



BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) MON 5 MAY 2003

MARCH KEY FIGURES

TREND ESTIMATES

	Mar 2003	% change Feb 2003 to Mar 2003	% change Mar 2002 to Mar 2003
Dwelling units approved			
Private sector houses	8 465	-1.1	-13.2
Total dwelling units	12 858	-1.5	-8.7

SEASONALLY ADJUSTED

	Mar 2003	% change Feb 2003 to Mar 2003	% change Mar 2002 to Mar 2003
Dwelling units approved			
Private sector houses	8 196	-7.1	-15.1
Total dwelling units	13 341	4.7	-7.4

MARCH KEY POINTS

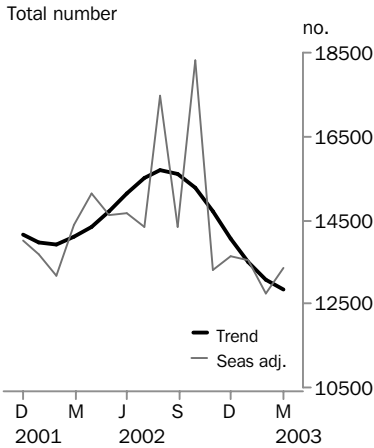
TREND ESTIMATES

- The trend estimate for total dwelling units approved fell 1.5% in March 2003. This is the seventh consecutive monthly fall in the trend.
- The trend estimate for private sector houses approved fell 1.1% in March 2003, the eighth consecutive monthly fall.
- The trend estimate for other dwellings approved fell 2.1% in March 2003, the sixth consecutive monthly fall.

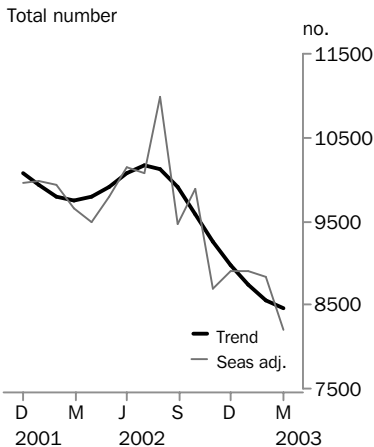
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved rose 4.7% in March 2003, driven by a rise in other dwellings.
- The seasonally adjusted estimate for private sector houses approved fell 7.1% in March 2003, following falls in the preceding two months.
- The seasonally adjusted estimate for other dwellings approved rose 34.6% in March 2003.

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 and Referral Service on 1300 135 070.

NOTES

FORTHCOMING ISSUES	<i>ISSUE</i>	<i>RELEASE DATE</i>
	April 2003	2 June 2003
	May 2003	2 July 2003
	June 2003	30 July 2003

CHANGES IN THIS ISSUE There are no changes in this issue.

DATA NOTES A special article 'Work Done on Housing Jobs Each Quarter' has been included in this issue (see page 36).

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

	1999-2000	2000-01	2001-02	2002-03
New South Wales	+5	+13	+5	+218
Victoria	-	-	+7	-14
Queensland	+13	+150	+49	+273
South Australia	-	-	-	-1
Western Australia	+13	-	-	-2
Tasmania	-	-	-	-5
Northern Territory	-	+1	-	-
TOTAL	+31	+164	+61	+469

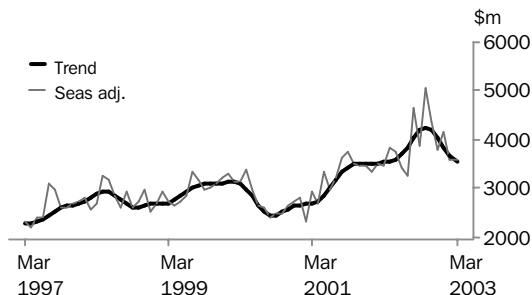
SYMBOLS AND OTHER USAGES n.a. not available
n.y.a. not yet available

Dennis Trewin
Australian Statistician

VALUE OF BUILDING APPROVED

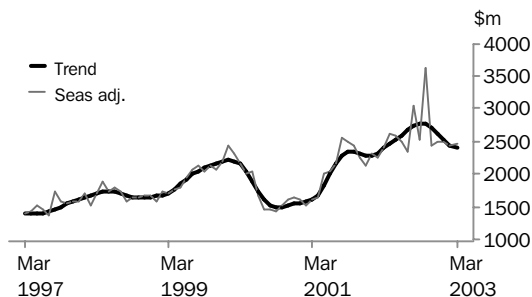
VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has fallen for the last five months, following ten months of growth. The trend estimate fell 3.0% in March 2003.



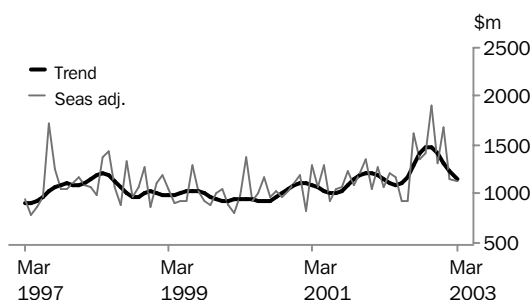
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has fallen for the last six months, following nine months of growth. The trend estimate fell 1.5% in March 2003.



VALUE OF NON-RESIDENTIAL BUILDING

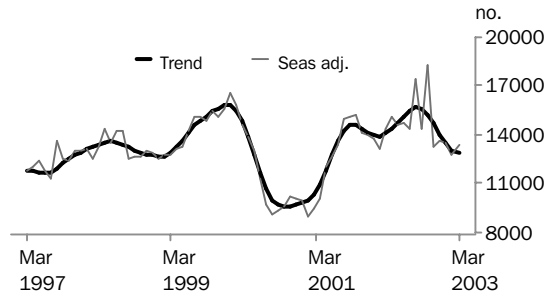
The trend estimate of the value of non-residential building approved has fallen for the last five months, following five months of growth. The trend estimate fell 6.1% in March 2003.



DWELLINGS APPROVED

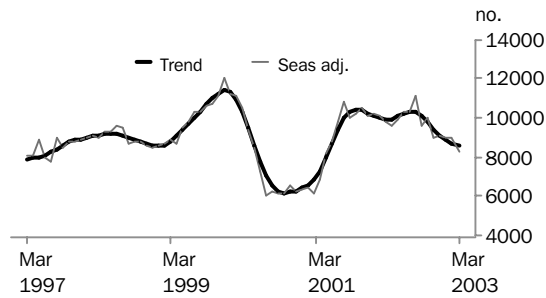
TOTAL DWELLING UNITS

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



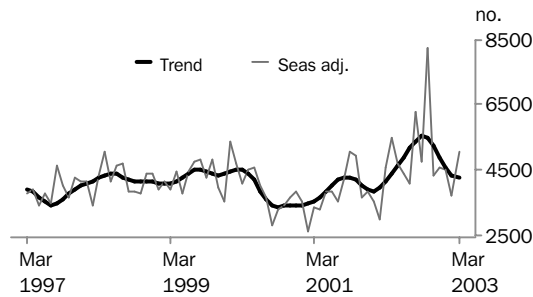
PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved has fallen for the last eight months.



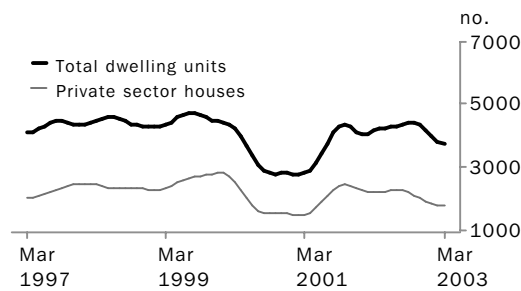
OTHER DWELLINGS

The trend estimate for other dwellings approved has fallen for the last six months, following eight months of growth.



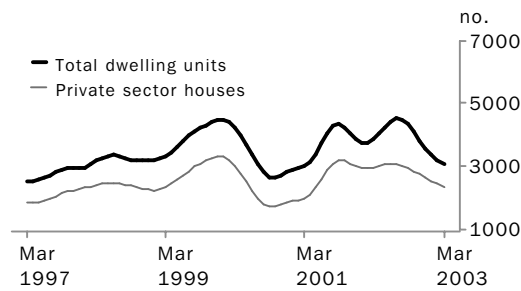
DWELLING UNITS APPROVED: State Trends

NEW SOUTH WALES



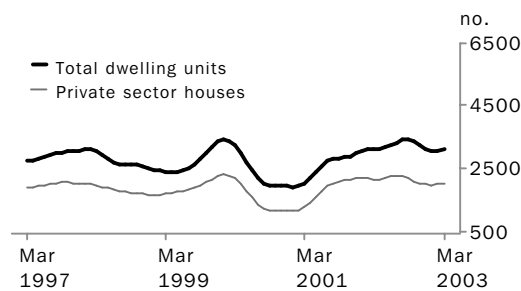
The trend estimate for total dwelling units approved in New South Wales has fallen for the last five months, after nine months of growth. The trend estimate for private sector houses has fallen for the last eight months.

