CHANGES IN THIS ISSUE

The Explanatory Notes (Pages 30-33) have been updated to include more information about building approval values, including the treatment of the Goods and Services Tax (GST).



## DATA NOTES

Townsville Council in Queensland has been unable to report on all building approvals within the municipality, so an estimate has been included in this issue.

The ABS has confirmed with other councils that there have been no noticeable delays in processing of building approvals caused by the Olympic Games and school holidays and that all approvals have been reported to the ABS.

ABS statistical series are being impacted to varying degrees as a result of The New Tax System (TNTS). TNTS included the removal of the Wholesale Sales Tax (WST) and the introduction of the GST. From July 2000, value series in this publication will be on a GST inclusive basis.

Users should exercise caution when analysing movements in the value series in the months around the introduction of TNTS, as they may have been affected in a number of ways, including:

- changing patterns of demand and price changes brought about by the "bringing forward" of building activity prior to 1 July 2000;
- the introduction of the GST and the abolition of the WST; and
- the uncertainty as to whether approval values reported prior to July 2000 included or excluded GST.



## REVISIONS THIS MONTH

Revisions have been made to total dwelling approvals for the period May to August 2000 for New South Wales (+5), Queensland (-35), and Victoria (-89) as a result of replacing previously estimated data.

Further revisions to data for Queensland will be made in future issues as a result of resolution of outstanding queries and late notification of final data to the ABS. These revisions apply to the last eighteen months and are not expected to influence the direction of the trend series.



## SYMBOLS AND OTHER USAGES

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

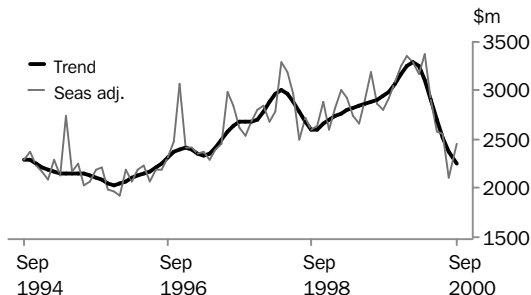
Dennis Trewin  
Australian Statistician



# VALUE OF BUILDING APPROVED

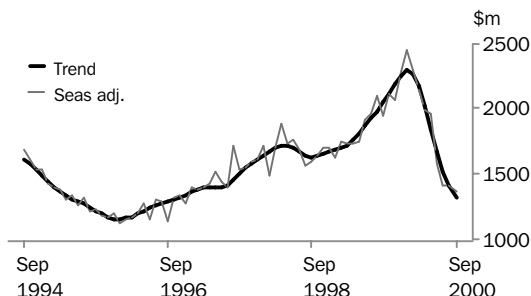
## VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has fallen strongly over the last seven months.



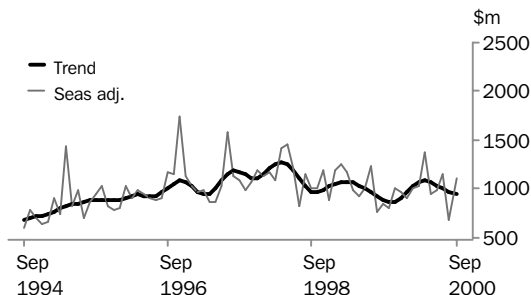
## VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has fallen over the last eight months following a period of strong growth. The trend fell rapidly in the first half of 2000 as a result of successive large falls in the seasonally adjusted estimate. In recent months the seasonally adjusted estimate has steadied (albeit at a low level) and the rate of decline has eased.



## VALUE OF NON-RESIDENTIAL BUILDING

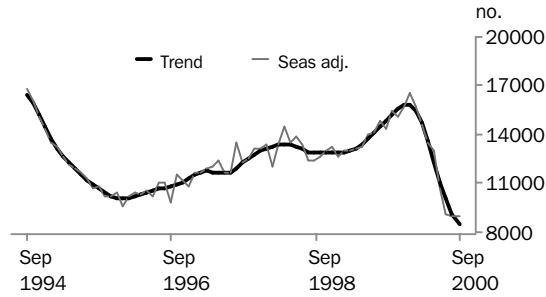
The trend estimate of the value of non-residential building approved has fallen over the last five months. The rate of decline has eased in recent months as a result of a strong rise in the seasonally adjusted estimate for September.



# DWELLINGS APPROVED

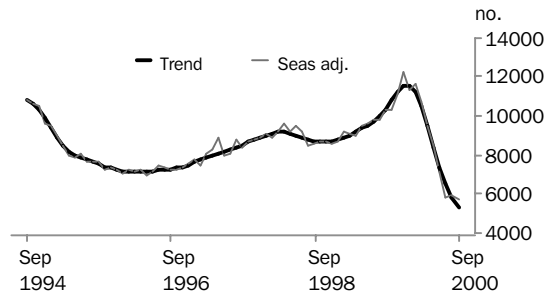
## TOTAL DWELLING UNITS

The trend estimate of total dwelling units approved has fallen over the last eight months, although the rate of decline has moderated slightly over the last few months.



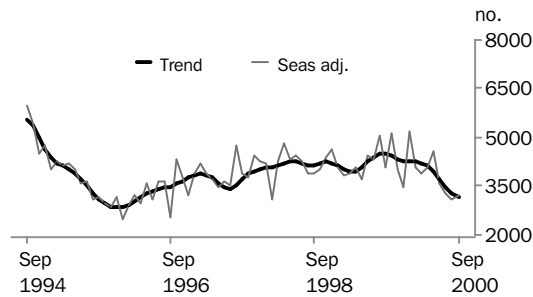
## PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved has fallen strongly since January 2000, and is driving the trend for total dwelling units approved.



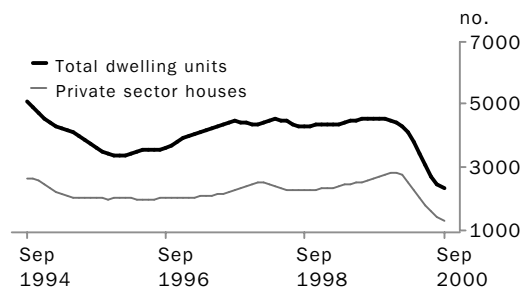
## OTHER DWELLINGS

The trend estimate for other dwellings approved has fallen steadily in the last seven months.



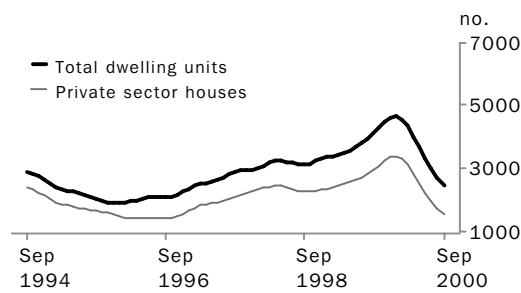
# DWELLING UNITS APPROVED: State Trends

## NEW SOUTH WALES



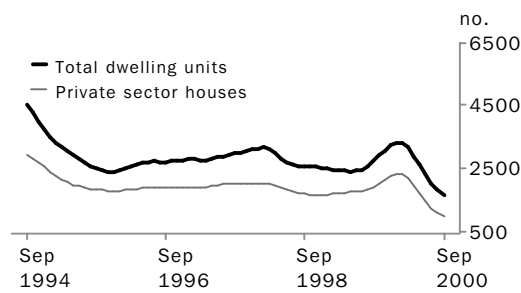
While the trend for total dwelling units approved has been declining since November 1999, the rate of decline has eased over the last few months.

## VICTORIA



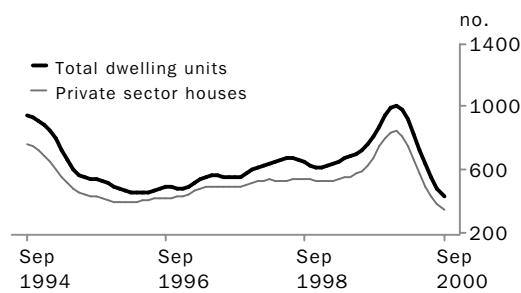
The trend for total dwelling units approved has fallen over the last eight months following four years of growth.

## QUEENSLAND



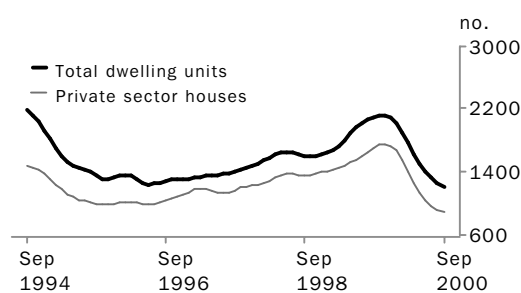
The trend for total dwelling units approved has fallen over the last eight months.

## SOUTH AUSTRALIA



The trend for total dwelling units approved has declined over the last eight months.

## WESTERN AUSTRALIA



The trend for total dwelling units approved has been falling since November 1999, with the rate of decline moderating over the last four months.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

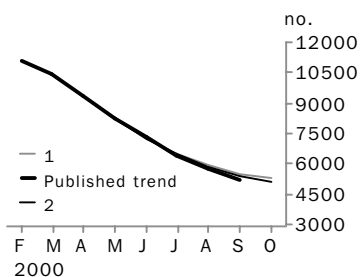
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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 and seasonally adjusted series has shown that they can be revised substantially from month to month. As a result, some months can elapse before turning points in the trend series are reliably identified.

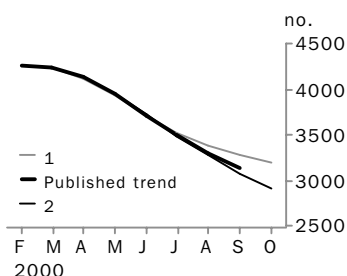
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the October seasonally adjusted estimate is higher than the September estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that the October seasonally adjusted estimate is lower than the September estimate by 3% for the number of private sector houses approved and 11% 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	<b>1</b> <i>rises by 3% on Sep 2000</i>	% change	<b>2</b> <i>falls by 3% on Sep 2000</i>	% change
May 2000	8 272	-11.7	8 244	-12.0	8 255	-11.9
June 2000	7 273	-12.1	7 253	-12.0	7 259	-12.1
July 2000	6 421	-11.7	6 471	-10.8	6 456	-11.1
August 2000	5 725	-10.8	5 895	-8.9	5 843	-9.5
September 2000	5 236	-8.5	5 489	-6.9	5 392	-7.7
October 2000	n.y.a.	n.y.a.	5 261	-4.2	5 115	-5.1

### OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 11% on Sep 2000</i>	% change	<b>2</b> <i>falls by 11% on Sep 2000</i>	% change
May 2000	3 946	-4.3	3 935	-4.4	3 959	-4.2
June 2000	3 713	-5.9	3 706	-5.8	3 718	-6.1
July 2000	3 494	-5.9	3 521	-5.0	3 489	-6.2
August 2000	3 305	-5.4	3 373	-4.2	3 268	-6.3
September 2000	3 135	-5.1	3 270	-3.1	3 071	-6.0
October 2000	n.y.a.	n.y.a.	3 199	-2.2	2 899	-5.6

