



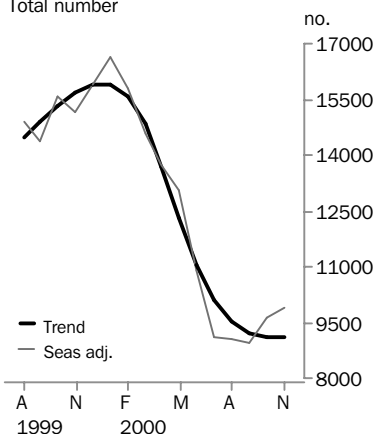
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) FRI 5 JAN 2001

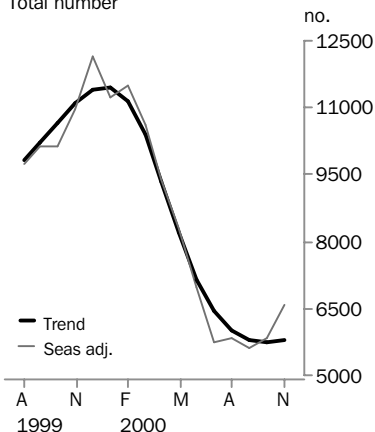
Dwelling units approved

Total number



Private sector houses approved

Total number



NOVEMBER KEY FIGURES

TREND ESTIMATES

	Nov 2000	% change Oct 2000 to Nov 2000	% change Nov 1999 to Nov 2000
Dwelling units approved			
Private sector houses	5 799	1.2	-47.7
Total dwelling units	9 130	0.4	-41.7

SEASONALLY ADJUSTED

	Nov 2000	% change Oct 2000 to Nov 2000	% change Nov 1999 to Nov 2000
Dwelling units approved			
Private sector houses	6 585	13.2	-40.0
Total dwelling units	9 919	2.8	-34.6

NOVEMBER KEY POINTS

TREND ESTIMATES

- The decline in the trend for total dwelling units approved has halted, and is now showing a small increase of 0.4% in November 2000. This follows nine months of decline.
- The trend for private sector houses approved is now also showing growth (1.2%), following a 13.2% increase in the seasonally adjusted estimate for November 2000.
- The rate of decline in the trend for other dwellings approved has eased, falling only 0.5% in November 2000.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved rose by 2.8% in November 2000, following a rise of 7.7% in October.
- The seasonally adjusted estimate for private sector houses approved rose by 13.2% in November 2000, although this estimate is still 40.0% below the level of November 1999.
- The seasonally adjusted estimate for other dwellings fell by 12.1% in November 2000.

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

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
December 2000	2 February 2001
January 2001	5 March 2001
February 2001	30 March 2001



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

One council has been unable to report on all building approvals within its municipality this month. An estimate has been included in this issue for Rockingham in Western Australia.

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 and the introduction of the Goods and Services Tax (GST). From July 2000, value series in this publication are on a GST inclusive basis. Users should exercise caution when analysing the movements in the value series in the months around the introduction of the GST.



REVISIONS THIS MONTH

Revisions have been made to total dwelling units for October 2000 in Queensland (+151) and Tasmania (-2) as a result of replacing previously estimated data.



SYMBOLS AND OTHER USAGES

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

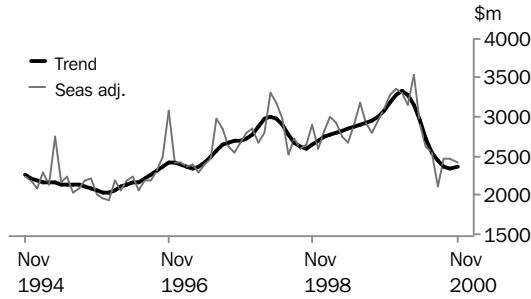
Dennis Trewin
Australian Statistician



VALUE OF BUILDING APPROVED

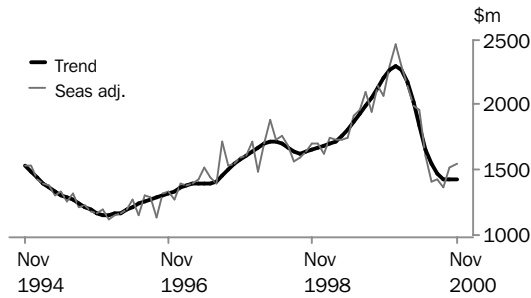
VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved rose by 0.9% in November 2000, following eight months of decline.



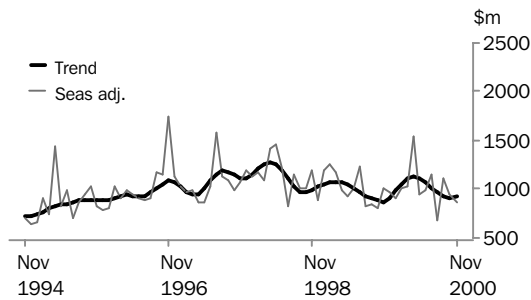
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved rose by 0.7% in November, following nine months of decline.



VALUE OF NON-RESIDENTIAL

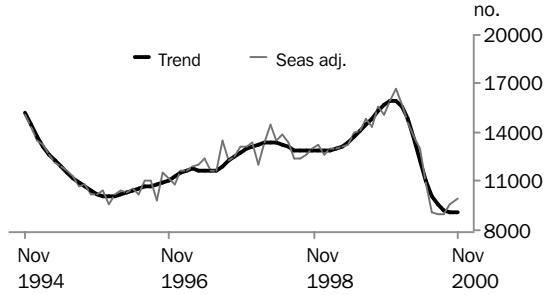
The trend estimate of the value of non-residential building approved rose by 1.1% in November 2000, following six months of decline.



DWELLINGS APPROVED

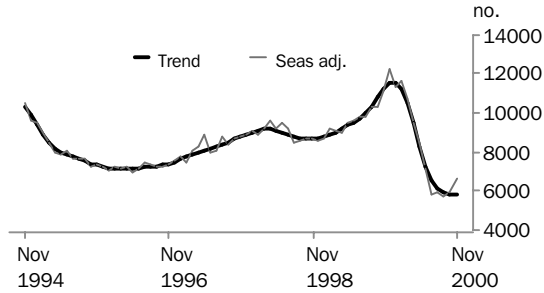
TOTAL DWELLING UNITS

The trend for total dwelling units approved rose by 0.4% in November 2000, following nine months of decline.



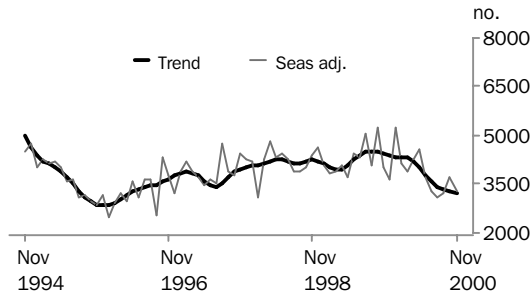
PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved rose by 1.2% in November 2000, following nine months of decline.