VICTORIA



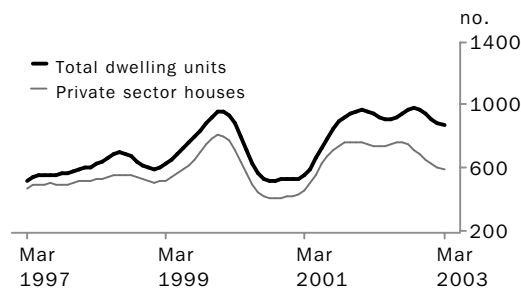
The trend estimate for total dwelling units approved in Victoria has fallen for the last eight months, after five months of growth. The trend estimate for private sector houses has fallen for the last nine months.

QUEENSLAND



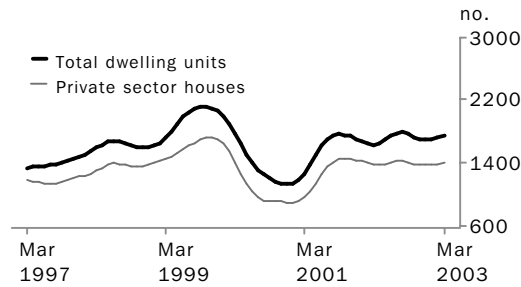
The trend estimate for total dwelling units approved in Queensland rose in March 2003, following five months of decline. The trend for private sector houses approved has risen for the last two months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia has fallen for the last five months, after four months of growth. The trend for private sector houses has fallen for the last seven months.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia has risen for the last three months, after four months of decline. The trend for private sector houses has risen for the last three months.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

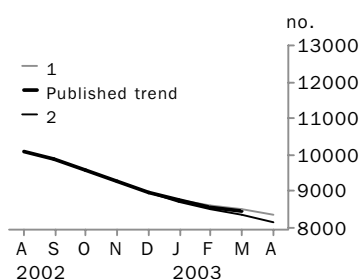
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

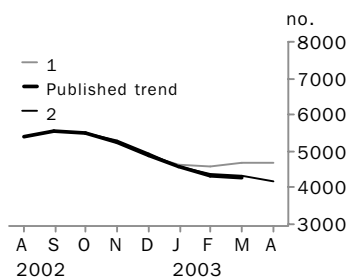
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the April seasonally adjusted estimate is higher than the March estimate by 4% for the number of private sector houses approved and 13% for other dwelling units approved; and that the April seasonally adjusted estimate is lower than the March 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 <i>rises by 4% on Mar 2003</i>	% change	2 <i>falls by 4% on Mar 2003</i>	% change
November 2002	9 256	-3.5	9 252	-3.5	9 272	-3.4
December 2002	8 972	-3.1	8 968	-3.1	8 978	-3.2
January 2003	8 748	-2.5	8 763	-2.3	8 736	-2.7
February 2003	8 557	-2.2	8 612	-1.7	8 524	-2.4
March 2003	8 465	-1.1	8 498	-1.3	8 334	-2.2
April 2003	n.y.a.	n.y.a.	8 381	-1.4	8 132	-2.4

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 13% on Mar 2003</i>	% change	2 <i>falls by 13% on Mar 2003</i>	% change
November 2002	5 266	-4.3	5 236	-4.6	5 277	-4.2
December 2002	4 911	-6.7	4 894	-6.5	4 915	-6.9
January 2003	4 592	-6.5	4 645	-5.1	4 591	-6.6
February 2003	4 351	-5.2	4 579	-1.4	4 400	-4.2
March 2003	4 259	-2.1	4 659	1.7	4 321	-1.8
April 2003	n.y.a.	n.y.a.	4 707	1.0	4 197	-2.9

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DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS...		TOTAL DWELLING UNITS..		
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL							
2002							
January	8 592	8 789	3 512	3 603	12 104	288	12 392
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	6 915	6 949	17 889	186	18 075
September	9 512	9 638	4 081	4 186	13 593	231	13 824
October	10 243	10 432	8 752	8 930	18 995	367	19 362
November	8 962	9 237	4 559	4 624	13 521	340	13 861
December	8 252	8 390	4 548	4 609	12 800	199	12 999
2003							
January	7 639	7 740	4 141	4 190	11 780	150	11 930
February	8 783	8 938	3 481	3 689	12 264	363	12 627
March	8 876	8 966	4 392	4 569	13 268	267	13 535
SEASONALLY ADJUSTED							
2002							
January	9 977	10 180	3 415	3 524	13 392	312	13 704
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	6 253	6 297	17 237	234	17 471
September	9 459	9 579	4 603	4 767	14 062	284	14 346
October	9 896	10 044	8 046	8 273	17 942	375	18 317
November	8 692	8 984	4 232	4 319	12 924	379	13 303
December	8 911	9 072	4 494	4 565	13 405	232	13 637
2003							
January	8 895	9 014	4 451	4 510	13 346	178	13 524
February	8 825	8 994	3 546	3 749	12 371	372	12 743
March	8 196	8 296	4 836	5 045	13 032	309	13 341
TREND ESTIMATES							
2002							
January	9 924	10 104	3 683	3 848	13 607	345	13 952
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	4 497	4 653	14 417	308	14 725
June	10 082	10 233	4 740	4 902	14 822	313	15 135
July	10 168	10 327	4 998	5 164	15 166	325	15 491
August	10 111	10 281	5 240	5 402	15 351	332	15 683
September	9 906	10 086	5 387	5 536	15 292	330	15 622
October	9 591	9 776	5 372	5 504	14 963	317	15 280
November	9 256	9 438	5 146	5 266	14 402	302	14 704
December	8 972	9 145	4 792	4 911	13 764	292	14 056
2003							
January	8 748	8 909	4 464	4 592	13 213	288	13 501
February	8 557	8 703	4 207	4 351	12 763	291	13 054
March	8 465	8 599	4 103	4 259	12 569	289	12 858

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							
January	-4.8	-3.9	0.6	-2.2	-3.3	-8.9	-3.4
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	71.4	62.2	22.7	-61.2	20.0
September	-13.3	-13.4	-41.0	-39.8	-24.0	24.2	-23.5
October	7.7	8.2	114.5	113.3	39.7	58.9	40.1
November	-12.5	-11.5	-47.9	-48.2	-28.8	-7.4	-28.4
December	-7.9	-9.2	-0.2	-0.3	-5.3	-41.5	-6.2
2003							
January	-7.4	-7.7	-8.9	-9.1	-8.0	-24.6	-8.2
February	15.0	15.5	-15.9	-12.0	4.1	142.0	5.8
March	1.1	0.3	26.2	23.9	8.2	-26.4	7.2
SEASONALLY ADJUSTED (% change from preceding month)							
2002							
January	0.1	0.5	-6.5	-8.8	-1.7	-17.2	-2.1
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	65.0	54.8	24.2	-51.6	21.7
September	-13.9	-14.3	-26.4	-24.3	-18.4	21.4	-17.9
October	4.6	4.9	74.8	73.5	27.6	32.0	27.7
November	-12.2	-10.6	-47.4	-47.8	-28.0	1.1	-27.4
December	2.5	1.0	6.2	5.7	3.7	-38.8	2.5
2003							
January	-0.2	-0.6	-1.0	-1.2	-0.4	-23.3	-0.8
February	-0.8	-0.2	-20.3	-16.9	-7.3	109.0	-5.8
March	-7.1	-7.8	36.4	34.6	5.3	-16.9	4.7
TREND ESTIMATES (% change from preceding month)							
2002							
January	-1.4	-1.4	-0.8	-0.9	-1.2	-2.0	-1.3
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	5.3	2.6	-0.6	2.6
June	1.6	1.6	5.4	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	4.8	4.6	1.2	2.2	1.2
September	-2.0	-1.9	2.8	2.5	-0.4	-0.6	-0.4
October	-3.2	-3.1	-0.3	-0.6	-2.2	-3.9	-2.2
November	-3.5	-3.5	-4.2	-4.3	-3.7	-4.7	-3.8
December	-3.1	-3.1	-6.9	-6.7	-4.4	-3.3	-4.4
2003							
January	-2.5	-2.6	-6.8	-6.5	-4.0	-1.4	-4.0
February	-2.2	-2.3	-5.8	-5.2	-3.4	1.0	-3.3
March	-1.1	-1.2	-2.5	-2.1	-1.5	-0.7	-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					
January	1 735.5	289.5	2 025.0	985.3	3 010.2
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	354.5	2 540.5	1 052.3	3 592.7
August	2 732.3	454.6	3 186.9	1 539.4	4 726.3
September	2 057.8	404.2	2 462.0	1 384.5	3 846.5
October	3 386.9	379.4	3 766.4	1 358.0	5 124.4
November	2 261.9	341.4	2 603.3	1 873.7	4 477.0
December	2 096.6	312.1	2 408.7	1 173.9	3 582.6
2003					
January	1 907.8	294.2	2 202.0	1 537.9	3 739.9
February	2 025.2	378.5	2 403.7	1 288.0	3 691.7
March	2 093.9	406.3	2 500.3	1 212.2	3 712.5
SEASONALLY ADJUSTED					
2002					
January	1 980.0	336.7	2 316.7	1 048.6	3 365.2
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	332.7	2 348.3	932.4	3 280.7
August	2 614.2	431.7	3 045.9	1 626.7	4 672.6
September	2 098.3	417.9	2 516.3	1 364.2	3 880.5
October	3 287.9	346.5	3 634.4	1 420.1	5 054.5
November	2 122.2	330.7	2 452.9	1 912.5	4 365.4
December	2 120.9	366.5	2 487.4	1 319.9	3 807.3
2003					
January	2 149.8	352.0	2 501.8	1 677.8	4 179.6
February	2 051.1	386.7	2 437.7	1 159.2	3 596.9
March	2 082.7	388.8	2 471.5	1 137.1	3 608.6
TREND ESTIMATES					
2002					
January	1 965.1	321.7	2 286.9	1 214.2	3 501.1
February	2 005.1	320.7	2 325.8	1 188.4	3 514.1
March	2 070.0	323.8	2 393.8	1 144.9	3 538.7
April	2 122.7	333.5	2 456.2	1 108.0	3 564.3
May	2 171.0	348.9	2 519.9	1 083.2	3 603.1
June	2 229.5	365.0	2 594.5	1 103.5	3 698.0
July	2 299.1	377.6	2 676.8	1 179.5	3 856.3
August	2 368.2	382.5	2 750.7	1 294.2	4 045.0
September	2 411.0	378.9	2 789.9	1 413.9	4 203.8
October	2 407.5	371.1	2 778.6	1 485.5	4 264.1
November	2 350.0	364.4	2 714.4	1 484.5	4 198.9
December	2 256.3	361.3	2 617.6	1 416.9	4 034.5
2003					
January	2 161.5	363.0	2 524.4	1 323.6	3 848.1
February	2 078.8	367.3	2 446.1	1 226.5	3 672.6
March	2 033.9	375.5	2 409.3	1 151.9	3 561.2