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## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS...		TOTAL DWELLING UNITS..		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
	no.	no.	no.	no.	no.	no.	no.
ORIGINAL							
<b>1999</b>							
July	9 861	10 004	4 436	4 681	14 297	388	14 685
August	10 368	10 448	4 995	5 116	15 363	201	15 564
September	10 954	11 166	3 878	4 077	14 832	411	15 243
October	10 066	10 253	3 967	4 142	14 033	362	14 395
November	11 694	11 846	4 478	4 642	16 172	316	16 488
December	11 254	11 372	3 364	3 552	14 618	306	14 924
<b>2000</b>							
January	8 954	9 048	4 353	4 497	13 307	238	13 545
February	11 199	11 366	4 531	4 725	15 730	361	16 091
March	11 421	11 510	3 602	3 707	15 023	194	15 217
April	8 221	8 309	3 583	3 810	11 804	315	12 119
May	9 588	9 757	4 812	4 994	14 400	351	14 751
June	6 993	7 250	3 061	3 742	10 054	938	10 992
July	5 710	5 790	3 248	3 388	8 958	220	9 178
August	6 433	6 540	3 141	3 312	9 574	278	9 852
September	5 876	5 966	2 815	2 960	8 691	235	8 926
SEASONALLY ADJUSTED							
<b>1999</b>							
July	9 676	9 833	3 998	4 306	13 674	465	14 139
August	9 737	9 832	4 919	5 069	14 656	245	14 901
September	10 110	10 324	3 787	4 059	13 897	486	14 383
October	10 141	10 336	4 924	5 131	15 065	402	15 467
November	10 978	11 116	3 847	4 019	14 825	310	15 135
December	12 118	12 260	3 282	3 468	15 400	328	15 728
<b>2000</b>							
January	11 235	11 365	5 036	5 192	16 271	286	16 557
February	11 460	11 614	3 913	4 093	15 373	334	15 707
March	10 609	10 692	3 787	3 890	14 396	186	14 582
April	9 378	9 462	3 908	4 102	13 286	278	13 564
May	8 316	8 473	4 453	4 602	12 769	306	13 075
June	6 973	7 163	3 067	3 570	10 040	693	10 733
July	5 733	5 827	3 100	3 266	8 833	260	9 093
August	5 842	5 959	2 865	3 077	8 707	329	9 036
September	5 602	5 696	3 031	3 240	8 633	303	8 936
TREND ESTIMATES							
<b>1999</b>							
July	9 549	9 705	4 137	4 416	13 686	435	14 121
August	9 824	9 980	4 226	4 486	14 049	417	14 466
September	10 198	10 358	4 254	4 488	14 452	394	14 846
October	10 638	10 802	4 232	4 439	14 871	370	15 241
November	11 077	11 237	4 164	4 349	15 241	345	15 586
December	11 392	11 539	4 108	4 274	15 499	314	15 813
<b>2000</b>							
January	11 446	11 578	4 096	4 251	15 541	288	15 829
February	11 121	11 243	4 097	4 253	15 217	279	15 496
March	10 395	10 515	4 054	4 228	14 449	294	14 743
April	9 373	9 498	3 922	4 125	13 295	328	13 623
May	8 272	8 400	3 716	3 946	11 988	358	12 346
June	7 273	7 402	3 465	3 713	10 738	377	11 115
July	6 421	6 547	3 240	3 494	9 661	380	10 041
August	5 725	5 845	3 055	3 305	8 779	371	9 150
September	5 236	5 352	2 891	3 135	8 126	361	8 487



## 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)							
<b>1999</b>							
July	1.9	0.3	13.0	3.0	5.1	-57.7	1.1
August	5.1	4.4	12.6	9.3	7.5	-48.2	6.0
September	5.7	6.9	-22.4	-20.3	-3.5	104.5	-2.1
October	-8.1	-8.2	2.3	1.6	-5.4	-11.9	-5.6
November	16.2	15.5	12.9	12.1	15.2	-12.7	14.5
December	-3.8	-4.0	-24.9	-23.5	-9.6	-3.2	-9.5
<b>2000</b>							
January	-20.4	-20.4	29.4	26.6	-9.0	-22.2	-9.2
February	25.1	25.6	4.1	5.1	18.2	51.7	18.8
March	2.0	1.3	-20.5	-21.5	-4.5	-46.3	-5.4
April	-28.0	-27.8	-0.5	2.8	-21.4	62.4	-20.4
May	16.6	17.4	34.3	31.1	22.0	11.4	21.7
June	-27.1	-25.7	-36.4	-25.1	-30.2	167.2	-25.5
July	-18.3	-20.1	6.1	-9.5	-10.9	-76.5	-16.5
August	12.7	13.0	-3.3	-2.2	6.9	26.4	7.3
September	-8.7	-8.8	-10.4	-10.6	-9.2	-15.5	-9.4

SEASONALLY ADJUSTED (% change from preceding month)							
<b>1999</b>							
July	3.2	2.6	-1.5	-3.2	1.8	-21.8	0.8
August	0.6	0.0	23.0	17.7	7.2	-47.3	5.4
September	3.8	5.0	-23.0	-19.9	-5.2	98.4	-3.5
October	0.3	0.1	30.0	26.4	8.4	-17.3	7.5
November	8.3	7.5	-21.9	-21.7	-1.6	-22.9	-2.1
December	10.4	10.3	-14.7	-13.7	3.9	5.8	3.9
<b>2000</b>							
January	-7.3	-7.3	53.4	49.7	5.7	-12.8	5.3
February	2.0	2.2	-22.3	-21.2	-5.5	16.8	-5.1
March	-7.4	-7.9	-3.2	-5.0	-6.4	-44.3	-7.2
April	-11.6	-11.5	3.2	5.4	-7.7	49.5	-7.0
May	-11.3	-10.5	13.9	12.2	-3.9	10.1	-3.6
June	-16.1	-15.5	-31.1	-22.4	-21.4	126.5	-17.9
July	-17.8	-18.7	1.1	-8.5	-12.0	-62.5	-15.3
August	1.9	2.3	-7.6	-5.8	-1.4	26.5	-0.6
September	-4.1	-4.4	5.8	5.3	-0.8	-7.9	-1.1

TREND ESTIMATES (% change from preceding month)							
<b>1999</b>							
July	2.1	2.0	3.9	3.5	2.6	-2.0	2.5
August	2.9	2.8	2.2	1.6	2.7	-4.1	2.4
September	3.8	3.8	0.7	0.0	2.9	-5.5	2.6
October	4.3	4.3	-0.5	-1.1	2.9	-6.1	2.7
November	4.1	4.0	-1.6	-2.0	2.5	-6.8	2.3
December	2.8	2.7	-1.3	-1.7	1.7	-9.0	1.5
<b>2000</b>							
January	0.5	0.3	-0.3	-0.5	0.3	-8.3	0.1
February	-2.8	-2.9	0.0	0.0	-2.1	-3.1	-2.1
March	-6.5	-6.5	-1.0	-0.6	-5.0	5.4	-4.9
April	-9.8	-9.7	-3.3	-2.4	-8.0	11.6	-7.6
May	-11.7	-11.6	-5.3	-4.3	-9.8	9.1	-9.4
June	-12.1	-11.9	-6.8	-5.9	-10.4	5.3	-10.0
July	-11.7	-11.6	-6.5	-5.9	-10.0	0.8	-9.7
August	-10.8	-10.7	-5.7	-5.4	-9.1	-2.4	-8.9
September	-8.5	-8.4	-5.4	-5.1	-7.4	-2.7	-7.2

## 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					
<b>1999</b>					
July	1 762.8	292.3	2 055.1	1 234.5	3 289.7
August	1 873.8	310.4	2 184.2	1 105.2	3 289.4
September	1 811.2	300.4	2 111.6	864.2	2 975.8
October	1 718.8	291.4	2 010.2	867.7	2 878.0
November	1 964.7	300.0	2 264.8	1 018.1	3 282.9
December	1 881.4	262.2	2 143.6	836.7	2 980.3
<b>2000</b>					
January	1 769.6	238.4	2 008.0	895.2	2 903.2
February	1 975.4	310.6	2 286.0	932.8	3 218.7
March	1 901.0	317.8	2 218.8	953.2	3 172.0
April	1 474.6	278.7	1 753.3	1 070.1	2 823.4
May	1 904.6	353.2	2 257.8	1 077.6	3 335.4
June	1 346.4	251.6	1 598.1	995.8	2 593.8
July	1 186.7	253.9	1 440.6	1 200.2	2 640.8
August	1 283.4	256.6	1 540.0	986.6	2 526.6
September	1 147.3	230.4	1 377.8	995.4	2 373.2
SEASONALLY ADJUSTED					
<b>1999</b>					
July	1 668.7	292.1	1 960.8	1 227.3	3 188.1
August	1 791.1	310.8	2 101.9	768.2	2 870.1
September	1 679.5	268.9	1 948.4	849.2	2 797.6
October	1 838.2	282.2	2 120.4	802.2	2 922.6
November	1 796.4	279.2	2 075.6	1 018.2	3 093.8
December	1 998.5	283.8	2 282.3	974.0	3 256.4
<b>2000</b>					
January	2 156.6	297.4	2 454.0	910.0	3 364.0
February	1 981.6	314.9	2 296.5	1 001.7	3 298.2
March	1 851.2	290.5	2 141.7	1 022.7	3 164.3
April	1 689.6	304.4	1 993.9	1 380.1	3 374.0
May	1 646.6	320.1	1 966.7	947.9	2 914.6
June	1 318.0	259.0	1 577.0	995.2	2 572.2
July	1 148.2	260.5	1 408.7	1 146.2	2 554.9
August	1 176.6	242.9	1 419.4	688.1	2 107.6
September	1 152.6	210.5	1 363.1	1 105.7	2 468.8
TREND ESTIMATES					
<b>1999</b>					
July	1 661.2	268.5	1 929.7	960.1	2 889.8
August	1 709.6	276.0	1 985.6	923.9	2 909.5
September	1 769.3	281.3	2 050.6	896.4	2 947.0
October	1 840.1	284.4	2 124.5	875.3	2 999.8
November	1 911.7	286.5	2 198.3	877.3	3 075.6
December	1 971.2	290.2	2 261.3	913.5	3 174.9
<b>2000</b>					
January	1 998.2	296.0	2 294.2	970.2	3 264.4
February	1 967.4	302.1	2 269.5	1 032.7	3 302.2
March	1 870.1	305.1	2 175.2	1 073.2	3 248.4
April	1 718.4	301.1	2 019.6	1 087.5	3 107.1
May	1 549.4	290.6	1 840.0	1 074.4	2 914.4
June	1 395.5	275.6	1 671.1	1 040.7	2 711.9
July	1 267.8	259.0	1 526.8	1 002.2	2 529.0
August	1 165.4	242.5	1 407.9	970.2	2 378.1
September	1 090.4	228.4	1 318.8	944.7	2 263.5

(a) Refer to Explanatory Notes paragraph 16.

## 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)					
<b>1999</b>					
July	5.4	15.0	6.6	25.0	12.9
August	6.3	6.2	6.3	-10.5	0.0
September	-3.3	-3.2	-3.3	-21.8	-9.5
October	-5.1	-3.0	-4.8	0.4	-3.3
November	14.3	3.0	12.7	17.3	14.1
December	-4.2	-12.6	-5.4	-17.8	-9.2
<b>2000</b>					
January	-5.9	-9.1	-6.3	7.0	-2.6
February	11.6	30.3	13.8	4.2	10.9
March	-3.8	2.3	-2.9	2.2	-1.5
April	-22.4	-12.3	-21.0	12.3	-11.0
May	29.2	26.7	28.8	0.7	18.1
June	-29.3	-28.8	-29.2	-7.6	-22.2
July	-11.9	0.9	-9.9	20.5	1.8
August	8.1	1.1	6.9	-17.8	-4.3
September	-10.6	-10.2	-10.5	0.9	-6.1
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1999</b>					
July	0.6	15.5	2.6	22.3	9.4
August	7.3	6.4	7.2	-37.4	-10.0
September	-6.2	-13.5	-7.3	10.6	-2.5
October	9.4	5.0	8.8	-5.5	4.5
November	-2.3	-1.1	-2.1	26.9	5.9
December	11.3	1.6	10.0	-4.3	5.3
<b>2000</b>					
January	7.9	4.8	7.5	-6.6	3.3
February	-8.1	5.9	-6.4	10.1	-2.0
March	-6.6	-7.8	-6.7	2.1	-4.1
April	-8.7	4.8	-6.9	34.9	6.6
May	-2.5	5.2	-1.4	-31.3	-13.6
June	-20.0	-19.1	-19.8	5.0	-11.7
July	-12.9	0.6	-10.7	15.2	-0.7
August	2.5	-6.8	0.8	-40.0	-17.5
September	-2.0	-13.3	-4.0	60.7	17.1
TREND ESTIMATES (% change from preceding month)					
<b>1999</b>					
July	2.9	3.6	3.0	-4.3	0.4
August	2.9	2.8	2.9	-3.8	0.7
September	3.5	1.9	3.3	-3.0	1.3
October	4.0	1.1	3.6	-2.4	1.8
November	3.9	0.7	3.5	0.2	2.5
December	3.1	1.3	2.9	4.1	3.2
<b>2000</b>					
January	1.4	2.0	1.5	6.2	2.8
February	-1.5	2.1	-1.1	6.4	1.2
March	-4.9	1.0	-4.2	3.9	-1.6
April	-8.1	-1.3	-7.2	1.3	-4.3
May	-9.8	-3.5	-8.9	-1.2	-6.2
June	-9.9	-5.2	-9.2	-3.1	-6.9
July	-9.2	-6.0	-8.6	-3.7	-6.7
August	-8.1	-6.4	-7.8	-3.2	-6.0
September	-6.4	-5.8	-6.3	-2.6	-4.8

(a) Refer to Explanatory Notes paragraph 16.

## DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
<b>1997-1998</b>	104 461	42 517	788	2 587	621	150 974
<b>1998-1999</b>	104 459	42 555	664	2 541	482	150 701
<b>1999-2000</b>	120 454	45 981	815	1 864	519	169 633
<b>1999</b>						
September	10 949	3 771	38	42	32	14 832
October	10 060	3 799	30	103	41	14 033
November	11 687	4 034	59	336	56	16 172
December	11 238	3 154	54	130	42	14 618
<b>2000</b>						
January	8 947	4 067	80	159	54	13 307
February	11 186	4 264	98	146	36	15 730
March	11 407	3 469	56	50	41	15 023
April	8 208	3 169	223	177	27	11 804
May	9 576	4 453	79	270	22	14 400
June	6 983	2 914	40	89	28	10 054
July	5 702	2 694	39	508	15	8 958
August	6 419	2 878	53	191	33	9 574
September	5 866	2 644	39	127	15	8 691
PUBLIC SECTOR (Number)						
<b>1997-1998</b>	2 530	2 989	35	1	13	5 568
<b>1998-1999</b>	2 723	2 986	35	2	4	5 750
<b>1999-2000</b>	1 755	2 547	64	6	9	4 381
<b>1999</b>						
September	212	199	0	0	0	411
October	187	175	0	0	0	362
November	152	159	4	0	1	316
December	118	177	2	5	4	306
<b>2000</b>						
January	94	125	19	0	0	238
February	167	188	5	0	1	361
March	88	99	6	1	0	194
April	88	216	11	0	0	315
May	169	180	0	0	2	351
June	257	680	0	0	1	938
July	80	131	6	3	0	220
August	107	154	17	0	0	278
September	90	145	0	0	0	235
TOTAL (Number)						
<b>1997-1998</b>	106 991	45 506	823	2 588	634	156 542
<b>1998-1999</b>	107 182	45 541	699	2 543	486	156 451
<b>1999-2000</b>	122 209	48 528	879	1 870	528	174 014
<b>1999</b>						
September	11 161	3 970	38	42	32	15 243
October	10 247	3 974	30	103	41	14 395
November	11 839	4 193	63	336	57	16 488
December	11 356	3 331	56	135	46	14 924
<b>2000</b>						
January	9 041	4 192	99	159	54	13 545
February	11 353	4 452	103	146	37	16 091
March	11 495	3 568	62	51	41	15 217
April	8 296	3 385	234	177	27	12 119
May	9 745	4 633	79	270	24	14 751
June	7 240	3 594	40	89	29	10 992
July	5 782	2 825	45	511	15	9 178
August	6 526	3 032	70	191	33	9 852
September	5 956	2 789	39	127	15	8 926

(a) See Glossary for definition.

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

Month	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ million)								
<b>1997-1998</b>	11 654.3	4 443.3	87.8	2 573.4	257.3	19 016.3	10 276.7	<b>29 292.6</b>
<b>1998-1999</b>	12 370.7	4 607.5	67.6	2 512.4	245.8	19 804.2	9 004.9	<b>28 809.1</b>
<b>1999-2000</b>	15 366.9	5 572.9	94.4	3 074.6	230.5	24 339.2	8 711.4	<b>33 050.6</b>
<b>1999</b>								
September	1 363.4	407.5	4.1	286.7	7.0	2 068.6	673.3	<b>2 741.9</b>
October	1 273.4	399.9	2.9	273.3	11.6	1 961.1	667.8	<b>2 628.8</b>
November	1 482.3	449.7	4.6	263.5	26.5	2 226.5	634.6	<b>2 861.1</b>
December	1 439.0	413.9	6.4	230.6	12.8	2 102.7	603.7	<b>2 706.4</b>
<b>2000</b>								
January	1 152.6	594.6	9.4	197.4	19.6	1 973.6	659.0	<b>2 632.6</b>
February	1 442.1	495.7	8.9	272.3	19.9	2 239.0	667.9	<b>2 906.9</b>
March	1 484.8	397.2	5.4	297.3	6.3	2 190.9	689.1	<b>2 880.1</b>
April	1 057.0	386.0	34.3	216.2	15.6	1 709.0	840.8	<b>2 549.9</b>
May	1 249.3	613.2	9.6	287.5	44.1	2 203.7	778.9	<b>2 982.6</b>
June	924.1	330.6	4.5	228.5	10.3	1 498.1	835.4	<b>2 333.4</b>
July	770.4	392.4	3.1	176.6	69.0	1 411.5	707.3	<b>2 118.8</b>
August	874.6	380.1	5.0	210.7	25.2	1 495.6	757.1	<b>2 252.6</b>
September	790.5	329.3	2.5	217.0	5.8	1 345.2	767.7	<b>2 112.9</b>
PUBLIC SECTOR (\$ million)								
<b>1997-1998</b>	249.2	224.6	2.7	101.7	0.1	578.3	4 185.6	<b>4 763.6</b>
<b>1998-1999</b>	292.7	240.1	4.3	88.2	0.1	625.0	3 563.7	<b>4 188.6</b>
<b>1999-2000</b>	201.1	243.4	4.1	102.5	0.9	552.2	3 139.7	<b>3 691.8</b>
<b>1999</b>								
September	22.4	17.9	0.0	2.6	0.0	42.9	190.9	<b>233.8</b>
October	19.4	26.1	0.0	3.6	0.0	49.2	200.0	<b>249.1</b>
November	18.0	14.8	0.2	5.2	0.0	38.2	383.5	<b>421.8</b>
December	13.3	15.2	0.2	11.3	0.9	40.9	233.1	<b>273.9</b>
<b>2000</b>								
January	11.5	10.8	1.0	11.1	0.0	34.4	236.2	<b>270.6</b>
February	20.3	17.3	0.4	9.0	0.0	47.0	264.8	<b>311.8</b>
March	10.0	9.0	0.2	8.7	0.0	27.8	264.1	<b>291.9</b>
April	10.6	21.0	0.4	12.2	0.0	44.3	229.2	<b>273.5</b>
May	24.9	17.3	0.0	11.9	0.0	54.1	298.7	<b>352.8</b>
June	27.8	63.9	0.0	8.3	0.0	100.0	160.4	<b>260.4</b>
July	9.9	14.0	0.2	4.9	0.1	29.1	492.9	<b>522.0</b>
August	13.8	14.9	1.3	14.4	0.0	44.4	229.5	<b>273.9</b>
September	11.7	15.8	0.0	5.1	0.0	32.6	227.7	<b>260.3</b>
TOTAL (\$ million)								
<b>1997-1998</b>	11 903.5	4 667.9	90.4	2 675.2	257.3	19 594.2	14 461.8	<b>34 056.2</b>
<b>1998-1999</b>	12 663.5	4 847.6	72.0	2 600.2	245.8	20 429.5	12 568.5	<b>32 997.8</b>
<b>1999-2000</b>	15 567.9	5 816.4	98.7	3 177.0	231.4	24 891.5	11 851.1	<b>36 742.6</b>
<b>1999</b>								
September	1 385.8	425.4	4.1	289.3	7.0	2 111.6	864.2	<b>2 975.8</b>
October	1 292.9	426.0	2.9	276.9	11.6	2 010.2	867.7	<b>2 878.0</b>
November	1 500.3	464.5	4.8	268.8	26.5	2 264.8	1 018.1	<b>3 282.9</b>
December	1 452.2	429.1	6.6	241.9	13.7	2 143.6	836.7	<b>2 980.3</b>
<b>2000</b>								
January	1 164.1	605.4	10.4	208.5	19.6	2 008.0	895.2	<b>2 903.2</b>
February	1 462.3	513.1	9.4	281.3	19.9	2 286.0	932.8	<b>3 218.7</b>
March	1 494.8	406.2	5.6	305.9	6.3	2 218.8	953.2	<b>3 172.0</b>
April	1 067.6	407.0	34.7	228.4	15.6	1 753.3	1 070.1	<b>2 823.4</b>
May	1 274.2	630.4	9.6	299.4	44.1	2 257.8	1 077.6	<b>3 335.4</b>
June	951.9	394.5	4.5	236.8	10.3	1 598.1	995.8	<b>2 593.8</b>
July	780.3	406.4	3.3	181.5	69.1	1 440.6	1 200.2	<b>2 640.8</b>
August	888.4	395.0	6.4	225.0	25.2	1 540.0	986.6	<b>2 526.6</b>
September	802.2	345.1	2.5	222.1	5.8	1 377.8	995.4	<b>2 373.2</b>

(a) See Glossary for definition.

## DWELLING UNITS APPROVED, States and Australia

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
<b>1999</b>									
July	4 978	3 902	2 464	842	2 062	158	140	139	14 685
August	5 040	4 777	2 522	771	2 097	118	123	116	15 564
September	4 447	4 113	3 095	907	2 085	119	116	361	15 243
October	4 348	3 985	3 028	794	1 842	161	110	127	14 395
November	4 775	4 531	3 174	993	2 435	183	192	205	16 488
December	4 418	4 222	2 955	842	2 014	180	156	137	14 924
<b>2000</b>									
January	3 691	4 225	2 629	783	1 675	180	114	248	13 545
February	4 367	4 774	3 238	1 073	1 972	168	165	334	16 091
March	3 924	4 874	3 252	974	1 768	166	88	171	15 217
April	3 395	3 655	2 702	643	1 375	136	83	130	12 119
May	4 579	3 460	3 552	804	1 810	233	110	203	14 751
June	2 900	3 280	2 061	598	1 717	91	141	204	10 992
July	2 211	3 365	1 515	710	1 124	84	93	76	9 178
August	2 735	2 746	2 211	522	1 291	83	94	170	9 852
September	2 569	2 458	1 985	409	1 207	105	62	131	8 926
SEASONALLY ADJUSTED									
<b>1999</b>									
July	4 374	3 928	2 407	746	2 055	156	n.a.	n.a.	14 139
August	4 721	4 177	2 478	710	2 057	118	n.a.	n.a.	14 901
September	4 489	3 921	2 689	825	2 123	124	n.a.	n.a.	14 383
October	4 719	4 306	3 013	846	1 952	142	n.a.	n.a.	15 467
November	4 334	4 206	3 020	924	2 163	172	n.a.	n.a.	15 135
December	4 628	4 529	3 282	980	2 120	172	n.a.	n.a.	15 728
<b>2000</b>									
January	4 387	5 291	3 466	1 160	2 172	180	n.a.	n.a.	16 557
February	4 360	4 395	3 336	982	1 924	166	n.a.	n.a.	15 707
March	4 062	4 521	3 040	873	1 627	169	n.a.	n.a.	14 582
April	3 737	3 919	2 846	852	1 553	133	n.a.	n.a.	13 564
May	3 989	3 323	3 260	730	1 511	235	n.a.	n.a.	13 075
June	3 050	3 389	1 979	508	1 632	116	n.a.	n.a.	10 733
July	1 915	3 502	1 577	681	1 191	85	n.a.	n.a.	9 093
August	2 439	2 291	1 938	462	1 159	83	n.a.	n.a.	9 036
September	2 775	2 389	1 863	381	1 296	104	n.a.	n.a.	8 936
TREND ESTIMATES									
<b>1999</b>									
July	4 530	3 797	2 487	728	2 021	123	140	152	14 121
August	4 548	3 935	2 586	761	2 062	129	133	154	14 466
September	4 563	4 104	2 738	813	2 095	139	132	165	14 846
October	4 575	4 292	2 926	879	2 119	150	136	182	15 241
November	4 554	4 485	3 102	946	2 121	159	141	201	15 586
December	4 501	4 624	3 243	998	2 084	166	142	215	15 813
<b>2000</b>									
January	4 432	4 653	3 326	1 014	2 011	173	139	220	15 829
February	4 318	4 564	3 305	985	1 903	176	130	215	15 496
March	4 108	4 349	3 164	919	1 771	174	119	201	14 743
April	3 793	4 028	2 917	827	1 634	165	111	182	13 623
May	3 423	3 665	2 615	727	1 513	151	106	163	12 346
June	3 057	3 318	2 314	636	1 416	134	103	149	11 115
July	2 739	3 005	2 052	556	1 334	117	100	141	10 041
August	2 487	2 727	1 838	487	1 266	101	95	136	9 150
September	2 320	2 472	1 685	430	1 219	87	91	137	8 487