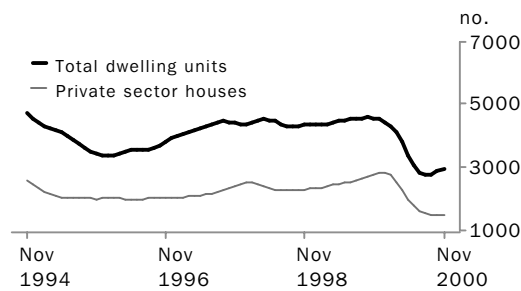
OTHER DWELLINGS

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



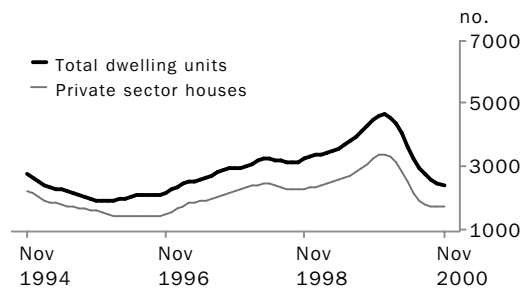
DWELLING UNITS APPROVED: State Trends

NEW SOUTH WALES



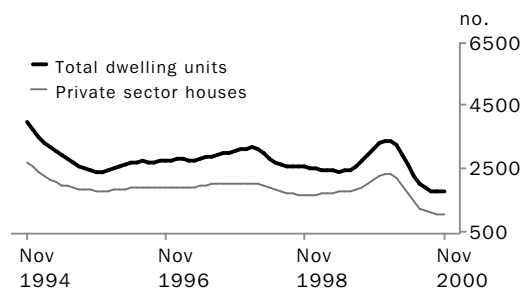
The trend estimate for total dwelling units approved has risen in the last three months, following ten months of decline.

VICTORIA



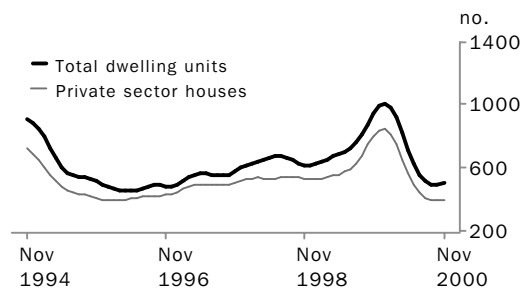
The trend estimate for total dwelling units approved has fallen over the last ten months, following four years of growth.

QUEENSLAND



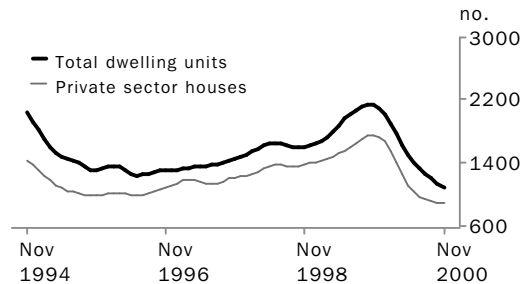
The trend estimate for total dwelling units approved has fallen since February 2000, with the rate of decline moderating over the last few months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved rose in November 2000, following nine months of decline.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved has been falling since December 1999.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

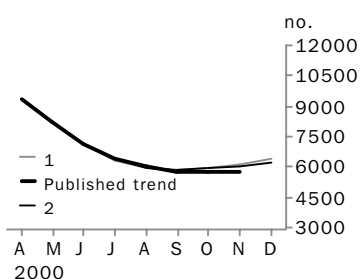
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

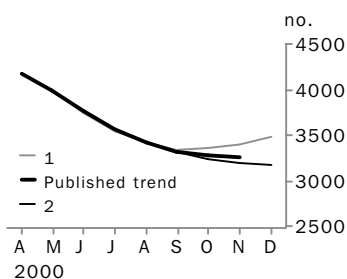
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the December seasonally adjusted estimate is higher than the November estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that the December seasonally adjusted estimate is lower than the November 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	1 <i>rises by 3% on Nov 2000</i>		2 <i>falls by 3% on Nov 2000</i>	
	no.	% change	no.	% change	no.	% change
July 2000	6 433	-10.3	6 352	-10.8	6 366	-10.7
August 2000	6 001	-6.7	5 963	-6.1	5 970	-6.2
September 2000	5 795	-3.4	5 883	-1.3	5 865	-1.8
October 2000	5 733	-1.1	5 966	1.4	5 905	0.7
November 2000	5 799	1.2	6 130	2.7	6 016	1.9
December 2000	n.y.a.	n.y.a.	6 374	4.0	6 202	3.1

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 11% on Nov 2000</i>		2 <i>falls by 11% on Nov 2000</i>	
	no.	% change	no.	% change	no.	% change
July 2000	3 564	-5.2	3 543	-5.5	3 567	-5.2
August 2000	3 417	-4.1	3 409	-3.8	3 421	-4.1
September 2000	3 318	-2.9	3 341	-2.0	3 309	-3.3
October 2000	3 269	-1.5	3 350	0.3	3 243	-2.0
November 2000	3 252	-0.5	3 391	1.2	3 190	-1.6
December 2000	n.y.a.	n.y.a.	3 483	2.7	3 180	-0.3