(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					
January	-1.6	11.3	0.0	-13.8	-5.0
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	7.0	7.6	23.0	11.7
August	25.0	28.2	25.4	46.3	31.6
September	-24.7	-11.1	-22.7	-10.1	-18.6
October	64.6	-6.1	53.0	-1.9	33.2
November	-33.2	-10.0	-30.9	38.0	-12.6
December	-7.3	-8.6	-7.5	-37.3	-20.0
2003					
January	-9.0	-5.7	-8.6	31.0	4.4
February	6.2	28.7	9.2	-16.2	-1.3
March	3.4	7.4	4.0	-5.9	0.6
SEASONALLY ADJUSTED (% change from preceding month)					
2002					
January	9.8	6.6	9.4	-22.3	-3.0
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	-6.2	-6.5	0.1	-4.7
August	29.7	29.8	29.7	74.5	42.4
September	-19.7	-3.2	-17.4	-16.1	-17.0
October	56.7	-17.1	44.4	4.1	30.3
November	-35.5	-4.6	-32.5	34.7	-13.6
December	-0.1	10.8	1.4	-31.0	-12.8
2003					
January	1.4	-4.0	0.6	27.1	9.8
February	-4.6	9.9	-2.6	-30.9	-13.9
March	1.5	0.6	1.4	-1.9	0.3
TREND ESTIMATES (% change from preceding month)					
2002					
January	0.5	-1.0	0.3	0.2	0.3
February	2.0	-0.3	1.7	-2.1	0.4
March	3.2	1.0	2.9	-3.7	0.7
April	2.5	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	6.9	4.3
August	3.0	1.3	2.8	9.7	4.9
September	1.8	-0.9	1.4	9.2	3.9
October	-0.1	-2.1	-0.4	5.1	1.4
November	-2.4	-1.8	-2.3	-0.1	-1.5
December	-4.0	-0.8	-3.6	-4.6	-3.9
2003					
January	-4.2	0.5	-3.6	-6.6	-4.6
February	-3.8	1.2	-3.1	-7.3	-4.6
March	-2.2	2.2	-1.5	-6.1	-3.0

(a) Refer to Explanatory Notes paragraph 14

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion	Non-residential building	Total dwelling units
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						
March	9 329	3 698	39	150	22	13 238
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	6 329	67	511	19	17 889
September	9 502	3 750	81	227	33	13 593
October	10 230	8 632	52	45	36	18 995
November	8 946	4 405	79	87	4	13 521
December	8 240	4 349	49	91	71	12 800
2003						
January	7 621	4 049	58	41	11	11 780
February	8 772	3 300	29	131	32	12 264
March	8 866	4 067	49	277	9	13 268
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						
March	137	119	1	0	1	258
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	90	177	0	0	0	267
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						
March	9 466	3 817	40	150	23	13 496
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	6 363	67	511	19	18 075
September	9 628	3 855	81	227	33	13 824
October	10 419	8 810	52	45	36	19 362
November	9 221	4 469	79	87	5	13 861
December	8 378	4 410	49	91	71	12 999
2003						
January	7 722	4 098	58	41	11	11 930
February	8 927	3 508	29	131	32	12 627
March	8 956	4 244	49	277	9	13 535

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								
March	1 375.6	522.1	3.3	270.5	18.8	2 190.2	734.5	2 924.7
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	5.8	2 466.4	860.5	3 326.9
August	1 686.6	1 022.0	7.0	355.9	74.0	3 145.6	1 232.7	4 378.3
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	1 728.5	5.1	356.1	5.3	3 705.9	1 017.8	4 723.8
November	1 419.7	799.4	10.1	298.0	12.5	2 539.7	1 450.0	3 989.6
December	1 327.8	743.7	6.0	275.7	14.4	2 367.6	836.5	3 204.1
2003								
January	1 225.6	662.8	6.6	273.5	3.6	2 172.0	1 214.1	3 386.1
February	1 430.6	537.1	3.0	334.4	20.8	2 326.0	996.2	3 322.2
March	1 454.4	605.1	8.7	328.7	55.1	2 452.0	928.9	3 380.9
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								
March	14.5	12.3	0.1	23.3	0.0	50.2	243.3	293.5
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	337.4	378.5
2003								
January	13.7	5.8	0.0	10.5	0.0	30.0	323.8	353.8
February	23.1	34.4	0.0	20.2	0.0	77.7	291.8	369.5
March	10.2	24.2	0.0	13.9	0.0	48.3	283.3	331.7
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	42 310.2
2002								
March	1 390.1	534.4	3.4	293.8	18.8	2 240.5	977.8	3 218.2
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	5.8	2 540.5	1 052.3	3 592.7
August	1 706.7	1 025.6	7.0	373.5	74.0	3 186.9	1 539.4	4 726.3
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	1 749.9	5.1	369.0	5.3	3 766.4	1 358.0	5 124.4
November	1 454.7	807.2	10.1	318.7	12.5	2 603.3	1 873.7	4 477.0
December	1 345.7	750.9	6.0	291.7	14.4	2 408.7	1 173.9	3 582.6
2003								
January	1 239.3	668.5	6.6	284.0	3.6	2 202.0	1 537.9	3 739.9
February	1 453.8	571.5	3.0	354.6	20.8	2 403.7	1 288.0	3 691.7
March	1 464.6	629.3	8.7	342.5	55.1	2 500.3	1 212.2	3 712.5

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									
January	3 691	3 501	2 469	764	1 535	284	69	79	12 392
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	5 770	4 244	1 072	1 840	177	84	192	18 075
September	3 793	3 844	2 833	860	1 641	178	108	567	13 824
October	6 143	4 752	4 992	1 125	1 759	172	101	318	19 362
November	4 468	3 260	2 913	930	1 793	145	60	292	13 861
December	3 534	3 504	2 955	882	1 530	198	80	316	12 999
2003									
January	3 756	3 060	2 362	783	1 659	141	30	139	11 930
February	3 516	3 512	2 808	745	1 587	152	83	224	12 627
March	3 763	3 377	3 235	1 051	1 638	183	69	219	13 535
SEASONALLY ADJUSTED									
2002									
January	3 979	3 966	2 722	931	1 684	264	n.a.	n.a.	13 704
February	3 458	3 596	3 197	938	1 695	148	n.a.	n.a.	13 157
March	4 072	3 644	3 805	877	1 577	169	n.a.	n.a.	14 404
April	5 168	3 984	2 977	1 056	1 611	133	n.a.	n.a.	15 116
May	4 485	4 437	2 692	953	1 663	153	n.a.	n.a.	14 626
June	4 116	4 442	3 124	824	1 633	255	n.a.	n.a.	14 685
July	3 228	4 433	3 236	744	2 023	206	n.a.	n.a.	14 357
August	4 827	4 975	4 212	1 156	1 818	192	n.a.	n.a.	17 471
September	4 050	3 863	2 836	809	1 751	162	n.a.	n.a.	14 346
October	5 779	4 764	4 518	1 130	1 671	150	n.a.	n.a.	18 317
November	4 082	3 250	2 822	977	1 669	129	n.a.	n.a.	13 303
December	3 571	3 512	3 498	914	1 576	190	n.a.	n.a.	13 637
2003									
January	4 189	3 537	2 673	982	1 858	127	n.a.	n.a.	13 524
February	3 703	3 313	2 874	719	1 737	153	n.a.	n.a.	12 743
March	3 871	2 900	3 511	938	1 763	190	n.a.	n.a.	13 341
TREND ESTIMATES									
2002									
January	4 072	3 773	3 071	967	1 677	177	73	184	13 952
February	4 076	3 755	3 115	963	1 646	175	75	158	13 917
March	4 156	3 861	3 136	950	1 634	174	78	139	14 090
April	4 221	4 036	3 138	928	1 651	177	82	147	14 359
May	4 254	4 248	3 168	910	1 694	183	87	187	14 725
June	4 278	4 434	3 234	906	1 748	190	93	242	15 135
July	4 312	4 535	3 331	917	1 784	193	100	301	15 491
August	4 369	4 499	3 429	941	1 788	189	104	351	15 683
September	4 425	4 338	3 468	967	1 764	176	103	378	15 622
October	4 446	4 098	3 408	982	1 728	161	97	371	15 280
November	4 369	3 838	3 274	975	1 702	152	86	333	14 704
December	4 190	3 593	3 155	946	1 698	151	77	283	14 056
2003									
January	3 994	3 380	3 086	912	1 714	155	71	241	13 501
February	3 823	3 195	3 052	880	1 737	159	67	212	13 054
March	3 728	3 082	3 104	869	1 760	166	64	176	12 858