n.a. not available

## 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)									
<b>1999</b>									
July	7.3	17.8	-13.5	-0.4	-15.2	79.5	-22.2	-21.0	1.1
August	1.2	22.4	2.4	-8.4	1.7	-25.3	-12.1	-16.5	6.0
September	-11.8	-13.9	22.7	17.6	-0.6	0.8	-5.7	211.2	-2.1
October	-2.2	-3.1	-2.2	-12.5	-11.7	35.3	-5.2	-64.8	-5.6
November	9.8	13.7	4.8	25.1	32.2	13.7	74.5	61.4	14.5
December	-7.5	-6.8	-6.9	-15.2	-17.3	-1.6	-18.8	-33.2	-9.5
<b>2000</b>									
January	-16.5	0.1	-11.0	-7.0	-16.8	0.0	-26.9	81.0	-9.2
February	18.3	13.0	23.2	37.0	17.7	-6.7	44.7	34.7	18.8
March	-10.1	2.1	0.4	-9.2	-10.3	-1.2	-46.7	-48.8	-5.4
April	-13.5	-25.0	-16.9	-34.0	-22.2	-18.1	-5.7	-24.0	-20.4
May	34.9	-5.3	31.5	25.0	31.6	71.3	32.5	56.2	21.7
June	-36.7	-5.2	-42.0	-25.6	-5.1	-60.9	28.2	0.5	-25.5
July	-23.8	2.6	-26.5	18.7	-34.5	-7.7	-34.0	-62.7	-16.5
August	23.7	-18.4	45.9	-26.5	14.9	-1.2	1.1	123.7	7.3
September	-6.1	-10.5	-10.2	-21.6	-6.5	26.5	-34.0	-22.9	-9.4
SEASONALLY ADJUSTED (% change from preceding month)									
<b>1999</b>									
July	-0.2	15.1	-6.1	4.7	-2.7	45.9	n.a.	n.a.	0.8
August	7.9	6.3	2.9	-4.9	0.1	-24.8	n.a.	n.a.	5.4
September	-4.9	-6.1	8.5	16.1	3.2	5.3	n.a.	n.a.	-3.5
October	5.1	9.8	12.1	2.6	-8.0	14.9	n.a.	n.a.	7.5
November	-8.2	-2.3	0.2	9.2	10.8	20.6	n.a.	n.a.	-2.1
December	6.8	7.7	8.7	6.1	-2.0	0.4	n.a.	n.a.	3.9
<b>2000</b>									
January	-5.2	16.8	5.6	18.4	2.5	4.3	n.a.	n.a.	5.3
February	-0.6	-16.9	-3.8	-15.4	-11.4	-7.9	n.a.	n.a.	-5.1
March	-6.8	2.9	-8.9	-11.0	-15.5	1.8	n.a.	n.a.	-7.2
April	-8.0	-13.3	-6.4	-2.4	-4.5	-21.3	n.a.	n.a.	-7.0
May	6.7	-15.2	14.6	-14.4	-2.7	76.6	n.a.	n.a.	-3.6
June	-23.5	2.0	-39.3	-30.5	8.0	-50.4	n.a.	n.a.	-17.9
July	-37.2	3.3	-20.4	34.2	-27.0	-26.7	n.a.	n.a.	-15.3
August	27.3	-34.6	22.9	-32.2	-2.7	-2.2	n.a.	n.a.	-0.6
September	13.8	4.3	-3.9	-17.5	11.8	24.5	n.a.	n.a.	-1.1
TREND ESTIMATES (% change from preceding month)									
<b>1999</b>									
July	0.6	3.1	2.0	3.1	3.0	3.1	-7.0	-0.3	2.5
August	0.4	3.6	4.0	4.6	2.1	5.5	-4.8	1.7	2.4
September	0.3	4.3	5.9	6.8	1.6	7.2	-0.9	6.9	2.6
October	0.2	4.6	6.9	8.1	1.1	8.1	2.8	10.5	2.7
November	-0.4	4.5	6.0	7.6	0.1	5.9	3.7	10.4	2.3
December	-1.2	3.1	4.5	5.5	-1.7	4.6	1.0	6.7	1.5
<b>2000</b>									
January	-1.5	0.6	2.6	1.6	-3.5	3.9	-2.7	2.6	0.1
February	-2.6	-1.9	-0.6	-2.8	-5.3	2.1	-6.5	-2.3	-2.1
March	-4.9	-4.7	-4.3	-6.7	-6.9	-1.5	-8.0	-6.5	-4.9
April	-7.7	-7.4	-7.8	-10.0	-7.8	-5.2	-7.2	-9.4	-7.6
May	-9.8	-9.0	-10.4	-12.1	-7.4	-8.4	-4.3	-10.7	-9.4
June	-10.7	-9.5	-11.5	-12.5	-6.4	-11.2	-2.4	-8.6	-10.0
July	-10.4	-9.4	-11.4	-12.5	-5.8	-13.1	-3.3	-5.3	-9.7
August	-9.2	-9.3	-10.4	-12.4	-5.1	-13.6	-5.1	-3.1	-8.9
September	-6.7	-9.3	-8.3	-11.8	-3.7	-13.1	-3.9	0.2	-7.2

## 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									
<b>1999</b>									
July	2 797	2 713	1 730	615	1 705	135	83	83	9 861
August	2 738	3 078	1 866	663	1 756	101	53	113	10 368
September	2 589	3 340	2 323	731	1 615	114	57	185	10 954
October	2 563	2 862	2 009	667	1 655	142	70	98	10 066
November	2 960	3 394	2 048	892	2 031	154	88	127	11 694
December	3 019	3 259	2 205	736	1 712	156	65	102	11 254
<b>2000</b>									
January	2 321	2 523	1 768	649	1 385	139	53	116	8 954
February	2 634	3 533	2 374	836	1 459	135	63	165	11 199
March	2 750	3 557	2 467	807	1 477	150	71	142	11 421
April	1 941	2 555	1 796	561	1 072	120	48	128	8 221
May	2 440	2 530	2 290	616	1 363	159	41	149	9 588
June	1 751	2 382	1 100	517	1 044	83	46	70	6 993
July	1 372	1 842	977	443	906	83	35	52	5 710
August	1 589	1 809	1 344	450	1 005	76	31	129	6 433
September	1 465	1 753	1 159	353	961	86	33	66	5 876
SEASONALLY ADJUSTED									
<b>1999</b>									
July	2 693	2 744	1 714	542	1 652	n.a.	n.a.	n.a.	9 676
August	2 612	2 818	1 827	620	1 630	n.a.	n.a.	n.a.	9 737
September	2 321	2 977	1 979	685	1 647	n.a.	n.a.	n.a.	10 110
October	2 714	3 007	1 923	723	1 673	n.a.	n.a.	n.a.	10 141
November	2 819	3 199	1 952	823	1 865	n.a.	n.a.	n.a.	10 978
December	3 038	3 492	2 589	810	1 743	n.a.	n.a.	n.a.	12 118
<b>2000</b>									
January	2 741	3 340	2 250	957	1 742	n.a.	n.a.	n.a.	11 235
February	2 866	3 515	2 399	816	1 556	n.a.	n.a.	n.a.	11 460
March	2 632	3 236	2 239	688	1 375	n.a.	n.a.	n.a.	10 609
April	2 183	2 887	1 935	712	1 232	n.a.	n.a.	n.a.	9 378
May	2 057	2 235	2 117	548	1 158	n.a.	n.a.	n.a.	8 316
June	1 857	2 392	1 105	468	982	n.a.	n.a.	n.a.	6 973
July	1 301	1 899	1 009	407	917	n.a.	n.a.	n.a.	5 733
August	1 471	1 584	1 211	413	903	n.a.	n.a.	n.a.	5 842
September	1 396	1 595	1 066	338	1 013	n.a.	n.a.	n.a.	5 602
TREND ESTIMATES									
<b>1999</b>									
July	2 543	2 716	1 803	595	1 605	n.a.	n.a.	n.a.	9 549
August	2 577	2 825	1 844	630	1 653	n.a.	n.a.	n.a.	9 824
September	2 633	2 959	1 921	683	1 702	n.a.	n.a.	n.a.	10 198
October	2 711	3 107	2 032	746	1 742	n.a.	n.a.	n.a.	10 638
November	2 794	3 261	2 154	804	1 758	n.a.	n.a.	n.a.	11 077
December	2 851	3 373	2 270	842	1 737	n.a.	n.a.	n.a.	11 392
<b>2000</b>									
January	2 846	3 403	2 345	846	1 671	n.a.	n.a.	n.a.	11 446
February	2 748	3 328	2 329	812	1 558	n.a.	n.a.	n.a.	11 121
March	2 553	3 139	2 206	747	1 410	n.a.	n.a.	n.a.	10 395
April	2 295	2 856	1 986	661	1 260	n.a.	n.a.	n.a.	9 373
May	2 031	2 532	1 721	574	1 134	n.a.	n.a.	n.a.	8 272
June	1 791	2 223	1 473	498	1 040	n.a.	n.a.	n.a.	7 273
July	1 586	1 950	1 259	435	972	n.a.	n.a.	n.a.	6 421
August	1 418	1 716	1 084	384	926	n.a.	n.a.	n.a.	5 725
September	1 303	1 543	962	346	903	n.a.	n.a.	n.a.	5 236