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DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS...		TOTAL DWELLING UNITS..		
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL							
1999							
September	10 964	11 176	3 880	4 079	14 844	411	15 255
October	10 066	10 253	4 067	4 242	14 133	362	14 495
November	11 697	11 849	4 505	4 669	16 202	316	16 518
December	11 264	11 382	3 528	3 716	14 792	306	15 098
2000							
January	8 955	9 049	4 415	4 559	13 370	238	13 608
February	11 214	11 381	4 580	4 774	15 794	361	16 155
March	11 424	11 513	3 602	3 707	15 026	194	15 220
April	8 222	8 310	3 726	3 953	11 948	315	12 263
May	9 573	9 742	4 784	4 966	14 357	351	14 708
June	6 980	7 237	3 234	3 915	10 214	938	11 152
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	5 896	5 987	2 817	2 962	8 713	236	8 949
October	6 057	6 172	3 248	3 354	9 305	221	9 526
November	6 899	6 969	3 699	3 829	10 598	200	10 798
SEASONALLY ADJUSTED							
1999							
September	10 119	10 333	3 789	4 061	13 908	486	14 394
October	10 141	10 336	5 031	5 238	15 172	402	15 574
November	10 981	11 119	3 872	4 044	14 853	310	15 163
December	12 129	12 271	3 454	3 640	15 583	328	15 911
2000							
January	11 236	11 366	5 112	5 268	16 348	286	16 634
February	11 475	11 629	3 960	4 140	15 435	334	15 769
March	10 612	10 695	3 787	3 890	14 399	186	14 585
April	9 379	9 463	4 069	4 263	13 448	278	13 726
May	8 303	8 460	4 428	4 577	12 731	306	13 037
June	6 960	7 150	3 237	3 740	10 197	693	10 890
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	5 621	5 716	3 034	3 243	8 655	304	8 959
October	5 815	5 927	3 609	3 720	9 424	223	9 647
November	6 585	6 649	3 126	3 270	9 711	208	9 919
TREND ESTIMATES							
1999							
September	10 201	10 361	4 291	4 525	14 492	394	14 886
October	10 643	10 807	4 291	4 498	14 935	370	15 305
November	11 082	11 242	4 242	4 427	15 324	345	15 669
December	11 399	11 546	4 192	4 358	15 590	314	15 904
2000							
January	11 453	11 585	4 178	4 333	15 630	288	15 918
February	11 127	11 249	4 173	4 329	15 299	279	15 578
March	10 397	10 517	4 125	4 299	14 522	294	14 816
April	9 362	9 487	3 976	4 181	13 338	330	13 668
May	8 198	8 327	3 759	3 995	11 957	365	12 322
June	7 170	7 301	3 505	3 758	10 675	384	11 059
July	6 433	6 560	3 316	3 564	9 748	376	10 124
August	6 001	6 119	3 191	3 417	9 192	344	9 536
September	5 795	5 901	3 124	3 318	8 919	300	9 219
October	5 733	5 826	3 107	3 269	8 839	256	9 095
November	5 799	5 878	3 117	3 252	8 915	215	9 130

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)							
1999							
September	5.7	7.0	-22.3	-20.3	-3.4	104.5	-2.0
October	-8.2	-8.3	4.8	4.0	-4.8	-11.9	-5.0
November	16.2	15.6	10.8	10.1	14.6	-12.7	14.0
December	-3.7	-3.9	-21.7	-20.4	-8.7	-3.2	-8.6
2000							
January	-20.5	-20.5	25.1	22.7	-9.6	-22.2	-9.9
February	25.2	25.8	3.7	4.7	18.1	51.7	18.7
March	1.9	1.2	-21.4	-22.4	-4.9	-46.3	-5.8
April	-28.0	-27.8	3.4	6.6	-20.5	62.4	-19.4
May	16.4	17.2	28.4	25.6	20.2	11.4	19.9
June	-27.1	-25.7	-32.4	-21.2	-28.9	167.2	-24.2
July	-18.2	-20.0	0.4	-13.5	-12.3	-76.5	-17.7
August	12.7	13.0	-3.3	-2.2	6.9	26.4	7.3
September	-8.3	-8.5	-10.3	-10.6	-9.0	-15.1	-9.2
October	2.7	3.1	15.3	13.2	6.8	-6.4	6.4
November	13.9	12.9	13.9	14.2	13.9	-9.5	13.4

SEASONALLY ADJUSTED (% change from preceding month)							
1999							
September	3.9	5.1	-23.0	-19.9	-5.1	98.4	-3.4
October	0.2	0.0	32.8	29.0	9.1	-17.3	8.2
November	8.3	7.6	-23.0	-22.8	-2.1	-22.9	-2.6
December	10.5	10.4	-10.8	-10.0	4.9	5.8	4.9
2000							
January	-7.4	-7.4	48.0	44.7	4.9	-12.8	4.5
February	2.1	2.3	-22.5	-21.4	-5.6	16.8	-5.2
March	-7.5	-8.0	-4.4	-6.0	-6.7	-44.3	-7.5
April	-11.6	-11.5	7.4	9.6	-6.6	49.5	-5.9
May	-11.5	-10.6	8.8	7.4	-5.3	10.1	-5.0
June	-16.2	-15.5	-26.9	-18.3	-19.9	126.5	-16.5
July	-17.6	-18.5	-4.2	-12.7	-13.4	-62.5	-16.5
August	1.9	2.3	-7.6	-5.8	-1.4	26.5	-0.6
September	-3.8	-4.1	5.9	5.4	-0.6	-7.6	-0.8
October	3.5	3.7	19.0	14.7	8.9	-26.6	7.7
November	13.2	12.2	-13.4	-12.1	3.0	-6.7	2.8

TREND ESTIMATES (% change from preceding month)							
1999							
September	3.8	3.8	1.2	0.6	3.0	-5.5	2.8
October	4.3	4.3	0.0	-0.6	3.1	-6.1	2.8
November	4.1	4.0	-1.1	-1.6	2.6	-6.8	2.4
December	2.9	2.7	-1.2	-1.6	1.7	-9.0	1.5
2000							
January	0.5	0.3	-0.3	-0.6	0.3	-8.3	0.1
February	-2.9	-2.9	-0.1	-0.1	-2.1	-3.1	-2.1
March	-6.6	-6.5	-1.2	-0.7	-5.1	5.4	-4.9
April	-10.0	-9.8	-3.6	-2.7	-8.2	12.2	-7.7
May	-12.4	-12.2	-5.5	-4.4	-10.4	10.6	-9.9
June	-12.5	-12.3	-6.8	-5.9	-10.7	5.2	-10.2
July	-10.3	-10.1	-5.4	-5.2	-8.7	-2.1	-8.5
August	-6.7	-6.7	-3.8	-4.1	-5.7	-8.5	-5.8
September	-3.4	-3.6	-2.1	-2.9	-3.0	-12.8	-3.3
October	-1.1	-1.3	-0.5	-1.5	-0.9	-14.7	-1.4
November	1.2	0.9	0.3	-0.5	0.9	-16.0	0.4