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									
January	2.6	-10.3	0.1	-21.2	1.0	77.5	91.7	-56.1	-3.4
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	38.4	27.1	14.7	-13.2	-1.1	-34.4	-41.5	20.0
September	-19.2	-33.4	-33.2	-19.8	-10.8	0.6	28.6	195.3	-23.5
October	62.0	23.6	76.2	30.8	7.2	-3.4	-6.5	-43.9	40.1
November	-27.3	-31.4	-41.6	-17.3	1.9	-15.7	-40.6	-8.2	-28.4
December	-20.9	7.5	1.4	-5.2	-14.7	36.6	33.3	8.2	-6.2
2003									
January	6.3	-12.7	-20.1	-11.2	8.4	-28.8	-62.5	-56.0	-8.2
February	-6.4	14.8	18.9	-4.9	-4.3	7.8	176.7	61.2	5.8
March	7.0	-3.8	15.2	41.1	3.2	20.4	-16.9	-2.2	7.2
SEASONALLY ADJUSTED (% change from preceding month)									
2002									
January	3.1	0.7	-10.5	-12.9	-1.8	62.8	n.a.	n.a.	-2.1
February	-13.1	-9.3	17.5	0.8	0.7	-43.8	n.a.	n.a.	-4.0
March	17.8	1.3	19.0	-6.5	-7.0	14.2	n.a.	n.a.	9.5
April	26.9	9.3	-21.7	20.5	2.1	-21.4	n.a.	n.a.	4.9
May	-13.2	11.4	-9.6	-9.7	3.3	14.6	n.a.	n.a.	-3.2
June	-8.2	0.1	16.1	-13.6	-1.8	67.0	n.a.	n.a.	0.4
July	-21.6	-0.2	3.6	-9.8	23.9	-19.2	n.a.	n.a.	-2.2
August	49.5	12.2	30.2	55.4	-10.1	-7.0	n.a.	n.a.	21.7
September	-16.1	-22.4	-32.7	-30.0	-3.7	-15.6	n.a.	n.a.	-17.9
October	42.7	23.3	59.3	39.7	-4.6	-7.5	n.a.	n.a.	27.7
November	-29.4	-31.8	-37.6	-13.5	-0.1	-13.5	n.a.	n.a.	-27.4
December	-12.5	8.1	24.0	-6.5	-5.6	46.9	n.a.	n.a.	2.5
2003									
January	17.3	0.7	-23.6	7.5	17.8	-33.3	n.a.	n.a.	-0.8
February	-11.6	-6.3	7.5	-26.8	-6.5	20.7	n.a.	n.a.	-5.8
March	4.5	-12.5	22.1	30.4	1.5	24.5	n.a.	n.a.	4.7
TREND ESTIMATES (% change from preceding month)									
2002									
January	-1.8	-3.1	2.8	1.0	-2.1	-0.3	3.0	-13.4	-1.3
February	0.1	-0.5	1.4	-0.4	-1.8	-1.6	3.6	-14.1	-0.2
March	1.9	2.8	0.7	-1.4	-0.7	-0.4	3.9	-12.0	1.2
April	1.6	4.5	0.0	-2.3	1.0	1.7	5.0	6.0	1.9
May	0.8	5.2	1.0	-2.0	2.6	3.7	6.5	26.8	2.6
June	0.6	4.4	2.1	-0.4	3.2	3.6	6.4	29.6	2.8
July	0.8	2.3	3.0	1.2	2.0	1.7	7.2	24.5	2.3
August	1.3	-0.8	2.9	2.6	0.3	-2.2	4.6	16.7	1.2
September	1.3	-3.6	1.1	2.8	-1.3	-7.0	-0.7	7.7	-0.4
October	0.5	-5.5	-1.7	1.5	-2.1	-8.2	-6.5	-1.9	-2.2
November	-1.7	-6.4	-3.9	-0.7	-1.5	-5.7	-11.2	-10.2	-3.8
December	-4.1	-6.4	-3.7	-3.0	-0.2	-0.4	-10.4	-15.2	-4.4
2003									
January	-4.7	-5.9	-2.2	-3.5	0.9	2.2	-7.7	-14.9	-4.0
February	-4.3	-5.5	-1.1	-3.6	1.4	3.0	-5.1	-11.9	-3.3
March	-2.5	-3.5	1.7	-1.2	1.3	4.1	-5.3	-17.1	-1.5

PRIVATE SECTOR HOUSES 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									
January	2 064	2 346	1 930	667	1 307	180	41	57	8 592
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	2 679	1 774	570	1 197	189	34	131	8 252
2003									
January	1 718	2 076	1 749	493	1 356	137	23	87	7 639
February	1 778	2 757	2 013	633	1 269	147	30	156	8 783
March	1 897	2 461	2 208	667	1 362	154	31	96	8 876
SEASONALLY ADJUSTED									
2002									
January	2 271	2 888	2 248	783	1 494	n.a.	n.a.	n.a.	9 977
February	2 249	2 877	2 267	775	1 494	n.a.	n.a.	n.a.	9 941
March	2 159	2 916	2 149	728	1 400	n.a.	n.a.	n.a.	9 655
April	2 162	3 055	2 075	717	1 289	n.a.	n.a.	n.a.	9 484
May	2 122	3 205	2 166	738	1 356	n.a.	n.a.	n.a.	9 804
June	2 537	3 079	2 067	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	2 728	861	1 403	n.a.	n.a.	n.a.	10 984
September	2 100	2 755	1 981	747	1 520	n.a.	n.a.	n.a.	9 459
October	2 134	3 203	2 145	689	1 387	n.a.	n.a.	n.a.	9 896
November	2 136	2 354	1 764	726	1 276	n.a.	n.a.	n.a.	8 692
December	1 736	2 837	2 136	595	1 235	n.a.	n.a.	n.a.	8 911
2003									
January	1 882	2 506	2 016	614	1 552	n.a.	n.a.	n.a.	8 895
February	1 859	2 605	1 951	640	1 417	n.a.	n.a.	n.a.	8 825
March	1 803	2 135	2 159	595	1 381	n.a.	n.a.	n.a.	8 196
TREND ESTIMATES									
2002									
January	2 301	2 939	2 206	763	1 430	n.a.	n.a.	n.a.	9 924
February	2 237	2 938	2 191	755	1 413	n.a.	n.a.	n.a.	9 803
March	2 208	2 976	2 169	744	1 395	n.a.	n.a.	n.a.	9 752
April	2 215	3 016	2 167	737	1 383	n.a.	n.a.	n.a.	9 784
May	2 247	3 061	2 202	738	1 386	n.a.	n.a.	n.a.	9 920
June	2 284	3 078	2 250	747	1 406	n.a.	n.a.	n.a.	10 082
July	2 297	3 060	2 278	758	1 422	n.a.	n.a.	n.a.	10 168
August	2 271	3 005	2 267	760	1 427	n.a.	n.a.	n.a.	10 111
September	2 205	2 933	2 209	747	1 415	n.a.	n.a.	n.a.	9 906
October	2 111	2 849	2 122	720	1 393	n.a.	n.a.	n.a.	9 591
November	2 014	2 757	2 044	686	1 375	n.a.	n.a.	n.a.	9 256
December	1 936	2 654	2 001	653	1 372	n.a.	n.a.	n.a.	8 972
2003									
January	1 872	2 546	1 997	627	1 381	n.a.	n.a.	n.a.	8 748
February	1 818	2 441	2 009	606	1 395	n.a.	n.a.	n.a.	8 557
March	1 791	2 359	2 060	597	1 404	n.a.	n.a.	n.a.	8 465