## 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)									
<b>1999</b>									
July	11.7	0.9	-10.3	-5.7	1.4	77.6	0.0	33.9	1.9
August	-2.1	13.5	7.9	7.8	3.0	-25.2	-36.1	36.1	5.1
September	-5.4	8.5	24.5	10.3	-8.0	12.9	7.5	63.7	5.7
October	-1.0	-14.3	-13.5	-8.8	2.5	24.6	22.8	-47.0	-8.1
November	15.5	18.6	1.9	33.7	22.7	8.5	25.7	29.6	16.2
December	2.0	-4.0	7.7	-17.5	-15.7	1.3	-26.1	-19.7	-3.8
<b>2000</b>									
January	-23.1	-22.6	-19.8	-11.8	-19.1	-10.9	-18.5	13.7	-20.4
February	13.5	40.0	34.3	28.8	5.3	-2.9	18.9	42.2	25.1
March	4.4	0.7	3.9	-3.5	1.2	11.1	12.7	-13.9	2.0
April	-29.4	-28.2	-27.2	-30.5	-27.4	-20.0	-32.4	-9.9	-28.0
May	25.7	-1.0	27.5	9.8	27.1	32.5	-14.6	16.4	16.6
June	-28.2	-5.8	-52.0	-16.1	-23.4	-47.8	12.2	-53.0	-27.1
July	-21.6	-22.7	-11.2	-14.3	-13.2	0.0	-23.9	-25.7	-18.3
August	15.8	-1.8	37.6	1.6	10.9	-8.4	-11.4	148.1	12.7
September	-7.8	-3.1	-13.8	-21.6	-4.4	13.2	6.5	-48.8	-8.7
SEASONALLY ADJUSTED (% change from preceding month)									
<b>1999</b>									
July	6.9	7.1	-9.7	-8.4	3.3	n.a.	n.a.	n.a.	3.2
August	-3.0	2.7	6.6	14.5	-1.3	n.a.	n.a.	n.a.	0.6
September	-11.2	5.6	8.3	10.4	1.0	n.a.	n.a.	n.a.	3.8
October	16.9	1.0	-2.8	5.6	1.6	n.a.	n.a.	n.a.	0.3
November	3.9	6.4	1.5	13.8	11.5	n.a.	n.a.	n.a.	8.3
December	7.8	9.1	32.6	-1.5	-6.6	n.a.	n.a.	n.a.	10.4
<b>2000</b>									
January	-9.8	-4.3	-13.1	18.2	0.0	n.a.	n.a.	n.a.	-7.3
February	4.6	5.2	6.6	-14.8	-10.7	n.a.	n.a.	n.a.	2.0
March	-8.2	-8.0	-6.6	-15.7	-11.6	n.a.	n.a.	n.a.	-7.4
April	-17.1	-10.8	-13.6	3.5	-10.4	n.a.	n.a.	n.a.	-11.6
May	-5.8	-22.6	9.4	-23.1	-6.0	n.a.	n.a.	n.a.	-11.3
June	-9.7	7.0	-47.8	-14.5	-15.2	n.a.	n.a.	n.a.	-16.1
July	-29.9	-20.6	-8.7	-13.1	-6.6	n.a.	n.a.	n.a.	-17.8
August	13.1	-16.6	20.0	1.4	-1.6	n.a.	n.a.	n.a.	1.9
September	-5.1	0.7	-11.9	-18.0	12.1	n.a.	n.a.	n.a.	-4.1
TREND ESTIMATES (% change from preceding month)									
<b>1999</b>									
July	0.9	3.2	0.9	3.7	2.9	n.a.	n.a.	n.a.	2.1
August	1.4	4.0	2.3	5.9	3.0	n.a.	n.a.	n.a.	2.9
September	2.2	4.7	4.2	8.4	2.9	n.a.	n.a.	n.a.	3.8
October	3.0	5.0	5.8	9.2	2.3	n.a.	n.a.	n.a.	4.3
November	3.1	4.9	6.0	7.8	0.9	n.a.	n.a.	n.a.	4.1
December	2.0	3.4	5.4	4.7	-1.2	n.a.	n.a.	n.a.	2.8
<b>2000</b>									
January	-0.2	0.9	3.3	0.5	-3.8	n.a.	n.a.	n.a.	0.5
February	-3.4	-2.2	-0.7	-4.0	-6.8	n.a.	n.a.	n.a.	-2.8
March	-7.1	-5.7	-5.3	-8.1	-9.5	n.a.	n.a.	n.a.	-6.5
April	-10.1	-9.0	-10.0	-11.4	-10.7	n.a.	n.a.	n.a.	-9.8
May	-11.5	-11.3	-13.3	-13.2	-10.0	n.a.	n.a.	n.a.	-11.7
June	-11.8	-12.2	-14.4	-13.3	-8.3	n.a.	n.a.	n.a.	-12.1
July	-11.4	-12.3	-14.5	-12.7	-6.5	n.a.	n.a.	n.a.	-11.7
August	-10.6	-12.0	-13.9	-11.7	-4.7	n.a.	n.a.	n.a.	-10.8
September	-8.1	-10.1	-11.2	-9.9	-2.5	n.a.	n.a.	n.a.	-8.5

## TOTAL DWELLINGS APPROVED, By Capital City Statistical Division

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
Month	no.	no.	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR								
<b>1997-1998</b>	35 102	27 490	16 686	4 627	11 930	617	1 374	1 347
<b>1998-1999</b>	34 417	30 165	13 129	5 350	14 032	549	1 143	1 956
<b>1999-2000</b>	32 237	38 287	14 633	6 847	15 990	813	931	2 317
<b>1999</b>								
September	2 784	3 079	1 244	600	1 423	52	67	360
October	2 815	2 914	1 451	554	1 300	61	44	127
November	3 081	3 504	1 593	685	1 878	79	114	170
December	2 814	3 219	1 168	569	1 506	66	116	132
<b>2000</b>								
January	2 250	3 394	1 301	516	1 242	83	91	247
February	2 655	3 566	1 426	771	1 415	76	88	331
March	2 310	3 874	1 378	686	1 199	63	43	170
April	2 065	2 804	1 277	418	982	59	53	130
May	3 028	2 596	1 451	588	1 310	136	49	203
June	1 823	2 536	690	374	852	33	80	204
July	1 171	2 787	685	549	866	32	63	65
August	1 744	2 119	1 120	371	946	17	36	160
September	1 646	1 848	1 046	287	861	35	23	128
PUBLIC SECTOR								
<b>1997-1998</b>	745	752	475	180	882	6	172	49
<b>1998-1999</b>	1 112	666	473	151	549	0	243	117
<b>1999-2000</b>	644	629	271	87	775	21	119	55
<b>1999</b>								
September	12	72	17	29	150	1	0	0
October	26	93	10	17	26	0	0	0
November	47	59	4	12	14	1	36	35
December	30	70	19	0	72	3	4	5
<b>2000</b>								
January	62	19	20	0	49	0	5	0
February	93	56	20	2	40	0	22	3
March	28	9	25	0	55	0	5	1
April	96	40	12	4	40	3	0	0
May	41	40	10	7	26	0	23	0
June	94	43	119	5	296	1	24	0
July	70	36	7	3	6	0	0	11
August	52	32	7	13	34	6	0	10
September	71	32	1	0	21	5	20	2
TOTAL								
<b>1997-1998</b>	35 847	28 242	17 161	4 807	12 812	623	1 546	1 396
<b>1998-1999</b>	35 529	30 831	13 602	5 501	14 581	549	1 386	2 073
<b>1999-2000</b>	32 881	38 916	14 904	6 934	16 765	834	1 050	2 372
<b>1999</b>								
September	2 796	3 151	1 261	629	1 573	53	67	360
October	2 841	3 007	1 461	571	1 326	61	44	127
November	3 128	3 563	1 597	697	1 892	80	150	205
December	2 844	3 289	1 187	569	1 578	69	120	137
<b>2000</b>								
January	2 312	3 413	1 321	516	1 291	83	96	247
February	2 748	3 622	1 446	773	1 455	76	110	334
March	2 338	3 883	1 403	686	1 254	63	48	171
April	2 161	2 844	1 289	422	1 022	62	53	130
May	3 069	2 636	1 461	595	1 336	136	72	203
June	1 917	2 579	809	379	1 148	34	104	204
July	1 241	2 823	692	552	872	32	63	76
August	1 796	2 151	1 127	384	980	23	36	170
September	1 717	1 880	1 047	287	882	40	43	130

## 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>
<b>PRIVATE SECTOR</b>						
New South Wales	1 465	1 006	13	0	2	2 486
Victoria	1 751	645	19	8	3	2 426
Queensland	1 157	686	3	114	0	1 960
South Australia	353	56	0	0	0	409
Western Australia	955	170	3	5	10	1 143
Tasmania	86	14	0	0	0	100
Northern Territory	33	4	1	0	0	38
Australian Capital Territory	66	63	0	0	0	129
Australia	5 866	2 644	39	127	15	8 691
<b>PUBLIC SECTOR</b>						
New South Wales	4	79	0	0	0	83
Victoria	32	0	0	0	0	32
Queensland	22	3	0	0	0	25
South Australia	0	0	0	0	0	0
Western Australia	26	38	0	0	0	64
Tasmania	0	5	0	0	0	5
Northern Territory	4	20	0	0	0	24
Australian Capital Territory	2	0	0	0	0	2
Australia	90	145	0	0	0	235
<b>TOTAL</b>						
New South Wales	1 469	1 085	13	0	2	2 569
Victoria	1 783	645	19	8	3	2 458
Queensland	1 179	689	3	114	0	1 985
South Australia	353	56	0	0	0	409
Western Australia	981	208	3	5	10	1 207
Tasmania	86	19	0	0	0	105
Northern Territory	37	24	1	0	0	62
Australian Capital Territory	68	63	0	0	0	131
Australia	5 956	2 789	39	127	15	8 926

(a) See Glossary for definition.

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

## NEW OTHER RESIDENTIAL BUILDING.....

	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
<b>1997-1998</b>	106 991	11 376	10 403	21 779	5 116	6 064	12 547	23 727	45 506	152 497
<b>1998-1999</b>	107 182	10 114	11 940	22 054	4 701	5 018	13 768	23 487	45 541	152 723
<b>1999-2000</b>	122 209	10 217	12 426	22 643	5 114	4 764	16 007	25 885	48 528	170 737
<b>1999</b>										
July	9 995	887	1 230	2 117	362	436	1 529	2 327	4 444	14 439
August	10 441	829	823	1 652	428	461	2 251	3 140	4 792	15 233
September	11 161	1 188	1 140	2 328	259	304	1 079	1 642	3 970	15 131
October	10 247	742	1 170	1 912	187	322	1 553	2 062	3 974	14 221
November	11 839	821	919	1 740	623	406	1 424	2 453	4 193	16 032
December	11 356	735	990	1 725	264	252	1 090	1 606	3 331	14 687
<b>2000</b>										
January	9 041	618	1 059	1 677	297	436	1 782	2 515	4 192	13 233
February	11 353	1 113	1 425	2 538	500	457	957	1 914	4 452	15 805
March	11 495	992	904	1 896	380	354	938	1 672	3 568	15 063
April	8 296	675	952	1 627	392	359	1 007	1 758	3 385	11 681
May	9 745	771	1 043	1 814	467	655	1 697	2 819	4 633	14 378
June	7 240	846	771	1 617	955	322	700	1 977	3 594	10 834
July	5 782	609	564	1 173	202	330	1 120	1 652	2 825	8 607
August	6 526	701	507	1 208	215	331	1 278	1 824	3 032	9 558
September	5 956	612	607	1 219	149	403	1 018	1 570	2 789	8 745
VALUE (\$ million)										
<b>1997-1998</b>	11 903.5	822.7	958.4	1 780.9	423.2	548.3	1 915.1	2 886.8	4 667.9	16 571.3
<b>1998-1999</b>	12 663.5	789.0	1 185.3	1 974.5	394.9	507.8	1 970.5	2 873.3	4 847.6	17 511.0
<b>1999-2000</b>	15 567.9	857.5	1 305.5	2 162.6	477.8	498.7	2 677.2	3 653.9	5 816.4	21 384.3
<b>1999</b>										
July	1 240.9	78.6	122.0	200.6	33.4	46.5	241.4	321.3	521.9	1 762.8
August	1 280.9	66.7	88.5	155.1	37.5	41.9	358.4	437.8	592.9	1 873.8
September	1 385.8	98.2	122.5	220.7	24.8	33.3	146.6	204.7	425.4	1 811.2
October	1 292.9	59.6	118.9	178.4	18.4	31.1	198.0	247.5	426.0	1 718.8
November	1 500.3	65.9	91.4	157.3	60.1	39.8	207.3	307.2	464.5	1 964.7
December	1 452.2	60.7	103.9	164.6	20.9	26.2	217.5	264.6	429.1	1 881.4
<b>2000</b>										
January	1 164.1	54.4	109.8	164.2	24.1	45.5	371.6	441.2	605.4	1 769.6
February	1 462.3	100.3	142.5	242.7	46.8	56.5	167.0	270.4	513.1	1 975.4
March	1 494.8	79.8	100.4	180.2	44.2	41.0	140.8	226.0	406.2	1 901.0
April	1 067.6	57.8	100.1	157.9	42.3	33.1	173.7	249.1	407.0	1 474.6
May	1 274.2	68.6	123.9	192.5	40.6	66.8	330.5	438.0	630.4	1 904.6
June	951.9	66.9	81.6	148.4	84.7	37.0	124.4	246.1	394.5	1 346.4
July	780.3	47.1	69.0	116.1	19.7	49.0	221.5	290.3	406.4	1 186.7
August	888.4	63.3	66.0	129.3	27.7	40.9	197.1	265.7	395.0	1 283.4
September	802.2	52.0	76.7	128.7	12.4	42.5	161.4	216.4	345.1	1 147.3