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					
1999					
September	1 812.5	300.5	2 113.0	864.2	2 977.2
October	1 738.3	291.4	2 029.7	867.7	2 897.4
November	1 967.4	300.1	2 267.5	1 018.1	3 285.6
December	1 899.0	262.4	2 161.3	836.7	2 998.1
2000					
January	1 776.2	238.6	2 014.8	895.2	2 910.0
February	1 980.7	311.0	2 291.6	932.8	3 224.4
March	1 901.7	317.9	2 219.5	953.2	3 172.7
April	1 481.5	278.8	1 760.3	1 212.1	2 972.4
May	1 899.9	354.5	2 254.4	1 077.8	3 332.2
June	1 384.5	251.6	1 636.1	998.7	2 634.8
July	1 186.7	254.1	1 440.8	1 198.5	2 639.3
August	1 283.4	258.2	1 541.6	986.6	2 528.3
September	1 150.2	233.2	1 383.4	997.5	2 380.9
October	1 233.7	290.4	1 524.1	1 033.1	2 557.3
November	1 454.7	261.8	1 716.5	961.5	2 678.0
SEASONALLY ADJUSTED					
1999					
September	1 680.8	269.0	1 949.7	849.2	2 799.0
October	1 859.0	282.2	2 141.2	801.2	2 942.4
November	1 798.8	279.3	2 078.1	1 018.3	3 096.3
December	2 017.3	283.9	2 301.2	974.6	3 275.8
2000					
January	2 164.7	297.6	2 462.3	909.6	3 371.9
February	1 986.9	315.3	2 302.2	1 001.8	3 304.0
March	1 851.8	290.6	2 142.4	1 022.7	3 165.1
April	1 697.5	304.5	2 002.0	1 550.1	3 552.1
May	1 642.5	321.3	1 963.8	948.0	2 911.8
June	1 355.3	258.9	1 614.2	998.7	2 612.8
July	1 148.2	260.6	1 408.8	1 144.6	2 553.4
August	1 176.6	244.4	1 421.0	688.0	2 109.0
September	1 155.5	213.1	1 368.5	1 108.3	2 476.8
October	1 234.1	285.0	1 519.1	943.1	2 462.3
November	1 313.6	235.9	1 549.5	868.3	2 417.8
TREND ESTIMATES					
1999					
September	1 775.5	281.3	2 056.9	907.3	2 964.2
October	1 849.1	284.5	2 133.6	879.4	3 012.9
November	1 922.4	286.6	2 209.0	875.7	3 084.7
December	1 981.3	290.3	2 271.6	913.2	3 184.8
2000					
January	2 006.6	296.2	2 302.7	979.7	3 282.5
February	1 974.4	302.3	2 276.7	1 056.7	3 333.4
March	1 876.7	305.3	2 182.0	1 109.8	3 291.9
April	1 723.8	300.7	2 024.5	1 130.8	3 155.3
May	1 547.1	290.0	1 837.0	1 116.6	2 953.6
June	1 389.0	275.8	1 664.8	1 072.4	2 737.2
July	1 281.1	262.4	1 543.5	1 013.4	2 556.9
August	1 218.6	252.3	1 470.9	964.9	2 435.8
September	1 189.5	245.7	1 435.2	934.3	2 369.5
October	1 184.1	241.7	1 425.8	909.8	2 335.6
November	1 195.9	239.8	1 435.7	920.1	2 355.8

(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)					
1999					
September	-3.3	-3.2	-3.3	-25.8	-11.1
October	-4.1	-3.0	-3.9	0.4	-2.7
November	13.2	3.0	11.7	17.3	13.4
December	-3.5	-12.6	-4.7	-17.8	-8.8
2000					
January	-6.5	-9.1	-6.8	7.0	-2.9
February	11.5	30.3	13.7	4.2	10.8
March	-4.0	2.2	-3.1	2.2	-1.6
April	-22.1	-12.3	-20.7	27.2	-6.3
May	28.2	27.2	28.1	-11.1	12.1
June	-27.1	-29.0	-27.4	-7.3	-20.9
July	-14.3	1.0	-11.9	20.0	0.2
August	8.1	1.6	7.0	-17.7	-4.2
September	-10.4	-9.7	-10.3	1.1	-5.8
October	7.3	24.5	10.2	3.6	7.4
November	17.9	-9.8	12.6	-6.9	4.7
SEASONALLY ADJUSTED (% change from preceding month)					
1999					
September	-6.2	-13.5	-7.3	3.6	-4.2
October	10.6	4.9	9.8	-5.7	5.1
November	-3.2	-1.0	-2.9	27.1	5.2
December	12.1	1.7	10.7	-4.3	5.8
2000					
January	7.3	4.8	7.0	-6.7	2.9
February	-8.2	5.9	-6.5	10.1	-2.0
March	-6.8	-7.8	-6.9	2.1	-4.2
April	-8.3	4.8	-6.6	51.6	12.2
May	-3.2	5.5	-1.9	-38.8	-18.0
June	-17.5	-19.4	-17.8	5.3	-10.3
July	-15.3	0.7	-12.7	14.6	-2.3
August	2.5	-6.2	0.9	-39.9	-17.4
September	-1.8	-12.8	-3.7	61.1	17.4
October	6.8	33.8	11.0	-14.9	-0.6
November	6.4	-17.2	2.0	-7.9	-1.8
TREND ESTIMATES (% change from preceding month)					
1999					
September	3.7	1.9	3.4	-3.1	1.3
October	4.1	1.1	3.7	-3.1	1.6
November	4.0	0.7	3.5	-0.4	2.4
December	3.1	1.3	2.8	4.3	3.2
2000					
January	1.3	2.0	1.4	7.3	3.1
February	-1.6	2.1	-1.1	7.9	1.6
March	-4.9	1.0	-4.2	5.0	-1.2
April	-8.1	-1.5	-7.2	1.9	-4.1
May	-10.3	-3.6	-9.3	-1.3	-6.4
June	-10.2	-4.9	-9.4	-4.0	-7.3
July	-7.8	-4.9	-7.3	-5.5	-6.6
August	-4.9	-3.8	-4.7	-4.8	-4.7
September	-2.4	-2.6	-2.4	-3.2	-2.7
October	-0.5	-1.6	-0.7	-2.6	-1.4
November	1.0	-0.8	0.7	1.1	0.9

(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)						
1997-1998	104 461	42 517	788	2 587	621	150 974
1998-1999	104 459	42 555	664	2 541	482	150 701
1999-2000	120 471	46 696	815	1 841	519	170 342
1999						
November	11 690	4 061	59	336	56	16 202
December	11 248	3 318	54	130	42	14 792
2000						
January	8 948	4 129	80	159	54	13 370
February	11 201	4 313	98	146	36	15 794
March	11 410	3 469	56	50	41	15 026
April	8 209	3 312	223	177	27	11 948
May	9 561	4 425	79	270	22	14 357
June	6 970	3 110	40	66	28	10 214
July	5 702	2 694	39	508	15	8 958
August	6 419	2 878	53	191	33	9 574
September	5 886	2 646	39	127	15	8 713
October	6 043	3 034	75	143	10	9 305
November	6 897	3 480	131	83	7	10 598
PUBLIC SECTOR (Number)						
1997-1998	2 530	2 989	35	1	13	5 568
1998-1999	2 723	2 986	35	2	4	5 750
1999-2000	1 755	2 547	64	6	9	4 381
1999						
November	152	159	4	0	1	316
December	118	177	2	5	4	306
2000						
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	91	145	0	0	0	236
October	114	106	1	0	0	221
November	70	127	3	0	0	200
TOTAL (Number)						
1997-1998	106 991	45 506	823	2 588	634	156 542
1998-1999	107 182	45 541	699	2 543	486	156 451
1999-2000	122 226	49 243	879	1 847	528	174 723
1999						
November	11 842	4 220	63	336	57	16 518
December	11 366	3 495	56	135	46	15 098
2000						
January	9 042	4 254	99	159	54	13 608
February	11 368	4 501	103	146	37	16 155
March	11 498	3 568	62	51	41	15 220
April	8 297	3 528	234	177	27	12 263
May	9 730	4 605	79	270	24	14 708
June	7 227	3 790	40	66	29	11 152
July	5 782	2 825	45	511	15	9 178
August	6 526	3 032	70	191	33	9 852
September	5 977	2 791	39	127	15	8 949
October	6 157	3 140	76	143	10	9 526
November	6 967	3 607	134	83	7	10 798