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									
January	-5.1	-15.7	6.2	-4.6	3.8	14.6	46.4	-46.7	-4.8
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	11.6	1.3	-20.8	-17.7	33.1	-17.1	-41.0	-7.9
2003									
January	2.4	-22.5	-1.4	-13.5	13.3	-27.5	-32.4	-33.6	-7.4
February	3.5	32.8	15.1	28.4	-6.4	7.3	30.4	79.3	15.0
March	6.7	-10.7	9.7	5.4	7.3	4.8	3.3	-38.5	1.1
SEASONALLY ADJUSTED (% change from preceding month)									
2002									
January	-1.7	-3.1	0.9	0.5	11.1	n.a.	n.a.	n.a.	0.1
February	-1.0	-0.4	0.9	-1.1	0.0	n.a.	n.a.	n.a.	-0.4
March	-4.0	1.4	-5.2	-6.1	-6.3	n.a.	n.a.	n.a.	-2.9
April	0.2	4.7	-3.4	-1.5	-7.9	n.a.	n.a.	n.a.	-1.8
May	-1.9	4.9	4.4	2.8	5.2	n.a.	n.a.	n.a.	3.4
June	19.6	-3.9	-4.6	-1.1	1.5	n.a.	n.a.	n.a.	3.6
July	-13.5	-5.6	14.6	-1.9	9.6	n.a.	n.a.	n.a.	-0.7
August	9.2	8.9	15.2	20.3	-7.0	n.a.	n.a.	n.a.	8.9
September	-12.4	-12.9	-27.4	-13.2	8.3	n.a.	n.a.	n.a.	-13.9
October	1.6	16.3	8.3	-7.8	-8.7	n.a.	n.a.	n.a.	4.6
November	0.1	-26.5	-17.7	5.4	-8.0	n.a.	n.a.	n.a.	-12.2
December	-18.7	20.5	21.1	-18.1	-3.2	n.a.	n.a.	n.a.	2.5
2003									
January	8.4	-11.7	-5.6	3.3	25.6	n.a.	n.a.	n.a.	-0.2
February	-1.2	3.9	-3.2	4.1	-8.7	n.a.	n.a.	n.a.	-0.8
March	-3.0	-18.1	10.7	-7.0	-2.5	n.a.	n.a.	n.a.	-7.1
TREND ESTIMATES (% change from preceding month)									
2002									
January	-3.0	-1.8	0.5	-0.1	-0.9	n.a.	n.a.	n.a.	-1.4
February	-2.8	-0.1	-0.7	-1.0	-1.2	n.a.	n.a.	n.a.	-1.2
March	-1.3	1.3	-1.0	-1.4	-1.3	n.a.	n.a.	n.a.	-0.5
April	0.4	1.4	-0.1	-0.9	-0.9	n.a.	n.a.	n.a.	0.3
May	1.4	1.5	1.6	0.1	0.2	n.a.	n.a.	n.a.	1.4
June	1.6	0.5	2.2	1.3	1.4	n.a.	n.a.	n.a.	1.6
July	0.6	-0.6	1.3	1.5	1.2	n.a.	n.a.	n.a.	0.9
August	-1.1	-1.8	-0.5	0.3	0.3	n.a.	n.a.	n.a.	-0.6
September	-2.9	-2.4	-2.6	-1.7	-0.8	n.a.	n.a.	n.a.	-2.0
October	-4.3	-2.9	-3.9	-3.7	-1.6	n.a.	n.a.	n.a.	-3.2
November	-4.6	-3.2	-3.7	-4.8	-1.3	n.a.	n.a.	n.a.	-3.5
December	-3.9	-3.7	-2.1	-4.8	-0.2	n.a.	n.a.	n.a.	-3.1
2003									
January	-3.3	-4.1	-0.2	-4.0	0.6	n.a.	n.a.	n.a.	-2.5
February	-2.9	-4.2	0.6	-3.3	1.0	n.a.	n.a.	n.a.	-2.2
March	-1.5	-3.3	2.6	-1.4	0.6	n.a.	n.a.	n.a.	-1.1

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								
March	2 309	2 528	2 085	512	965	76	89	163
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	4 737	1 998	693	1 338	95	37	188
September	2 205	2 781	1 346	507	1 249	84	85	540
October	4 525	3 541	1 742	783	1 304	87	70	245
November	2 793	2 383	1 308	597	1 190	71	42	265
December	2 255	2 572	1 649	615	1 102	103	72	316
2003								
January	2 581	2 299	1 148	555	1 251	65	12	136
February	2 201	2 424	1 430	457	1 150	70	65	221
March	2 248	2 470	1 624	764	1 103	63	64	203
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								
March	52	33	15	17	60	0	0	4
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	106	13	0	16
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								
March	2 361	2 561	2 100	529	1 025	76	89	167
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	4 773	2 005	728	1 371	95	44	192
September	2 219	2 837	1 351	539	1 271	84	85	567
October	4 529	3 611	1 777	823	1 331	87	72	318
November	2 793	2 400	1 360	646	1 237	71	42	292
December	2 255	2 585	1 660	675	1 120	103	72	316
2003								
January	2 589	2 301	1 153	582	1 279	65	12	139
February	2 285	2 529	1 452	484	1 165	70	66	224
March	2 281	2 504	1 627	775	1 209	76	64	219

(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	1 895	1 707	27	85	4	3 718
Victoria	2 456	810	14	49	3	3 332
Queensland	2 206	1 001	5	1	1	3 214
South Australia	667	231	1	141	0	1 040
Western Australia	1 361	167	2	1	0	1 531
Tasmania	154	7	0	0	1	162
Northern Territory	31	37	0	0	0	68
Australian Capital Territory	96	107	0	0	0	203
Australia	8 866	4 067	49	277	9	13 268
PUBLIC SECTOR						
New South Wales	8	37	0	0	0	45
Victoria	14	31	0	0	0	45
Queensland	9	12	0	0	0	21
South Australia	11	0	0	0	0	11
Western Australia	26	81	0	0	0	107
Tasmania	21	0	0	0	0	21
Northern Territory	1	0	0	0	0	1
Australian Capital Territory	0	16	0	0	0	16
Australia	90	177	0	0	0	267
TOTAL						
New South Wales	1 903	1 744	27	85	4	3 763
Victoria	2 470	841	14	49	3	3 377
Queensland	2 215	1 013	5	1	1	3 235
South Australia	678	231	1	141	0	1 051
Western Australia	1 387	248	2	1	0	1 638
Tasmania	175	7	0	0	1	183
Northern Territory	32	37	0	0	0	69
Australian Capital Territory	96	123	0	0	0	219
Australia	8 956	4 244	49	277	9	13 535

(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										
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										
January	8 778	720	710	1 430	201	329	1 376	1 906	3 336	12 114
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	721	3 575	4 596	6 363	17 478
September	9 628	766	779	1 545	232	273	1 805	2 310	3 855	13 483
October	10 419	1 101	1 062	2 163	488	705	5 454	6 647	8 810	19 229
November	9 221	626	822	1 448	257	270	2 494	3 021	4 469	13 690
December	8 378	682	860	1 542	181	194	2 493	2 868	4 410	12 788
2003										
January	7 722	553	880	1 433	286	328	2 051	2 665	4 098	11 820
February	8 927	666	862	1 528	176	491	1 313	1 980	3 508	12 435
March	8 956	687	881	1 568	235	507	1 934	2 676	4 244	13 200

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										
January	1 267.1	63.2	96.1	159.3	27.8	35.3	245.9	309.0	468.3	1 735.5
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	113.1	679.3	820.8	1 025.6	2 732.3
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	121.1	157.0	278.1	37.2	103.3	1 331.3	1 471.8	1 749.9	3 386.9
November	1 454.7	62.3	120.4	182.7	30.0	36.0	558.5	624.5	807.2	2 261.9
December	1 345.7	76.2	126.2	202.5	18.4	24.7	505.3	548.5	750.9	2 096.6
2003										
January	1 239.3	59.1	116.3	175.4	39.6	52.0	401.5	493.2	668.5	1 907.8
February	1 453.8	71.8	123.9	195.7	20.7	61.1	293.9	375.7	571.5	2 025.2
March	1 464.6	68.0	133.4	201.4	30.9	65.1	331.9	427.9	629.3	2 093.9

(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	13 400.4	41 289.9
2001							
September	4 337.3	1 953.7	6 290.9	967.2	7 258.1	3 281.2	10 539.3
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	3 432.1	10 864.9
September	4 638.2	2 021.6	6 659.8	1 158.2	7 818.0	3 808.3	11 626.3
December	4 196.7	3 131.8	7 328.6	978.1	8 306.7	4 188.9	12 495.6
SEASONALLY ADJUSTED (\$ million)							
2001							
September	4 209.9	1 964.2	6 174.1	941.9	7 116.0	3 321.6	10 437.6
December	4 245.2	1 430.3	5 675.6	962.6	6 638.2	3 586.2	10 224.4
2002							
March	4 293.0	1 509.1	5 802.2	934.4	6 736.6	3 291.7	10 028.3
June	4 374.4	2 011.0	6 385.3	1 013.3	7 398.6	3 201.0	10 599.6
September	4 457.8	1 953.0	6 410.7	1 124.3	7 535.0	3 737.6	11 272.6
December	4 167.5	2 943.8	7 111.3	984.5	8 095.8	4 400.8	12 496.6
TREND ESTIMATES (\$ million)							
2001							
September	3 958.1	1 627.2	5 583.3	923.9	6 507.3	3 403.0	9 907.3
December	4 279.6	1 629.8	5 909.2	945.8	6 855.1	3 387.9	10 240.4
2002							
March	4 372.2	1 604.3	5 976.8	977.5	6 954.3	3 315.4	10 270.8
June	4 366.9	1 837.8	6 199.6	1 019.1	7 220.1	3 423.4	10 644.3
September	4 350.8	2 250.1	6 597.0	1 047.7	7 645.8	3 750.0	11 397.1
December	4 285.2	2 611.8	6 981.6	1 053.3	8 010.0	4 099.4	12 095.4
TREND ESTIMATES (% change from preceding quarter)							
2001							
September	16.0	5.9	12.9	4.0	11.5	2.7	8.3
December	8.1	0.2	5.8	2.4	5.3	-0.4	3.4
2002							
March	2.2	-1.6	1.1	3.4	1.4	-2.1	0.3
June	-0.1	14.6	3.7	4.3	3.8	3.3	3.6
September	-0.4	22.4	6.4	2.8	5.9	9.5	7.1
December	-1.5	16.1	5.8	0.5	4.8	9.3	6.1