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$ million)							
<b>1997-1998</b>	12 156.8	4 866.0	17 019.6	3 086.4	20 107.3	14 943.1	35 039.4
<b>1998-1999</b>	12 663.5	4 847.6	17 511.1	2 918.2	20 429.3	12 568.4	32 997.7
<b>1999-2000</b>	14 691.0	5 572.1	20 263.1	3 300.2	23 563.3	11 454.2	35 017.5
<b>1999</b>							
March	2 993.5	1 081.2	4 075.9	691.6	4 767.5	3 344.3	8 110.3
June	3 409.2	1 240.5	4 650.7	722.1	5 372.6	2 770.3	8 145.0
September	3 808.4	1 493.1	5 301.6	879.0	6 180.6	3 134.1	9 314.7
December	4 055.4	1 268.4	5 323.7	814.4	6 138.2	2 643.3	8 781.4
<b>2000</b>							
March	3 823.0	1 453.1	5 276.1	802.9	6 079.0	2 675.6	8 754.7
June	3 004.2	1 357.5	4 361.7	803.8	5 165.5	3 001.2	8 166.7
SEASONALLY ADJUSTED (\$ million)							
<b>1999</b>							
March	3 225.7	1 158.1	4 385.2	727.8	5 113.1	3 615.8	8 729.2
June	3 366.3	1 222.7	4 590.2	727.7	5 317.8	2 880.6	8 199.9
September	3 561.3	1 441.0	5 002.6	850.9	5 853.4	2 773.3	8 628.2
December	4 091.1	1 293.2	5 384.4	807.8	6 192.3	2 704.2	8 896.7
<b>2000</b>							
March	4 059.3	1 529.5	5 588.4	837.2	6 425.6	2 813.9	9 240.7
June	2 979.3	1 308.4	4 287.7	804.3	5 092.0	3 162.8	8 251.8
TREND ESTIMATES (\$ million)							
<b>1999</b>							
March	3 167.4	1 225.4	4 393.2	719.3	5 112.4	3 179.9	8 293.1
June	3 384.2	1 265.8	4 650.9	760.2	5 411.0	3 063.8	8 476.0
September	3 734.2	1 336.1	5 071.1	804.8	5 875.8	2 795.5	8 672.6
December	3 893.2	1 400.8	5 293.3	826.0	6 119.3	2 734.6	8 859.0
<b>2000</b>							
March	3 764.4	1 406.7	5 170.8	825.4	5 996.2	2 875.7	8 871.2
June	3 422.2	1 381.7	4 801.5	810.8	5 612.4	3 007.1	8 673.1
TREND ESTIMATES (% change from preceding quarter)							
<b>1999</b>							
March	2.6	0.0	1.9	-0.8	1.5	-2.3	0.0
June	6.8	3.3	5.9	5.7	5.8	-3.7	2.2
September	10.3	5.6	9.0	5.9	8.6	-8.8	2.3
December	4.3	4.8	4.4	2.6	4.1	-2.2	2.1
<b>2000</b>							
March	-3.3	0.4	-2.3	-0.1	-2.0	5.2	0.1
June	-9.1	-1.8	-7.1	-1.8	-6.4	4.6	-2.2

(a) Reference year for chain volume measures is 1998-1999.  
Refer to Explanatory Notes paragraph 25.

(b) Refer to Explanatory Notes paragraph 16.

## VALUE OF TOTAL BUILDING APPROVED, States and Australia

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL									
<b>1999</b>									
July	1 270.1	809.4	590.7	147.6	361.0	37.6	26.2	47.1	3 289.7
August	1 287.7	979.3	436.2	129.4	360.3	25.8	32.8	37.9	3 289.4
September	937.5	864.6	519.0	153.5	382.2	38.5	24.4	56.0	2 975.8
October	906.2	837.2	549.1	125.2	367.4	29.7	27.8	35.4	2 878.0
November	1 003.8	877.8	687.8	153.1	399.5	25.8	54.6	80.4	3 282.9
December	978.1	916.0	463.7	228.8	305.2	34.1	25.2	29.2	2 980.3
<b>2000</b>									
January	955.2	948.3	515.2	113.6	269.2	31.9	28.2	41.6	2 903.2
February	951.7	1 025.5	514.5	173.9	392.5	42.2	33.8	84.8	3 218.7
March	1 082.6	973.4	543.4	174.5	306.7	31.4	28.6	31.4	3 172.0
April	919.9	876.1	521.5	135.3	273.8	25.7	25.9	45.1	2 823.4
May	1 101.1	804.0	651.5	162.9	412.9	50.8	22.7	129.5	3 335.4
June	813.0	892.2	378.3	99.7	285.5	31.2	45.5	48.4	2 593.8
July	665.7	1 153.5	353.1	153.4	253.7	17.7	15.4	28.2	2 640.8
August	759.1	742.7	460.4	159.3	264.3	23.7	77.1	40.1	2 526.6
September	761.0	694.9	487.1	84.1	253.2	36.2	28.3	28.5	2 373.2
SEASONALLY ADJUSTED									
<b>1999</b>									
July	1 142.2	885.2	510.0	133.4	336.5	n.a.	n.a.	n.a.	3 188.1
August	1 086.1	860.8	392.4	117.7	347.4	n.a.	n.a.	n.a.	2 870.1
September	879.0	824.1	480.2	136.2	411.4	n.a.	n.a.	n.a.	2 797.6
October	927.3	852.0	562.3	140.8	352.1	n.a.	n.a.	n.a.	2 922.6
November	956.5	842.7	567.9	145.7	360.2	n.a.	n.a.	n.a.	3 093.8
December	1 058.6	956.7	581.3	260.2	334.3	n.a.	n.a.	n.a.	3 256.4
<b>2000</b>									
January	1 092.0	1 106.9	636.4	159.8	351.7	n.a.	n.a.	n.a.	3 364.0
February	1 056.9	916.1	555.1	164.8	385.7	n.a.	n.a.	n.a.	3 298.2
March	1 158.0	934.1	530.0	150.3	294.2	n.a.	n.a.	n.a.	3 164.3
April	1 033.2	1 057.0	639.0	168.7	323.6	n.a.	n.a.	n.a.	3 374.0
May	974.7	712.5	610.6	153.8	331.8	n.a.	n.a.	n.a.	2 914.6
June	831.3	949.2	336.2	94.8	273.5	n.a.	n.a.	n.a.	2 572.2
July	598.8	1 269.3	341.3	129.8	257.7	n.a.	n.a.	n.a.	2 554.9
August	591.2	623.3	398.0	148.7	236.8	n.a.	n.a.	n.a.	2 107.6
September	826.7	686.5	450.1	80.6	275.7	n.a.	n.a.	n.a.	2 468.8
TREND ESTIMATES									
<b>1999</b>									
July	1 063.2	792.8	471.1	123.5	335.6	n.a.	n.a.	n.a.	2 889.8
August	1 032.8	816.2	474.2	128.3	353.3	n.a.	n.a.	n.a.	2 909.5
September	1 000.7	846.7	495.5	133.6	364.4	n.a.	n.a.	n.a.	2 947.0
October	979.2	878.4	527.0	139.7	368.3	n.a.	n.a.	n.a.	2 999.8
November	984.8	914.2	556.3	146.1	364.5	n.a.	n.a.	n.a.	3 075.6
December	1 021.4	947.1	581.5	153.3	357.4	n.a.	n.a.	n.a.	3 174.9
<b>2000</b>									
January	1 068.4	962.3	600.0	158.8	350.6	n.a.	n.a.	n.a.	3 264.4
February	1 097.1	968.9	602.1	160.1	343.3	n.a.	n.a.	n.a.	3 302.2
March	1 079.0	969.7	582.3	157.6	333.4	n.a.	n.a.	n.a.	3 248.4
April	1 012.4	961.7	546.3	151.6	319.5	n.a.	n.a.	n.a.	3 107.1
May	920.5	944.9	501.5	143.0	302.0	n.a.	n.a.	n.a.	2 914.4
June	827.5	921.2	456.8	133.3	284.7	n.a.	n.a.	n.a.	2 711.9
July	749.0	887.6	419.4	124.0	270.2	n.a.	n.a.	n.a.	2 529.0
August	690.4	845.2	393.0	115.2	258.5	n.a.	n.a.	n.a.	2 378.1
September	647.8	793.8	375.1	107.7	253.5	n.a.	n.a.	n.a.	2 263.5