(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)								
1997-1998	11 654.3	4 443.3	87.8	2 573.4	257.3	19 016.3	10 276.7	29 292.6
1998-1999	12 370.7	4 607.5	67.6	2 512.4	245.8	19 804.2	9 004.9	28 809.1
1999-2000	15 371.8	5 662.5	94.4	3 078.9	228.3	24 436.1	8 915.9	33 351.9
1999								
November	1 482.6	452.0	4.6	263.6	26.5	2 229.2	634.6	2 863.8
December	1 440.2	430.3	6.4	230.7	12.8	2 120.5	603.7	2 724.1
2000								
January	1 152.8	601.1	9.4	197.5	19.6	1 980.4	659.0	2 639.4
February	1 444.3	498.8	8.9	272.6	19.9	2 244.6	667.9	2 912.5
March	1 485.5	397.2	5.4	297.3	6.3	2 191.7	689.1	2 880.8
April	1 057.2	392.7	34.3	216.3	15.6	1 716.1	982.8	2 698.9
May	1 247.3	610.5	9.6	288.8	44.1	2 200.3	779.0	2 979.3
June	924.6	368.2	4.5	230.7	8.1	1 536.1	838.3	2 374.4
July	770.4	392.4	3.1	176.7	69.0	1 411.6	705.6	2 117.2
August	874.6	380.1	5.0	212.3	25.2	1 497.2	757.1	2 254.3
September	793.0	329.6	2.5	219.8	5.8	1 350.7	769.8	2 120.5
October	824.3	384.7	8.1	245.9	22.2	1 485.1	831.4	2 316.4
November	962.4	469.6	9.8	241.4	7.7	1 691.0	698.1	2 389.1
PUBLIC SECTOR (\$ million)								
1997-1998	249.2	224.6	2.7	101.7	0.1	578.3	4 185.6	4 763.6
1998-1999	292.7	240.1	4.3	88.2	0.1	625.0	3 563.7	4 188.6
1999-2000	201.1	243.4	4.1	102.5	0.9	552.2	3 139.8	3 691.9
1999								
November	18.0	14.8	0.2	5.2	0.0	38.2	383.5	421.8
December	13.3	15.2	0.2	11.3	0.9	40.9	233.1	273.9
2000								
January	11.5	10.8	1.0	11.1	0.0	34.4	236.2	270.6
February	20.3	17.3	0.4	9.0	0.0	47.0	264.8	311.8
March	10.0	9.0	0.2	8.7	0.0	27.8	264.1	291.9
April	10.6	21.0	0.4	12.2	0.0	44.3	229.2	273.5
May	24.9	17.3	0.0	11.9	0.0	54.1	298.8	352.9
June	27.8	63.9	0.0	8.3	0.0	100.0	160.4	260.4
July	9.9	14.0	0.2	4.9	0.1	29.1	492.9	522.0
August	13.8	14.9	1.3	14.4	0.0	44.4	229.5	273.9
September	11.8	15.8	0.0	5.1	0.0	32.7	227.7	260.4
October	13.8	10.9	0.4	13.9	0.0	39.0	201.8	240.8
November	9.4	13.3	0.6	2.2	0.0	25.6	263.4	289.0
TOTAL (\$ million)								
1997-1998	11 903.5	4 667.9	90.4	2 675.2	257.3	19 594.2	14 461.8	34 056.2
1998-1999	12 663.5	4 847.6	72.0	2 600.2	245.8	20 429.5	12 568.5	32 997.8
1999-2000	15 573.0	5 906.0	98.7	3 181.5	229.2	24 988.1	12 055.7	37 044.0
1999								
November	1 500.7	466.8	4.8	268.8	26.5	2 267.5	1 018.1	3 285.6
December	1 453.5	445.5	6.6	242.0	13.7	2 161.3	836.7	2 998.1
2000								
January	1 164.3	612.0	10.4	208.6	19.6	2 014.8	895.2	2 910.0
February	1 464.5	516.2	9.4	281.6	19.9	2 291.6	932.8	3 224.4
March	1 495.5	406.2	5.6	306.0	6.3	2 219.5	953.2	3 172.7
April	1 067.8	413.7	34.7	228.5	15.6	1 760.3	1 212.1	2 972.4
May	1 272.1	627.8	9.6	300.8	44.1	2 254.4	1 077.8	3 332.2
June	952.4	432.0	4.5	239.0	8.1	1 636.1	998.7	2 634.8
July	780.3	406.4	3.3	181.7	69.1	1 440.8	1 198.5	2 639.3
August	888.4	395.0	6.4	226.6	25.2	1 541.6	986.6	2 528.3
September	804.8	345.4	2.5	224.9	5.8	1 383.4	997.5	2 380.9
October	838.1	395.6	8.4	259.8	22.2	1 524.1	1 033.1	2 557.3
November	971.8	482.9	10.4	243.7	7.7	1 716.5	961.5	2 678.0

(a) See Glossary for definition.