(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									
January	1 011.8	894.8	525.1	193.9	302.6	42.0	18.2	21.9	3 010.2
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	1 071.2	712.8	187.2	462.8	54.8	36.2	96.9	3 592.7
August	1 254.0	1 526.8	923.0	253.2	624.0	36.1	44.7	64.4	4 726.3
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	1 284.9	1 328.8	274.6	357.3	36.0	34.5	82.7	5 124.4
November	1 867.7	1 121.3	728.1	299.8	339.7	32.6	20.7	67.1	4 477.0
December	1 228.0	1 048.7	644.7	195.8	298.0	39.6	21.8	105.9	3 582.6
2003									
January	1 131.7	1 285.4	600.3	150.2	483.0	39.4	9.2	40.7	3 739.9
February	1 359.2	1 021.2	679.8	179.4	299.7	40.4	20.5	91.6	3 691.7
March	1 180.2	1 064.1	787.5	218.9	344.2	45.7	27.2	44.7	3 712.5
SEASONALLY ADJUSTED (\$ million)									
2002									
January	1 099.2	1 024.9	573.4	242.1	330.8	n.a.	n.a.	n.a.	3 365.2
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	1 128.4	676.1	149.8	417.5	n.a.	n.a.	n.a.	3 280.7
August	1 257.4	1 475.2	930.1	229.0	607.5	n.a.	n.a.	n.a.	4 672.6
September	1 179.2	1 228.3	726.2	198.6	335.5	n.a.	n.a.	n.a.	3 880.5
October	1 695.2	1 262.7	1 366.8	273.4	314.3	n.a.	n.a.	n.a.	5 054.5
November	1 929.6	1 116.5	584.8	301.0	317.4	n.a.	n.a.	n.a.	4 365.4
December	1 312.7	1 006.8	775.2	212.1	334.8	n.a.	n.a.	n.a.	3 807.3
2003									
January	1 223.7	1 481.7	635.3	191.0	532.1	n.a.	n.a.	n.a.	4 179.6
February	1 316.6	894.8	728.5	175.7	328.6	n.a.	n.a.	n.a.	3 596.9
March	1 195.9	911.5	812.8	189.7	372.9	n.a.	n.a.	n.a.	3 608.6
TREND (\$ million)									
2002									
January	1 126.0	1 064.9	664.1	198.0	316.4	n.a.	n.a.	n.a.	3 501.1
February	1 129.6	1 076.9	671.4	196.4	310.8	n.a.	n.a.	n.a.	3 514.1
March	1 127.5	1 099.2	684.2	192.4	312.9	n.a.	n.a.	n.a.	3 538.7
April	1 105.9	1 135.3	691.5	186.1	327.4	n.a.	n.a.	n.a.	3 564.3
May	1 066.3	1 181.4	702.5	180.9	351.4	n.a.	n.a.	n.a.	3 603.1
June	1 052.9	1 227.2	730.5	182.3	376.0	n.a.	n.a.	n.a.	3 698.0
July	1 097.2	1 263.0	772.8	193.8	387.2	n.a.	n.a.	n.a.	3 856.3
August	1 201.9	1 277.3	812.0	212.6	386.1	n.a.	n.a.	n.a.	4 045.0
September	1 339.5	1 260.5	832.3	230.7	377.1	n.a.	n.a.	n.a.	4 203.8
October	1 459.2	1 209.7	822.9	241.7	367.3	n.a.	n.a.	n.a.	4 264.1
November	1 511.4	1 136.7	791.7	241.1	363.3	n.a.	n.a.	n.a.	4 198.9
December	1 479.0	1 056.1	756.3	230.0	367.7	n.a.	n.a.	n.a.	4 034.5
2003									
January	1 402.8	984.2	731.1	213.8	377.3	n.a.	n.a.	n.a.	3 848.1
February	1 316.1	922.8	717.2	196.9	385.2	n.a.	n.a.	n.a.	3 672.6
March	1 240.6	888.1	721.2	183.4	397.7	n.a.	n.a.	n.a.	3 561.2

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									
January	2.7	-18.7	-2.7	18.4	18.9	-9.8	-23.3	-59.0	-5.0
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	2.6	5.1	2.8	40.5	53.5	13.3	182.0	11.7
August	29.2	42.5	29.5	35.3	34.8	-34.0	23.5	-33.5	31.6
September	-3.1	-21.2	-24.1	-22.9	-48.9	-2.9	15.4	97.2	-18.6
October	42.0	6.7	89.7	40.8	12.2	2.6	-33.1	-34.9	33.2
November	8.2	-12.7	-45.2	9.2	-4.9	-9.4	-40.0	-18.8	-12.6
December	-34.3	-6.5	-11.5	-34.7	-12.3	21.5	5.5	57.8	-20.0
2003									
January	-7.8	22.6	-6.9	-23.3	62.1	-0.5	-57.6	-61.6	4.4
February	20.1	-20.6	13.2	19.5	-37.9	2.4	121.9	125.1	-1.3
March	-13.2	4.2	15.9	22.0	14.9	13.2	32.5	-51.2	0.6
SEASONALLY ADJUSTED (% change from preceding month)									
2002									
January	0.4	-1.0	-19.7	36.7	6.4	n.a.	n.a.	n.a.	-3.0
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	30.7	37.6	52.9	45.5	n.a.	n.a.	n.a.	42.4
September	-6.2	-16.7	-21.9	-13.3	-44.8	n.a.	n.a.	n.a.	-17.0
October	43.8	2.8	88.2	37.7	-6.3	n.a.	n.a.	n.a.	30.3
November	13.8	-11.6	-57.2	10.1	1.0	n.a.	n.a.	n.a.	-13.6
December	-32.0	-9.8	32.5	-29.5	5.5	n.a.	n.a.	n.a.	-12.8
2003									
January	-6.8	47.2	-18.0	-10.0	58.9	n.a.	n.a.	n.a.	9.8
February	7.6	-39.6	14.7	-8.0	-38.3	n.a.	n.a.	n.a.	-13.9
March	-9.2	1.9	11.6	7.9	13.5	n.a.	n.a.	n.a.	0.3
TREND ESTIMATES (% change from preceding month)									
2002									
January	-0.1	0.4	0.6	1.0	-1.5	n.a.	n.a.	n.a.	0.3
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	1.1	-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	4.0	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	1.1	5.1	9.7	-0.3	n.a.	n.a.	n.a.	4.9
September	11.4	-1.3	2.5	8.5	-2.3	n.a.	n.a.	n.a.	3.9
October	8.9	-4.0	-1.1	4.8	-2.6	n.a.	n.a.	n.a.	1.4
November	3.6	-6.0	-3.8	-0.2	-1.1	n.a.	n.a.	n.a.	-1.5
December	-2.1	-7.1	-4.5	-4.6	1.2	n.a.	n.a.	n.a.	-3.9
2003									
January	-5.2	-6.8	-3.3	-7.0	2.6	n.a.	n.a.	n.a.	-4.6
February	-6.2	-6.2	-1.9	-7.9	2.1	n.a.	n.a.	n.a.	-4.6
March	-5.7	-3.8	0.6	-6.8	3.2	n.a.	n.a.	n.a.	-3.0

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (\$ million)									
2002									
January	363.9	248.7	171.9	94.0	88.2	8.2	5.7	4.5	985.3
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	332.5	386.3	56.1	94.6	10.3	16.0	27.4	1 358.0
November	965.1	401.4	227.3	162.8	79.8	12.3	7.7	17.2	1 873.7
December	480.2	364.2	137.1	64.6	65.8	9.8	5.1	47.0	1 173.9
2003									
January	394.4	660.1	186.5	39.8	220.5	15.9	2.9	17.8	1 537.9
February	579.0	313.8	198.4	62.8	60.0	17.0	5.0	52.0	1 288.0
March	450.1	383.4	207.3	48.4	89.5	17.4	11.6	4.4	1 212.2
TREND (\$ million)									
2002									
January	410.5	387.9	197.6	73.3	84.0	n.a.	n.a.	n.a.	1 214.2
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	185.6	62.1	84.6	n.a.	n.a.	n.a.	1 108.0
May	290.9	399.6	182.9	60.4	99.4	n.a.	n.a.	n.a.	1 083.2
June	277.6	404.2	196.0	61.9	114.9	n.a.	n.a.	n.a.	1 103.5
July	309.4	405.3	224.3	68.5	121.2	n.a.	n.a.	n.a.	1 179.5
August	386.6	403.8	252.1	78.4	119.6	n.a.	n.a.	n.a.	1 294.2
September	489.8	395.5	269.5	87.3	114.2	n.a.	n.a.	n.a.	1 413.9
October	580.5	376.4	268.4	91.9	109.2	n.a.	n.a.	n.a.	1 485.5
November	627.4	350.4	251.3	89.9	108.3	n.a.	n.a.	n.a.	1 484.5
December	617.5	323.0	227.1	82.2	111.8	n.a.	n.a.	n.a.	1 416.9
2003									
January	574.1	299.8	207.9	70.9	116.9	n.a.	n.a.	n.a.	1 323.6
February	519.1	281.4	196.8	57.9	119.0	n.a.	n.a.	n.a.	1 226.5
March	464.0	273.0	190.6	46.7	125.3	n.a.	n.a.	n.a.	1 151.9