## VALUE OF TOTAL BUILDING APPROVED, States and Australia—Percentage Change

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>1999</b>									
July	8.2	19.1	18.4	22.5	3.6	90.6	-31.0	30.3	12.9
August	1.4	21.0	-26.2	-12.3	-0.2	-31.5	25.4	-19.5	0.0
September	-27.2	-11.7	19.0	18.6	6.1	49.5	-25.8	47.6	-9.5
October	-3.3	-3.2	5.8	-18.4	-3.9	-23.0	14.0	-36.7	-3.3
November	10.8	4.8	25.3	22.2	8.7	-12.9	96.8	126.9	14.1
December	-2.6	4.4	-32.6	49.5	-23.6	31.9	-53.8	-63.7	-9.2
<b>2000</b>									
January	-2.3	3.5	11.1	-50.3	-11.8	-6.5	11.7	42.5	-2.6
February	-0.4	8.1	-0.1	53.0	45.8	32.3	19.8	103.7	10.9
March	13.8	-5.1	5.6	0.3	-21.9	-25.5	-15.3	-63.0	-1.5
April	-15.0	-10.0	-4.0	-22.4	-10.7	-18.3	-9.5	43.5	-11.0
May	19.7	-8.2	24.9	20.4	50.8	97.9	-12.4	187.4	18.1
June	-26.2	11.0	-41.9	-38.8	-30.9	-38.7	100.3	-62.6	-22.2
July	-18.1	29.3	-6.7	53.8	-11.1	-43.4	-66.0	-41.7	1.8
August	14.0	-35.6	30.4	3.9	4.2	34.0	398.9	42.1	-4.3
September	0.2	-6.4	5.8	-47.2	-4.2	52.9	-63.3	-28.9	-6.1
SEASONALLY ADJUSTED (% change from preceding month)									
<b>1999</b>									
July	-1.8	22.7	4.6	15.8	0.7	n.a.	n.a.	n.a.	9.4
August	-4.9	-2.8	-23.1	-11.8	3.3	n.a.	n.a.	n.a.	-10.0
September	-19.1	-4.3	22.4	15.7	18.4	n.a.	n.a.	n.a.	-2.5
October	5.5	3.4	17.1	3.4	-14.4	n.a.	n.a.	n.a.	4.5
November	3.1	-1.1	1.0	3.5	2.3	n.a.	n.a.	n.a.	5.9
December	10.7	13.5	2.4	78.5	-7.2	n.a.	n.a.	n.a.	5.3
<b>2000</b>									
January	3.2	15.7	9.5	-38.6	5.2	n.a.	n.a.	n.a.	3.3
February	-3.2	-17.2	-12.8	3.1	9.7	n.a.	n.a.	n.a.	-2.0
March	9.6	2.0	-4.5	-8.8	-23.7	n.a.	n.a.	n.a.	-4.1
April	-10.8	13.2	20.6	12.2	10.0	n.a.	n.a.	n.a.	6.6
May	-5.7	-32.6	-4.4	-8.8	2.5	n.a.	n.a.	n.a.	-13.6
June	-14.7	33.2	-44.9	-38.3	-17.5	n.a.	n.a.	n.a.	-11.7
July	-28.0	33.7	1.5	36.9	-5.8	n.a.	n.a.	n.a.	-0.7
August	-1.3	-50.9	16.6	14.5	-8.1	n.a.	n.a.	n.a.	-17.5
September	39.8	10.1	13.1	-45.8	16.4	n.a.	n.a.	n.a.	17.1
TREND ESTIMATES (% change from preceding month)									
<b>1999</b>									
July	-1.8	2.6	-2.5	2.5	6.4	n.a.	n.a.	n.a.	0.4
August	-2.9	3.0	0.6	3.8	5.3	n.a.	n.a.	n.a.	0.7
September	-3.1	3.7	4.5	4.1	3.2	n.a.	n.a.	n.a.	1.3
October	-2.2	3.7	6.4	4.6	1.1	n.a.	n.a.	n.a.	1.8
November	0.6	4.1	5.6	4.6	-1.0	n.a.	n.a.	n.a.	2.5
December	3.7	3.6	4.5	4.9	-2.0	n.a.	n.a.	n.a.	3.2
<b>2000</b>									
January	4.6	1.6	3.2	3.6	-1.9	n.a.	n.a.	n.a.	2.8
February	2.7	0.7	0.3	0.8	-2.1	n.a.	n.a.	n.a.	1.2
March	-1.6	0.1	-3.3	-1.6	-2.9	n.a.	n.a.	n.a.	-1.6
April	-6.2	-0.8	-6.2	-3.8	-4.2	n.a.	n.a.	n.a.	-4.3
May	-9.1	-1.7	-8.2	-5.7	-5.5	n.a.	n.a.	n.a.	-6.2
June	-10.1	-2.5	-8.9	-6.7	-5.7	n.a.	n.a.	n.a.	-6.9
July	-9.5	-3.7	-8.2	-7.0	-5.1	n.a.	n.a.	n.a.	-6.7
August	-7.8	-4.8	-6.3	-7.1	-4.3	n.a.	n.a.	n.a.	-6.0
September	-6.2	-6.1	-4.5	-6.5	-1.9	n.a.	n.a.	n.a.	-4.8

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL									
<b>1999</b>									
July	524.3	249.0	279.7	31.7	104.6	18.7	5.2	21.4	1 234.5
August	509.0	282.9	126.0	37.5	113.4	10.2	14.0	12.1	1 105.2
September	260.6	245.6	140.4	49.2	134.8	23.3	6.4	4.0	864.2
October	266.3	240.9	157.9	31.6	137.0	9.8	10.8	13.4	867.7
November	276.1	235.7	290.2	36.2	95.7	6.2	26.8	51.1	1 018.1
December	280.5	266.2	72.0	129.5	62.3	13.1	4.4	8.8	836.7
<b>2000</b>									
January	361.6	235.1	198.9	18.5	57.3	6.4	10.4	7.1	895.2
February	283.5	325.5	113.9	43.3	103.2	21.4	10.8	31.2	932.8
March	444.9	215.8	129.4	59.0	74.0	9.8	15.5	4.9	953.2
April	391.4	327.3	162.7	58.7	87.5	8.0	11.6	22.9	1 070.1
May	311.2	240.2	194.0	66.1	147.7	17.1	5.5	95.7	1 077.6
June	349.0	350.9	134.3	24.3	83.6	16.7	18.2	18.8	995.8
July	285.3	562.6	163.6	60.6	101.4	7.3	4.5	15.0	1 200.2
August	274.3	267.7	177.7	89.6	93.0	10.7	63.2	10.3	986.6
September	308.1	291.8	225.3	29.4	92.4	23.2	17.8	7.5	995.4
TREND ESTIMATES									
<b>1999</b>									
July	370.6	245.3	166.9	35.5	94.9	n.a.	n.a.	n.a.	960.1
August	337.5	241.0	154.8	37.0	106.0	n.a.	n.a.	n.a.	923.9
September	307.9	237.9	154.1	37.7	111.2	n.a.	n.a.	n.a.	896.4
October	289.9	233.1	159.5	37.6	109.4	n.a.	n.a.	n.a.	875.3
November	298.7	232.1	165.1	37.0	101.7	n.a.	n.a.	n.a.	877.3
December	335.4	237.5	171.0	37.9	93.3	n.a.	n.a.	n.a.	913.5
<b>2000</b>									
January	379.9	245.6	177.8	40.2	89.0	n.a.	n.a.	n.a.	970.2
February	414.2	265.9	182.2	42.9	89.4	n.a.	n.a.	n.a.	1 032.7
March	420.8	298.4	180.4	46.4	93.1	n.a.	n.a.	n.a.	1 073.2
April	398.0	335.3	175.8	50.0	96.6	n.a.	n.a.	n.a.	1 087.5
May	358.7	364.3	168.9	52.3	97.0	n.a.	n.a.	n.a.	1 074.4
June	315.8	379.7	161.6	52.9	95.9	n.a.	n.a.	n.a.	1 040.7
July	278.7	380.3	157.9	52.4	95.0	n.a.	n.a.	n.a.	1 002.2
August	251.9	369.7	159.5	51.4	94.6	n.a.	n.a.	n.a.	970.2
September	229.9	350.4	162.3	50.0	95.4	n.a.	n.a.	n.a.	944.7

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



Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>1999</b>									
July	4.1	35.9	71.9	0.1	40.9	157.4	-58.8	75.5	25.0
August	-2.9	13.6	-55.0	18.3	8.5	-45.6	171.6	-43.3	-10.5
September	-48.8	-13.2	11.4	31.1	18.8	128.7	-54.1	-67.0	-21.8
October	2.2	-1.9	12.5	-35.8	1.6	-57.7	67.8	234.4	0.4
November	3.7	-2.1	83.8	14.6	-30.1	-37.0	148.3	281.3	17.3
December	1.6	12.9	-75.2	257.9	-35.0	111.0	-83.8	-82.8	-17.8
<b>2000</b>									
January	28.9	-11.7	176.2	-85.7	-7.9	-51.5	138.5	-19.4	7.0
February	-21.6	38.5	-42.8	134.0	79.9	236.6	3.9	340.1	4.2
March	56.9	-33.7	13.6	36.1	-28.2	-54.2	43.4	-84.4	2.2
April	-12.0	51.7	25.7	-0.5	18.1	-18.4	-24.9	372.5	12.3
May	-20.5	-26.6	19.3	12.7	68.9	113.8	-52.3	317.2	0.7
June	12.2	46.1	-30.8	-63.2	-43.4	-2.4	227.5	-80.3	-7.6
July	-18.3	60.4	21.8	148.9	21.3	-56.5	-75.4	-20.3	20.5
August	-3.9	-52.4	8.7	48.0	-8.2	47.1	1 311.9	-31.4	-17.8
September	12.3	9.0	26.7	-67.2	-0.7	117.6	-71.8	-27.1	0.9
TREND ESTIMATES (% change from preceding month)									
<b>1999</b>									
July	-8.1	-1.3	-11.0	1.1	13.7	n.a.	n.a.	n.a.	-4.3
August	-9.0	-1.8	-7.2	4.5	11.7	n.a.	n.a.	n.a.	-3.8
September	-8.8	-1.3	-0.4	1.8	4.9	n.a.	n.a.	n.a.	-3.0
October	-5.9	-2.0	3.5	-0.4	-1.7	n.a.	n.a.	n.a.	-2.4
November	3.0	-0.4	3.5	-1.5	-7.1	n.a.	n.a.	n.a.	0.2
December	12.3	2.3	3.6	2.3	-8.3	n.a.	n.a.	n.a.	4.1
<b>2000</b>									
January	13.3	3.4	4.0	6.1	-4.6	n.a.	n.a.	n.a.	6.2
February	9.0	8.2	2.5	6.8	0.5	n.a.	n.a.	n.a.	6.4
March	1.6	12.2	-1.0	8.3	4.1	n.a.	n.a.	n.a.	3.9
April	-5.4	12.4	-2.5	7.7	3.7	n.a.	n.a.	n.a.	1.3
May	-9.9	8.7	-4.0	4.5	0.4	n.a.	n.a.	n.a.	-1.2
June	-12.0	4.2	-4.3	1.2	-1.1	n.a.	n.a.	n.a.	-3.1
July	-11.7	0.2	-2.2	-0.9	-1.0	n.a.	n.a.	n.a.	-3.7
August	-9.6	-2.8	1.0	-1.9	-0.5	n.a.	n.a.	n.a.	-3.2
September	-8.7	-5.2	1.7	-2.7	0.9	n.a.	n.a.	n.a.	-2.6

(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(a)</i>	<i>Total residential building</i>	<i>Non-residential building(a)</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>
<b>PRIVATE SECTOR</b>								
New South Wales	219.0	135.9	0.9	86.1	0.0	441.8	209.8	651.6
Victoria	246.0	81.5	1.4	67.8	2.0	398.7	226.0	624.7
Queensland	146.6	80.0	0.1	27.4	3.5	257.5	178.2	435.7
South Australia	36.6	5.5	0.0	12.0	0.1	54.2	25.1	79.3
Western Australia	117.6	17.2	0.1	16.7	0.3	151.9	84.0	235.9
Tasmania	9.4	1.4	0.0	1.8	0.0	12.6	21.5	34.1
Northern Territory	5.5	0.5	0.0	1.8	0.0	7.9	16.5	24.4
Australian Capital Territory	9.8	7.4	0.0	3.4	0.0	20.7	6.5	27.2
Australia	790.5	329.3	2.5	217.0	5.8	1 345.2	767.7	2 112.9
<b>PUBLIC SECTOR</b>								
New South Wales	0.6	9.8	0.0	0.7	0.0	11.1	98.2	109.4
Victoria	3.3	0.0	0.0	1.2	0.0	4.4	65.8	70.3
Queensland	2.8	0.3	0.0	1.2	0.0	4.3	47.1	51.4
South Australia	0.0	0.0	0.0	0.5	0.0	0.5	4.3	4.8
Western Australia	4.1	3.5	0.0	1.3	0.0	8.9	8.4	17.2
Tasmania	0.0	0.3	0.0	0.1	0.0	0.4	1.7	2.1
Northern Territory	0.6	1.9	0.0	0.1	0.0	2.6	1.2	3.8
Australian Capital Territory	0.3	0.0	0.0	0.0	0.0	0.3	1.0	1.3
Australia	11.7	15.8	0.0	5.1	0.0	32.6	227.7	260.3
<b>TOTAL</b>								
New South Wales	219.6	145.6	0.9	86.8	0.0	452.9	308.1	761.0
Victoria	249.2	81.5	1.4	69.0	2.0	403.1	291.8	694.9
Queensland	149.3	80.3	0.1	28.6	3.5	261.8	225.3	487.1
South Australia	36.6	5.5	0.0	12.6	0.1	54.7	29.4	84.1
Western Australia	121.7	20.7	0.1	18.0	0.3	160.8	92.4	253.2
Tasmania	9.4	1.7	0.0	1.9	0.0	12.9	23.2	36.2
Northern Territory	6.2	2.4	0.0	1.9	0.0	10.5	17.8	28.3
Australian Capital Territory	10.1	7.4	0.0	3.4	0.0	21.0	7.5	28.5
Australia	802.2	345.1	2.5	222.1	5.8	1 377.8	995.4	2 373.2

(a) See Glossary for definition.