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									
1999									
September	4 459	4 113	3 095	907	2 085	119	116	361	15 255
October	4 384	3 985	3 028	794	1 906	161	110	127	14 495
November	4 805	4 531	3 174	993	2 435	183	192	205	16 518
December	4 441	4 222	3 106	842	2 014	180	156	137	15 098
2000									
January	3 698	4 225	2 685	783	1 675	180	114	248	13 608
February	4 385	4 774	3 284	1 073	1 972	168	165	334	16 155
March	3 927	4 874	3 252	974	1 768	166	88	171	15 220
April	3 398	3 655	2 843	643	1 375	136	83	130	12 263
May	4 537	3 459	3 552	804	1 810	233	110	203	14 708
June	3 120	3 257	2 024	598	1 717	91	141	204	11 152
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	2 575	2 458	1 988	409	1 207	119	62	131	8 949
October	3 458	2 099	1 866	514	1 213	121	70	185	9 526
November	3 407	3 087	2 178	661	1 163	116	61	125	10 798
SEASONALLY ADJUSTED									
1999									
September	4 501	3 921	2 689	825	2 123	124	n.a.	n.a.	14 394
October	4 758	4 306	3 013	846	2 020	142	n.a.	n.a.	15 574
November	4 362	4 206	3 020	924	2 163	172	n.a.	n.a.	15 163
December	4 652	4 529	3 449	980	2 120	172	n.a.	n.a.	15 911
2000									
January	4 395	5 291	3 540	1 160	2 172	180	n.a.	n.a.	16 634
February	4 378	4 395	3 384	982	1 924	166	n.a.	n.a.	15 769
March	4 065	4 521	3 040	873	1 627	169	n.a.	n.a.	14 585
April	3 740	3 919	2 994	852	1 553	133	n.a.	n.a.	13 726
May	3 952	3 322	3 260	730	1 511	235	n.a.	n.a.	13 037
June	3 281	3 365	1 944	508	1 632	116	n.a.	n.a.	10 890
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	2 781	2 389	1 866	381	1 296	118	n.a.	n.a.	8 959
October	3 571	2 237	1 819	511	1 226	104	n.a.	n.a.	9 647
November	3 057	2 859	1 953	645	1 026	118	n.a.	n.a.	9 919
TREND ESTIMATES									
1999									
September	4 580	4 104	2 748	813	2 110	139	132	165	14 886
October	4 597	4 292	2 953	879	2 135	150	136	182	15 305
November	4 579	4 485	3 148	946	2 135	159	141	201	15 669
December	4 521	4 625	3 307	998	2 094	166	142	215	15 904
2000									
January	4 444	4 654	3 400	1 014	2 015	173	139	220	15 918
February	4 328	4 564	3 379	985	1 903	176	130	215	15 578
March	4 124	4 348	3 226	919	1 770	173	119	201	14 816
April	3 798	4 031	2 960	826	1 631	164	111	180	13 668
May	3 409	3 654	2 627	718	1 508	150	106	160	12 322
June	3 059	3 284	2 304	624	1 414	134	104	148	11 059
July	2 835	2 986	2 056	558	1 341	118	99	147	10 124
August	2 752	2 749	1 892	519	1 273	107	92	152	9 536
September	2 781	2 568	1 803	500	1 207	101	81	157	9 219
October	2 875	2 448	1 764	497	1 149	100	70	160	9 095
November	2 988	2 393	1 758	512	1 100	98	58	163	9 130

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)									
1999									
September	-11.5	-13.9	22.7	17.6	-0.6	0.8	-5.7	211.2	-2.0
October	-1.7	-3.1	-2.2	-12.5	-8.6	35.3	-5.2	-64.8	-5.0
November	9.6	13.7	4.8	25.1	27.8	13.7	74.5	61.4	14.0
December	-7.6	-6.8	-2.1	-15.2	-17.3	-1.6	-18.8	-33.2	-8.6
2000									
January	-16.7	0.1	-13.6	-7.0	-16.8	0.0	-26.9	81.0	-9.9
February	18.6	13.0	22.3	37.0	17.7	-6.7	44.7	34.7	18.7
March	-10.4	2.1	-1.0	-9.2	-10.3	-1.2	-46.7	-48.8	-5.8
April	-13.5	-25.0	-12.6	-34.0	-22.2	-18.1	-5.7	-24.0	-19.4
May	33.5	-5.4	24.9	25.0	31.6	71.3	32.5	56.2	19.9
June	-31.2	-5.8	-43.0	-25.6	-5.1	-60.9	28.2	0.5	-24.2
July	-29.1	3.3	-25.1	18.7	-34.5	-7.7	-34.0	-62.7	-17.7
August	23.7	-18.4	45.9	-26.5	14.9	-1.2	1.1	123.7	7.3
September	-5.9	-10.5	-10.1	-21.6	-6.5	43.4	-34.0	-22.9	-9.2
October	34.3	-14.6	-6.1	25.7	0.5	1.7	12.9	41.2	6.4
November	-1.5	47.1	16.7	28.6	-4.1	-4.1	-12.9	-32.4	13.4
SEASONALLY ADJUSTED (% change from preceding month)									
1999									
September	-4.7	-6.1	8.5	16.1	3.2	5.3	n.a.	n.a.	-3.4
October	5.7	9.8	12.1	2.6	-4.9	14.9	n.a.	n.a.	8.2
November	-8.3	-2.3	0.2	9.2	7.1	20.6	n.a.	n.a.	-2.6
December	6.7	7.7	14.2	6.1	-2.0	0.4	n.a.	n.a.	4.9
2000									
January	-5.5	16.8	2.6	18.4	2.5	4.3	n.a.	n.a.	4.5
February	-0.4	-16.9	-4.4	-15.4	-11.4	-7.9	n.a.	n.a.	-5.2
March	-7.1	2.9	-10.2	-11.0	-15.5	1.8	n.a.	n.a.	-7.5
April	-8.0	-13.3	-1.5	-2.4	-4.5	-21.3	n.a.	n.a.	-5.9
May	5.7	-15.2	8.9	-14.4	-2.7	76.6	n.a.	n.a.	-5.0
June	-17.0	1.3	-40.4	-30.5	8.0	-50.4	n.a.	n.a.	-16.5
July	-41.6	4.1	-18.9	34.2	-27.0	-26.7	n.a.	n.a.	-16.5
August	27.3	-34.6	22.9	-32.2	-2.7	-2.2	n.a.	n.a.	-0.6
September	14.0	4.3	-3.7	-17.5	11.8	41.1	n.a.	n.a.	-0.8
October	28.4	-6.4	-2.5	34.2	-5.4	-11.6	n.a.	n.a.	7.7
November	-14.4	27.8	7.4	26.2	-16.3	13.7	n.a.	n.a.	2.8
TREND ESTIMATES (% change from preceding month)									
1999									
September	0.5	4.3	6.4	6.8	1.8	7.2	-0.9	6.9	2.8
October	0.4	4.6	7.5	8.1	1.2	8.1	2.8	10.5	2.8
November	-0.4	4.5	6.6	7.6	0.0	5.9	3.7	10.4	2.4
December	-1.3	3.1	5.1	5.5	-1.9	4.6	1.0	6.7	1.5
2000									
January	-1.7	0.6	2.8	1.6	-3.8	3.9	-2.7	2.6	0.1
February	-2.6	-1.9	-0.6	-2.8	-5.5	2.1	-6.5	-2.3	-2.1
March	-4.7	-4.7	-4.5	-6.7	-7.0	-1.6	-8.0	-6.5	-4.9
April	-7.9	-7.3	-8.3	-10.2	-7.9	-5.2	-6.8	-10.4	-7.7
May	-10.3	-9.4	-11.2	-13.0	-7.5	-8.7	-4.3	-11.5	-9.9
June	-10.3	-10.1	-12.3	-13.2	-6.2	-11.0	-2.4	-7.3	-10.2
July	-7.3	-9.1	-10.8	-10.5	-5.2	-11.3	-4.3	-0.5	-8.5
August	-2.9	-7.9	-7.9	-7.0	-5.0	-9.4	-7.9	3.2	-5.8
September	1.1	-6.6	-4.7	-3.6	-5.2	-5.5	-12.0	3.0	-3.3
October	3.4	-4.7	-2.2	-0.6	-4.8	-1.5	-13.7	2.3	-1.4
November	3.9	-2.3	-0.3	2.9	-4.2	-2.2	-16.4	1.5	0.4