(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									
January	-4.1	-43.5	9.2	119.4	55.3	-70.1	-64.5	-80.8	-13.8
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	-17.7	58.9	-25.4	32.3	3.9	-44.8	-44.3	-1.9
November	121.9	20.7	-41.2	190.4	-15.6	19.6	-51.6	-37.2	38.0
December	-50.2	-9.3	-39.7	-60.3	-17.5	-20.4	-33.5	172.7	-37.3
2003									
January	-17.9	81.3	36.1	-38.4	234.8	62.1	-43.1	-62.1	31.0
February	46.8	-52.5	6.4	57.6	-72.8	6.7	72.7	191.7	-16.2
March	-22.3	22.2	4.5	-22.9	49.1	2.3	130.7	-91.5	-5.9
TREND ESTIMATES (% change from preceding month)									
2002									
January	-1.0	3.7	-5.2	-1.9	-2.2	n.a.	n.a.	n.a.	0.2
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	1.1	7.2	2.5	15.5	n.a.	n.a.	n.a.	1.9
July	11.4	0.3	14.4	10.7	5.5	n.a.	n.a.	n.a.	6.9
August	25.0	-0.4	12.4	14.4	-1.3	n.a.	n.a.	n.a.	9.7
September	26.7	-2.1	6.9	11.3	-4.5	n.a.	n.a.	n.a.	9.2
October	18.5	-4.8	-0.4	5.4	-4.4	n.a.	n.a.	n.a.	5.1
November	8.1	-6.9	-6.4	-2.3	-0.8	n.a.	n.a.	n.a.	-0.1
December	-1.6	-7.8	-9.6	-8.5	3.2	n.a.	n.a.	n.a.	-4.6
2003									
January	-7.0	-7.2	-8.5	-13.8	4.6	n.a.	n.a.	n.a.	-6.6
February	-9.6	-6.1	-5.3	-18.2	1.8	n.a.	n.a.	n.a.	-7.3
March	-10.6	-3.0	-3.2	-19.3	5.2	n.a.	n.a.	n.a.	-6.1

(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	352.3	223.6	4.5	114.8	25.3	720.7	323.8	1 044.5
Victoria	432.5	127.0	2.8	101.9	3.7	667.8	319.1	986.9
Queensland	348.0	172.8	1.0	52.6	0.0	574.5	174.0	748.5
South Australia	85.5	34.3	0.2	23.5	26.0	169.5	40.1	209.5
Western Australia	194.6	20.4	0.2	24.7	0.1	240.0	48.4	288.4
Tasmania	19.5	0.4	0.0	5.6	0.0	25.5	15.5	41.0
Northern Territory	7.2	6.5	0.0	1.6	0.0	15.3	5.4	20.6
Australian Capital Territory	14.7	20.1	0.0	3.9	0.0	38.7	2.6	41.3
Australia	1 454.4	605.1	8.7	328.7	55.1	2 452.0	928.9	3 380.9
PUBLIC SECTOR								
New South Wales	1.0	5.3	0.0	3.1	0.0	9.4	126.3	135.7
Victoria	1.6	3.7	0.0	7.6	0.0	12.9	64.3	77.2
Queensland	1.3	1.5	0.0	2.9	0.0	5.8	33.3	39.1
South Australia	1.0	0.0	0.0	0.1	0.0	1.1	8.3	9.4
Western Australia	2.3	12.2	0.0	0.2	0.0	14.7	41.1	55.8
Tasmania	2.8	0.0	0.0	0.0	0.0	2.8	1.9	4.7
Northern Territory	0.3	0.0	0.0	0.0	0.0	0.3	6.3	6.6
Australian Capital Territory	0.0	1.5	0.0	0.0	0.0	1.5	1.8	3.3
Australia	10.2	24.2	0.0	13.9	0.0	48.3	283.3	331.7
TOTAL								
New South Wales	353.3	228.9	4.5	118.0	25.3	730.1	450.1	1 180.2
Victoria	434.1	130.6	2.8	109.5	3.7	680.6	383.4	1 064.1
Queensland	349.3	174.4	1.0	55.5	0.0	580.3	207.3	787.5
South Australia	86.5	34.3	0.2	23.6	26.0	170.6	48.4	218.9
Western Australia	196.9	32.6	0.2	24.9	0.1	254.7	89.5	344.2
Tasmania	22.3	0.4	0.0	5.6	0.0	28.3	17.4	45.7
Northern Territory	7.5	6.5	0.0	1.6	0.0	15.6	11.6	27.2
Australian Capital Territory	14.7	21.6	0.0	3.9	0.0	40.2	4.4	44.7
Australia	1 464.6	629.3	8.7	342.5	55.1	2 500.3	1 212.2	3 712.5

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

State/Territory	Hotels, motels and other short term accommodation	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	5.3	58.1	20.1	101.9	42.8	6.6	4.7	53.5	19.5	11.3	323.8
Victoria	2.6	45.3	26.3	175.3	21.3	21.9	0.3	5.8	5.9	14.6	319.1
Queensland	11.4	36.8	4.7	62.9	35.4	8.4	0.3	3.9	5.0	5.2	174.0
South Australia	0.7	20.0	1.9	3.7	4.5	1.0	0.1	2.6	1.0	4.5	40.1
Western Australia	3.9	17.8	2.3	4.5	5.8	4.2	0.0	4.7	3.2	2.1	48.4
Tasmania	1.3	1.3	0.7	0.1	2.1	1.5	0.0	8.0	0.0	0.5	15.5
Northern Territory	0.0	1.9	0.1	1.4	0.8	0.0	0.0	0.0	1.1	0.0	5.4
Australian Capital Territory	0.0	0.2	0.1	0.5	0.1	1.5	0.0	0.0	0.2	0.0	2.6
Australia	25.1	181.4	56.2	350.3	112.9	45.2	5.4	78.4	35.9	38.2	928.9
PUBLIC SECTOR											
New South Wales	0.2	1.8	0.0	14.6	3.1	51.9	0.0	30.4	23.2	1.2	126.3
Victoria	0.0	0.2	0.0	2.3	0.5	30.4	0.0	13.4	1.3	16.3	64.3
Queensland	0.0	1.5	0.4	2.3	0.8	16.9	0.0	8.1	1.4	2.0	33.3
South Australia	0.0	0.0	0.0	0.2	0.3	6.6	0.0	0.0	0.0	1.2	8.3
Western Australia	0.0	0.0	0.0	13.3	0.1	14.0	0.0	0.9	1.4	11.4	41.1
Tasmania	0.0	0.0	0.0	0.0	0.1	0.3	0.0	1.5	0.1	0.0	1.9
Northern Territory	0.0	0.0	0.0	0.3	0.0	0.1	0.0	0.2	0.4	5.3	6.3
Australian Capital Territory	0.0	0.1	0.0	0.4	0.0	1.2	0.0	0.1	0.0	0.1	1.8
Australia	0.2	3.6	0.4	33.3	4.8	121.3	0.0	54.5	27.8	37.6	283.3
TOTAL											
New South Wales	5.5	59.9	20.1	116.5	45.8	58.5	4.7	83.9	42.7	12.5	450.1
Victoria	2.6	45.5	26.3	177.5	21.8	52.3	0.3	19.1	7.2	30.9	383.4
Queensland	11.4	38.3	5.1	65.2	36.2	25.3	0.3	12.0	6.4	7.2	207.3
South Australia	0.7	20.0	1.9	3.9	4.8	7.6	0.1	2.6	1.0	5.7	48.4
Western Australia	3.9	17.8	2.3	17.7	5.9	18.2	0.0	5.6	4.6	13.5	89.5
Tasmania	1.3	1.3	0.7	0.1	2.2	1.8	0.0	9.5	0.1	0.5	17.4
Northern Territory	0.0	1.9	0.1	1.7	0.8	0.1	0.0	0.2	1.5	5.3	11.6
Australian Capital Territory	0.0	0.3	0.1	0.9	0.1	2.7	0.0	0.1	0.2	0.1	4.4
Australia	25.3	185.0	56.6	383.6	117.6	166.5	5.4	132.9	63.7	75.7	1 212.2

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

Period	<i>Hotels, motels and other short term accommodation....</i>		Shops.....		Factories.....		Offices.....		<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												
January	18	1.8	219	19.7	42	4.8	129	12.2	116	10.7	140	13.7
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	56	5.9	144	15.0	120	12.0	73	6.9
Value—\$200,000–\$499,999												
2003												
January	8	2.6	60	16.6	42	12.8	66	20.4	42	12.5	48	14.1
February	10	2.8	68	18.6	45	13.7	74	23.7	57	17.9	37	11.7
March	10	3.1	69	18.6	49	14.7	70	20.9	50	14.1	34	11.1
Value—\$500,000–\$999,999												
2003												
January	7	4.8	25	16.7	13	8.7	15	9.8	22	14.8	25	16.8
February	2	1.4	25	16.9	25	16.6	26	16.4	26	19.2	19	13.5
March	0	0.0	29	20.5	19	13.3	28	19.8	24	17.2	25	17.8
Value—\$1,000,000–\$4,999,999												
2003												
January	10	25.9	18	34.9	7	13.3	29	60.5	27	57.3	39	90.9
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
Value—\$5,000,000 and over												
2003												
January	0	0.0	6	87.1	3	44.7	8	148.2	7	73.3	8	58.8
February	2	28.0	6	124.6	4	32.7	5	210.6	5	101.5	6	55.3
March	0	0.0	7	70.1	0	0.0	7	285.3	4	39.3	9	68.2
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												
January	43	35.0	328	175.1	107	84.3	247	251.1	214	168.6	260	194.2
February	39	49.4	379	230.3	139	97.5	296	315.9	235	210.4	165	150.0
March	54	25.3	469	185.0	135	56.6	273	383.6	219	117.6	171	166.5