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

State/Territory	<i>Hotels, motels and other short term accommodation</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total non-residential building</i>
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
New South Wales	2.9	65.4	12.7	79.5	26.2	6.4	1.4	1.8	5.7	8.0	209.8
Victoria	2.0	61.8	24.8	36.7	36.3	18.4	0.7	17.0	18.5	9.8	226.0
Queensland	23.2	53.9	7.6	21.0	41.6	7.3	3.7	2.7	15.2	2.0	178.2
South Australia	2.0	8.7	3.8	4.0	3.1	3.4	0.0	0.0	0.1	0.1	25.1
Western Australia	5.1	30.6	7.1	22.0	13.0	4.0	0.5	0.3	1.3	0.1	84.0
Tasmania	10.4	1.3	0.6	2.4	1.0	0.0	0.0	4.7	1.0	0.1	21.5
Northern Territory	0.0	7.7	0.0	3.1	5.0	0.2	0.3	0.2	0.0	0.0	16.5
Australian Capital Territory	0.2	0.6	0.0	3.5	0.9	1.2	0.0	0.0	0.2	0.0	6.5
Australia	45.8	229.9	56.5	172.3	127.1	40.8	6.6	26.7	41.9	20.1	767.7
PUBLIC SECTOR											
New South Wales	0.0	0.1	0.6	6.5	2.7	66.1	0.0	19.0	2.9	0.3	98.2
Victoria	0.0	0.2	0.1	1.5	2.1	34.3	0.0	1.8	14.1	11.8	65.8
Queensland	0.0	0.1	0.1	0.5	0.5	6.7	0.0	38.2	0.4	0.6	47.1
South Australia	0.2	0.0	0.0	1.7	0.3	1.4	0.0	0.4	0.2	0.1	4.3
Western Australia	0.0	0.5	0.0	0.7	3.8	1.3	0.0	0.6	1.0	0.4	8.4
Tasmania	0.0	0.0	1.0	0.0	0.0	0.8	0.0	0.0	0.0	0.0	1.7
Northern Territory	0.0	0.3	0.0	0.0	0.1	0.4	0.0	0.3	0.1	0.1	1.2
Australian Capital Territory	0.0	0.0	0.0	0.1	0.0	0.9	0.0	0.0	0.0	0.0	1.0
Australia	0.2	1.2	1.8	10.9	9.5	111.9	0.0	60.3	18.7	13.4	227.7
TOTAL											
New South Wales	2.9	65.5	13.3	86.1	28.9	72.5	1.4	20.7	8.6	8.3	308.1
Victoria	2.0	61.9	24.9	38.2	38.4	52.7	0.7	18.9	32.5	21.6	291.8
Queensland	23.2	54.0	7.7	21.4	42.2	14.0	3.7	40.9	15.6	2.7	225.3
South Australia	2.2	8.7	3.8	5.7	3.4	4.8	0.0	0.4	0.3	0.3	29.4
Western Australia	5.1	31.1	7.1	22.8	16.8	5.3	0.5	0.9	2.3	0.5	92.4
Tasmania	10.4	1.3	1.5	2.4	1.0	0.8	0.0	4.7	1.0	0.1	23.2
Northern Territory	0.0	7.9	0.0	3.1	5.1	0.6	0.3	0.5	0.1	0.1	17.8
Australian Capital Territory	0.2	0.6	0.0	3.5	0.9	2.1	0.0	0.0	0.2	0.0	7.5
Australia	46.0	231.0	58.2	183.2	136.6	152.6	6.6	87.0	60.6	33.5	995.4

**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												
<b>2000</b>												
July	21	2.0	297	28.0	81	9.0	175	17.4	118	11.4	54	5.2
August	29	3.0	381	34.9	62	6.3	158	16.3	128	12.4	34	3.3
September	61	5.9	338	30.6	68	7.2	191	19.6	127	13.1	66	7.0
Value—\$200,000—\$499,999												
<b>2000</b>												
July	9	2.9	56	16.1	44	12.7	76	21.7	77	22.8	23	6.6
August	18	6.0	95	27.1	46	13.3	95	30.2	59	17.3	26	9.0
September	14	4.0	63	18.1	43	13.1	73	21.6	63	19.7	30	9.6
Value—\$500,000—\$999,999												
<b>2000</b>												
July	4	2.5	23	15.8	20	13.0	24	14.9	21	14.0	14	9.9
August	6	4.0	40	26.5	18	11.9	30	21.0	15	9.7	27	19.3
September	1	1.0	21	14.4	15	10.1	25	16.1	28	18.7	21	15.2
Value—\$1,000,000—\$4,999,999												
<b>2000</b>												
July	2	3.0	18	38.1	11	20.7	24	47.7	26	64.0	28	57.7
August	4	7.6	19	44.0	7	11.8	34	76.4	23	44.7	11	22.1
September	3	4.1	33	75.6	7	17.0	23	42.3	28	62.2	24	46.2
Value—\$5,000,000 and over												
<b>2000</b>												
July	1	22.0	5	52.0	3	16.5	8	102.8	1	5.5	2	233.7
August	2	24.0	6	82.6	1	7.1	4	65.7	6	37.6	5	56.8
September	2	31.0	8	92.3	1	10.8	6	83.7	3	23.0	4	74.6
Value—Total												
<b>1997-1998</b>	666	1 340.7	4 718	2 025.2	2 221	992.8	3 419	2 518.5	2 980	2 122.2	1 488	1 369.0
<b>1998-1999</b>	635	829.2	4 669	2 455.6	2 061	947.7	3 210	1 778.6	2 941	2 039.5	1 387	1 409.9
<b>1999-2000</b>	764	753.2	5 274	2 138.2	2 130	956.8	3 607	1 923.5	3 354	1 733.6	1 543	1 489.5
<b>2000</b>												
July	37	32.3	399	150.0	159	72.0	307	204.5	243	117.8	121	313.2
August	59	44.5	541	215.0	134	50.3	321	209.5	231	121.7	103	110.4
September	81	46.0	463	231.0	134	58.2	318	183.2	249	136.6	145	152.6

NON-RESIDENTIAL BUILDING APPROVED, Jobs By Value Range: **Original** *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										
<b>2000</b>										
July	7	0.8	23	2.4	31	3.2	50	4.4	857	83.9
August	10	0.9	21	2.2	36	3.6	47	4.6	906	87.4
September	9	0.8	15	1.5	32	3.2	46	4.1	953	93.0
Value—\$200,000–\$499,999										
<b>2000</b>										
July	1	0.4	14	3.7	18	5.1	19	5.8	337	97.8
August	5	1.7	10	3.3	19	7.1	18	5.4	391	120.3
September	4	1.4	12	4.0	17	5.2	20	5.6	339	102.3
Value—\$500,000–\$999,999										
<b>2000</b>										
July	2	1.4	5	3.2	10	7.0	7	5.2	130	87.0
August	5	3.5	8	5.3	11	7.1	3	1.8	163	110.0
September	0	0.0	6	4.7	6	4.7	2	1.4	125	86.3
Value—\$1,000,000–\$4,999,999										
<b>2000</b>										
July	0	0.0	10	21.9	16	30.1	4	5.9	139	289.1
August	0	0.0	12	34.6	13	24.9	9	20.5	132	286.4
September	2	4.4	8	19.4	12	25.5	2	6.2	142	302.8
Value—\$5,000,000 and over										
<b>2000</b>										
July	0	0.0	0	0.0	7	63.4	3	146.5	30	642.4
August	0	0.0	4	78.5	4	30.2	0	0.0	32	382.5
September	0	0.0	3	57.4	3	22.0	2	16.3	32	411.1
Value—Total										
<b>1997-1998</b>	219	79.5	771	1 773.6	1 034	1 496.3	1 134	744.0	18 650	14 461.8
<b>1998-1999</b>	231	93.1	799	1 313.5	991	1 184.4	1 074	517.0	17 998	12 568.5
<b>1999-2000</b>	240	127.5	794	1 097.5	1 016	785.4	1 105	846.2	19 827	11 851.1
<b>2000</b>										
July	10	2.6	52	31.2	82	108.9	83	167.7	1 493	1 200.2
August	20	6.1	55	124.0	83	72.8	77	32.2	1 624	986.6
September	15	6.6	44	87.0	70	60.6	72	33.5	1 591	995.4

## 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.

## EXPLANATORY NOTES

### VALUE DATA

continued

**9** However, it is not certain that at present the GST is being reflected in all values. In particular, councils that use floor area calculation to derive a value may not have amended their formulae to take account of the GST and other price changes. Where it has been identified by a council or other approving authority that approvals submitted from its jurisdiction are on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values are consistent with other data collected and are inclusive of GST.

**10** As building work approved before 1 July 2000 attracted GST on that portion of the work not completed by 30 June it is likely, but not certain, that the value reported on approvals documents submitted before 30 June included the GST.

### OWNERSHIP

**11** 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

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

**13** The Type of 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.

**14** 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.

**15** 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.

**16** 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.

## EXPLANATORY NOTES

### 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).

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

**21** 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

**22** 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 *A Guide to Interpreting Time Series—Monitoring ‘Trends’: an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6076.

**23** While the smoothing techniques described in paragraph 22 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.

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



## EXPLANATORY NOTES

- CHAIN VOLUME MEASURES
- 25** 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 will be updated annually in the July 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).
- UNPUBLISHED DATA
- 26** The ABS can provide some unpublished building approvals data. At Statistical Local Area and Collection District, this includes new houses, floor area, material of outer wall, floor and roof. A charge may be made for providing unpublished data.
- RELATED PUBLICATIONS
- 27** Users may also wish to refer to the following publications:
- *Building Activity, Australia* (Cat. nos. 8752.0-7 and 8755.0)
  - *Building Activity, Australia: Dwelling Unit Commencements (Cat no 8750.0)*
  - *Building Approvals* (Cat. No. 8731.1–8731.7)
  - *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
  - *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0)
  - *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
  - *Price Index of Materials Used in Building Other than House Building* (Cat. no. 6407.0)
  - *Price Index of Materials Used in House Building* (Cat. no. 6408.0).
- 28** While building approvals value series are shown inclusive of GST, this is different to Building Activity (Cat nos. 8752.0, 8755.0), in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the Engineering Construction Survey (Cat no. 8762.0) all values will exclude GST.
- ROUNDING
- 29** When figures have been rounded, discrepancies may occur between sums of the component items and totals.

## G L O S S A R Y

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<b>Alterations and additions</b>	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.
<b>Alterations and additions to residential buildings</b>	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.
<b>Building</b>	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.
<b>Conversion</b>	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 16.
<b>Dwelling unit</b>	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.
<b>Educational</b>	Includes schools, colleges, kindergartens, libraries, museums and universities.
<b>Entertainment and recreational</b>	Includes clubs, cinemas, sport and recreation centres.
<b>Factories</b>	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
<b>Hotels, motels and other short term accommodation</b>	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
<b>House</b>	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. caretakers residences) associated with a non-residential building are defined as houses.
<b>Miscellaneous</b>	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.

## G L O S S A R Y

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<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>New other residential buildings</b>	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
<b>New residential</b>	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
<b>Non-residential building</b>	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.
<b>Offices</b>	Includes banks, post offices and council chambers.
<b>Other business premises</b>	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
<b>Other dwellings</b>	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.
<b>Other residential building</b>	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.
<b>Religious</b>	Includes convents, churches, temples, mosques, monasteries and noviciates.
<b>Residential building</b>	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
<b>Semi-detached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Shops</b>	Includes retail shops, restaurants, taverns and shopping arcades.

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