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									
1999									
September	2 599	3 340	2 323	731	1 615	114	57	185	10 964
October	2 563	2 862	2 009	667	1 655	142	70	98	10 066
November	2 963	3 394	2 048	892	2 031	154	88	127	11 697
December	3 029	3 259	2 205	736	1 712	156	65	102	11 264
2000									
January	2 322	2 523	1 768	649	1 385	139	53	116	8 955
February	2 649	3 533	2 374	836	1 459	135	63	165	11 214
March	2 753	3 557	2 467	807	1 477	150	71	142	11 424
April	1 942	2 555	1 796	561	1 072	120	48	128	8 222
May	2 426	2 529	2 290	616	1 363	159	41	149	9 573
June	1 765	2 382	1 073	517	1 044	83	46	70	6 980
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	1 469	1 753	1 161	353	961	100	33	66	5 896
October	1 718	1 518	1 228	434	911	105	32	111	6 057
November	1 634	2 360	1 268	458	964	112	35	68	6 899
SEASONALLY ADJUSTED									
1999									
September	2 330	2 977	1 979	685	1 647	n.a.	n.a.	n.a.	10 119
October	2 714	3 007	1 923	723	1 673	n.a.	n.a.	n.a.	10 141
November	2 822	3 199	1 952	823	1 865	n.a.	n.a.	n.a.	10 981
December	3 048	3 492	2 589	810	1 743	n.a.	n.a.	n.a.	12 129
2000									
January	2 742	3 340	2 250	957	1 742	n.a.	n.a.	n.a.	11 236
February	2 882	3 515	2 399	816	1 556	n.a.	n.a.	n.a.	11 475
March	2 635	3 236	2 239	688	1 375	n.a.	n.a.	n.a.	10 612
April	2 184	2 887	1 935	712	1 232	n.a.	n.a.	n.a.	9 379
May	2 045	2 234	2 117	548	1 158	n.a.	n.a.	n.a.	8 303
June	1 872	2 392	1 078	468	982	n.a.	n.a.	n.a.	6 960
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	1 400	1 595	1 068	338	1 013	n.a.	n.a.	n.a.	5 621
October	1 723	1 549	1 155	448	888	n.a.	n.a.	n.a.	5 815
November	1 548	2 244	1 139	433	889	n.a.	n.a.	n.a.	6 585
TREND ESTIMATES									
1999									
September	2 636	2 959	1 921	683	1 702	n.a.	n.a.	n.a.	10 201
October	2 715	3 107	2 032	746	1 742	n.a.	n.a.	n.a.	10 643
November	2 800	3 261	2 154	804	1 758	n.a.	n.a.	n.a.	11 082
December	2 857	3 373	2 271	842	1 737	n.a.	n.a.	n.a.	11 399
2000									
January	2 852	3 403	2 346	846	1 671	n.a.	n.a.	n.a.	11 453
February	2 754	3 328	2 329	812	1 558	n.a.	n.a.	n.a.	11 127
March	2 557	3 139	2 204	747	1 410	n.a.	n.a.	n.a.	10 397
April	2 289	2 857	1 980	659	1 257	n.a.	n.a.	n.a.	9 362
May	2 008	2 512	1 705	567	1 125	n.a.	n.a.	n.a.	8 198
June	1 769	2 186	1 450	490	1 031	n.a.	n.a.	n.a.	7 170
July	1 607	1 940	1 261	440	974	n.a.	n.a.	n.a.	6 433
August	1 521	1 793	1 143	411	940	n.a.	n.a.	n.a.	6 001
September	1 486	1 722	1 082	397	917	n.a.	n.a.	n.a.	5 795
October	1 483	1 707	1 056	391	900	n.a.	n.a.	n.a.	5 733
November	1 497	1 749	1 048	400	891	n.a.	n.a.	n.a.	5 799