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										
January	8	0.8	24	2.9	26	2.5	42	3.8	764	72.8
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	886	86.1
Value—\$200,000–\$499,999										
2003										
January	2	0.7	18	5.7	19	5.9	21	6.8	326	98.1
February	1	0.3	9	3.1	26	8.0	21	6.9	348	106.6
March	3	0.7	13	4.9	14	4.1	22	7.8	334	100.1
Value—\$500,000–\$999,999										
2003										
January	5	3.2	7	5.4	7	4.6	7	4.3	133	89.2
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	149	104.8
Value—\$1,000,000–\$4,999,999										
2003										
January	2	2.2	14	34.5	6	8.7	12	23.6	164	351.8
February	1	2.0	10	26.5	13	28.5	7	10.9	155	328.8
March	1	2.1	13	28.0	9	14.0	11	22.1	152	292.0
Value—\$5,000,000 and over										
2003										
January	0	0.0	4	34.0	3	449.6	3	30.5	42	926.1
February	0	0.0	6	69.4	3	31.5	2	16.1	39	669.7
March	0	0.0	10	91.5	4	37.6	4	37.1	45	629.1
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										
January	17	6.9	67	82.4	61	471.2	85	69.1	1 429	1 537.9
February	10	3.9	63	104.6	69	78.3	92	47.6	1 487	1 288.0
March	14	5.4	69	132.9	68	63.7	94	75.7	1 566	1 212.2

(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.

WORK DONE ON HOUSING JOBS EACH QUARTER

INTRODUCTION

This article examines new houses commenced between December quarter 2000 and September quarter 2001, to determine the proportion of the value of jobs which are completed in the commencement quarter and subsequent quarters. The time period between commencement and completion of these jobs includes economic cycles of low building housing activity (i.e. post GST period) and high activity (i.e. introduction of first home owners grant scheme).

Data presented in this article has been obtained from the Building Activity Survey.

RESULTS

Australia

The tables and graph below show that the proportion of value of work done on housing jobs each quarter is greater in the initial quarters.

For all housing jobs commenced in Australia between December quarter 2000 and September quarter 2001, 42.2% (\$5,545m) of the work done occurred in the quarter of commencement, and an extra 33.3% (\$4,380m) was done in the quarter following commencement. Cumulatively, 75.5% of work was done in this period. It should be noted that a high number of jobs were completed within two quarters. The jobs completed in the commencement quarter accounted for 11.4% of the value of all housing jobs, and those completed in the quarter following commencement accounted for 39% of the total value.

VALUE OF WORK DONE PER QTR ON HOUSES, Australia

	WORK DONE IN.....					Total for completed jobs
	First qtr(a)	Second qtr	Third qtr	Fourth qtr	Fifth qtr	
	\$m	\$m	\$m	\$m	\$m	
Jobs completed in						
One qtr(a)	1 498.9	—	—	—	—	1 498.9
Two qtrs	2 768.4	2 364.7	—	—	—	5 133.1
Three qtrs	826.6	1 404.7	806.4	—	—	3 037.7
Four qtrs	269.2	393.3	406.5	302.7	—	1 371.7
Five or more qtrs	182.2	217.3	231.8	208.3	1 270.6	2 110.2
All jobs	5 545.3	4 380.0	1 444.7	511.0	1 270.6	13 151.6

(a) Same quarter as commencement quarter.

WORK DONE ON HOUSING JOBS EACH QUARTER *continued*

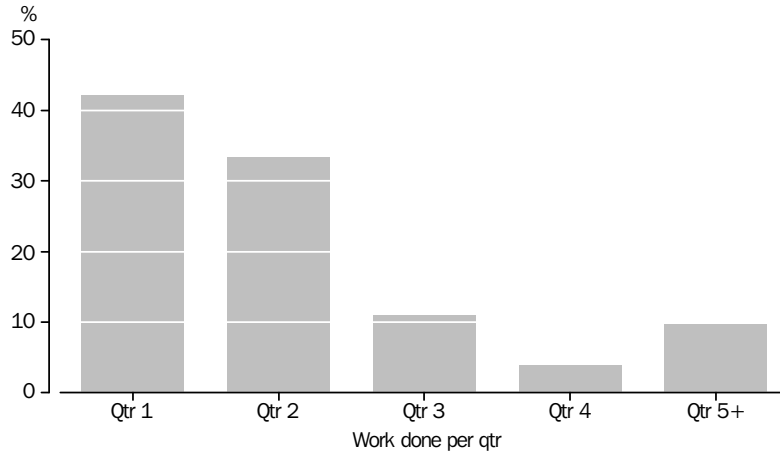
RESULTS *continued*

PERCENTAGE VALUE OF WORK DONE PER QTR ON HOUSES, Australia

	WORK DONE IN.....					Total of all jobs %	Proportion for completed jobs %
	First qtr(a)	Second qtr	Third qtr	Fourth qtr	Fifth qtr		
	%	%	%	%	%		
Jobs completed in							
One qtr(a)	100.0	—	—	—	—	100.0	11.4
Two qtrs	53.9	46.1	—	—	—	100.0	39.0
Three qtrs	27.2	46.2	26.5	—	—	100.0	23.1
Four qtrs	19.6	28.7	29.6	22.1	—	100.0	10.4
Five or more qtrs	8.6	10.3	11.0	9.9	60.2	100.0	16.0
All jobs	42.2	33.3	11.0	3.9	9.7	100.0	100.0

(a) Same quarter as commencement quarter.

PERCENTAGE VALUE OF WORK DONE PER QTR ON HOUSES



WORK DONE ON HOUSING JOBS EACH QUARTER *continued*

States and territories

The proportion of the value of work done in each quarter varies across states and territories.

In particular, the states and territories with the more humid climates (Queensland and Northern Territory) had much greater amount of work done in the commencement quarter. In Queensland, the proportion of the value of work done in the commencement quarter was 61.2% and in Northern Territory it was 53.4%. On the other hand, other states and territories had less completed in the quarter of commencement but more in the subsequent quarter.

PERCENTAGE VALUE OF WORK DONE PER QTR ON HOUSES, States and territories

WORK DONE IN.....

	<i>First qtr(a)</i>	<i>Second qtr</i>	<i>Third qtr</i>	<i>Fourth qtr</i>	<i>Fifth qtr</i>	<i>Total of all jobs</i>
	%	%	%	%	%	%
NSW	37.1	33.9	12.3	4.4	12.3	100.0
Vic.	36.7	32.6	13.6	5.0	12.1	100.0
Qld	61.2	29.6	4.8	1.6	2.9	100.0
SA	43.6	36.4	10.4	2.8	6.9	100.0
WA	37.3	38.0	11.2	4.2	9.3	100.0
Tas.	41.4	34.4	8.8	2.4	12.9	100.0
NT	53.4	28.8	6.8	1.7	9.2	100.0
ACT	45.4	35.2	12.3	2.3	4.7	100.0
Aust.	42.2	33.3	11.0	3.9	9.7	100.0

(a) Same quarter as commencement quarter.

WORK DONE ON HOUSING JOBS EACH QUARTER *continued*

House categories

There are also variations in the proportion of the value of work done in each quarter according to the value of the house. In the table below, the values have been categorised into four groups viz; Low, Medium, High and Very High value housing. About half (50.2%) of the value of all housing jobs completed comprised Medium value housing.

Over 80% of the value of work done on Low and Medium value houses was undertaken in two quarters. On the other hand, less than 50% of the value of houses in the Very High category was done in this period. It is of course expected that the Very High value houses will take longer to complete.

PERCENTAGE VALUE OF WORK DONE PER QTR ON HOUSES, Australia

House category(b)	WORK DONE IN.....					Total of all jobs	Proportion of all jobs
	First qtr(a)	Second qtr	Third qtr	Fourth qtr	Fifth qtr		
	%	%	%	%	%	%	%
Low	57.0	31.7	4.6	1.5	5.1	100.0	12.4
Medium	48.8	36.3	8.3	2.0	4.6	100.0	50.2
High	33.1	33.8	16.6	5.5	11.0	100.0	24.6
Very High	19.1	22.3	16.8	10.6	31.2	100.0	12.8
All	42.2	33.3	11.0	3.9	9.7	100.0	100.0

(a) Same quarter as commencement quarter

(b) Housing categories selected for this analysis were:

Low: Completion Value of less than \$100,000.

Medium: Completion Value between \$100,000 and \$199,999.

High: Completion Value between \$200,000 and \$399,999.

Very High: Completion Value \$400,000 or more.

FURTHER INFORMATION

For more information on this topic contact Sophia Colangelo on 08 8237 7671.

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