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)									
1999									
September	-5.1	8.5	24.5	10.3	-8.0	12.9	7.5	63.7	5.7
October	-1.4	-14.3	-13.5	-8.8	2.5	24.6	22.8	-47.0	-8.2
November	15.6	18.6	1.9	33.7	22.7	8.5	25.7	29.6	16.2
December	2.2	-4.0	7.7	-17.5	-15.7	1.3	-26.1	-19.7	-3.7
2000									
January	-23.3	-22.6	-19.8	-11.8	-19.1	-10.9	-18.5	13.7	-20.5
February	14.1	40.0	34.3	28.8	5.3	-2.9	18.9	42.2	25.2
March	3.9	0.7	3.9	-3.5	1.2	11.1	12.7	-13.9	1.9
April	-29.5	-28.2	-27.2	-30.5	-27.4	-20.0	-32.4	-9.9	-28.0
May	24.9	-1.0	27.5	9.8	27.1	32.5	-14.6	16.4	16.4
June	-27.2	-5.8	-53.1	-16.1	-23.4	-47.8	12.2	-53.0	-27.1
July	-22.3	-22.7	-8.9	-14.3	-13.2	0.0	-23.9	-25.7	-18.2
August	15.8	-1.8	37.6	1.6	10.9	-8.4	-11.4	148.1	12.7
September	-7.6	-3.1	-13.6	-21.6	-4.4	31.6	6.5	-48.8	-8.3
October	17.0	-13.4	5.8	22.9	-5.2	5.0	-3.0	68.2	2.7
November	-4.9	55.5	3.3	5.5	5.8	6.7	9.4	-38.7	13.9
SEASONALLY ADJUSTED (% change from preceding month)									
1999									
September	-10.9	5.6	8.3	10.4	1.0	n.a.	n.a.	n.a.	3.9
October	16.5	1.0	-2.8	5.6	1.6	n.a.	n.a.	n.a.	0.2
November	4.0	6.4	1.5	13.8	11.5	n.a.	n.a.	n.a.	8.3
December	8.0	9.1	32.6	-1.5	-6.6	n.a.	n.a.	n.a.	10.5
2000									
January	-10.1	-4.3	-13.1	18.2	0.0	n.a.	n.a.	n.a.	-7.4
February	5.1	5.2	6.6	-14.8	-10.7	n.a.	n.a.	n.a.	2.1
March	-8.6	-8.0	-6.6	-15.7	-11.6	n.a.	n.a.	n.a.	-7.5
April	-17.1	-10.8	-13.6	3.5	-10.4	n.a.	n.a.	n.a.	-11.6
May	-6.3	-22.6	9.4	-23.1	-6.0	n.a.	n.a.	n.a.	-11.5
June	-8.5	7.1	-49.1	-14.5	-15.2	n.a.	n.a.	n.a.	-16.2
July	-30.5	-20.6	-6.4	-13.1	-6.6	n.a.	n.a.	n.a.	-17.6
August	13.1	-16.6	20.0	1.4	-1.6	n.a.	n.a.	n.a.	1.9
September	-4.8	0.7	-11.8	-18.0	12.1	n.a.	n.a.	n.a.	-3.8
October	23.1	-2.9	8.1	32.3	-12.3	n.a.	n.a.	n.a.	3.5
November	-10.1	44.8	-1.4	-3.2	0.1	n.a.	n.a.	n.a.	13.2
TREND ESTIMATES (% change from preceding month)									
1999									
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	2.1	3.4	5.4	4.7	-1.2	n.a.	n.a.	n.a.	2.9
2000									
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.	-2.9
March	-7.1	-5.7	-5.4	-8.1	-9.5	n.a.	n.a.	n.a.	-6.6
April	-10.5	-9.0	-10.1	-11.7	-10.9	n.a.	n.a.	n.a.	-10.0
May	-12.3	-12.1	-13.9	-14.0	-10.5	n.a.	n.a.	n.a.	-12.4
June	-11.9	-13.0	-14.9	-13.5	-8.3	n.a.	n.a.	n.a.	-12.5
July	-9.2	-11.2	-13.1	-10.2	-5.6	n.a.	n.a.	n.a.	-10.3
August	-5.3	-7.6	-9.3	-6.5	-3.5	n.a.	n.a.	n.a.	-6.7
September	-2.3	-4.0	-5.3	-3.6	-2.5	n.a.	n.a.	n.a.	-3.4
October	-0.3	-0.9	-2.5	-1.4	-1.8	n.a.	n.a.	n.a.	-1.1
November	1.0	2.5	-0.7	2.1	-1.0	n.a.	n.a.	n.a.	1.2

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								
1997-1998	35 102	27 490	16 686	4 627	11 930	617	1 374	1 347
1998-1999	34 417	30 165	13 129	5 350	14 032	549	1 143	1 956
1999-2000	32 549	38 263	14 966	6 847	16 054	813	931	2 317
1999								
November	3 111	3 504	1 593	685	1 878	79	114	170
December	2 837	3 219	1 258	569	1 506	66	116	132
2000								
January	2 257	3 394	1 357	516	1 242	83	91	247
February	2 673	3 566	1 472	771	1 415	76	88	331
March	2 313	3 874	1 378	686	1 199	63	43	170
April	2 068	2 804	1 418	418	982	59	53	130
May	2 986	2 595	1 451	588	1 310	136	49	203
June	2 043	2 513	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	1 652	1 848	1 046	287	861	48	23	128
October	2 406	1 442	845	347	896	58	38	182
November	2 412	2 409	1 102	493	838	52	21	124
PUBLIC SECTOR								
1997-1998	745	752	475	180	882	6	172	49
1998-1999	1 112	666	473	151	549	0	243	117
1999-2000	644	629	271	87	775	21	119	55
1999								
November	47	59	4	12	14	1	36	35
December	30	70	19	0	72	3	4	5
2000								
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
October	20	68	7	0	28	3	12	3
November	75	15	19	7	23	0	0	1
TOTAL								
1997-1998	35 847	28 242	17 161	4 807	12 812	623	1 546	1 396
1998-1999	35 529	30 831	13 602	5 501	14 581	549	1 386	2 073
1999-2000	33 193	38 892	15 237	6 934	16 829	834	1 050	2 372
1999								
November	3 158	3 563	1 597	697	1 892	80	150	205
December	2 867	3 289	1 277	569	1 578	69	120	137
2000								
January	2 319	3 413	1 377	516	1 291	83	96	247
February	2 766	3 622	1 492	773	1 455	76	110	334
March	2 341	3 883	1 403	686	1 254	63	48	171
April	2 164	2 844	1 430	422	1 022	62	53	130
May	3 027	2 635	1 461	595	1 336	136	72	203
June	2 137	2 556	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	1 723	1 880	1 047	287	882	53	43	130
October	2 426	1 510	852	347	924	61	50	185
November	2 487	2 424	1 121	500	861	52	21	125

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	1 634	1 636	34	23	2	3 329
Victoria	2 359	578	90	41	4	3 072
Queensland	1 268	883	7	0	1	2 159
South Australia	458	174	0	18	0	650
Western Australia	963	145	0	1	0	1 109
Tasmania	112	4	0	0	0	116
Northern Territory	35	4	0	0	0	39
Australian Capital Territory	68	56	0	0	0	124
Australia	6 897	3 480	131	83	7	10 598
PUBLIC SECTOR						
New South Wales	7	69	2	0	0	78
Victoria	2	13	0	0	0	15
Queensland	3	16	0	0	0	19
South Australia	4	6	1	0	0	11
Western Australia	31	23	0	0	0	54
Tasmania	0	0	0	0	0	0
Northern Territory	22	0	0	0	0	22
Australian Capital Territory	1	0	0	0	0	1
Australia	70	127	3	0	0	200
TOTAL						
New South Wales	1 641	1 705	36	23	2	3 407
Victoria	2 361	591	90	41	4	3 087
Queensland	1 271	899	7	0	1	2 178
South Australia	462	180	1	18	0	661
Western Australia	994	168	0	1	0	1 163
Tasmania	112	4	0	0	0	116
Northern Territory	57	4	0	0	0	61
Australian Capital Territory	69	56	0	0	0	125
Australia	6 967	3 607	134	83	7	10 798

(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										
1997-1998	106 991	11 376	10 403	21 779	5 116	6 064	12 547	23 727	45 506	152 497
1998-1999	107 182	10 114	11 940	22 054	4 701	5 018	13 768	23 487	45 541	152 723
1999-2000	122 226	10 362	12 586	22 948	5 197	4 776	16 322	26 295	49 243	171 469
1999										
September	11 171	1 188	1 142	2 330	259	304	1 079	1 642	3 972	15 143
October	10 247	742	1 176	1 918	187	352	1 617	2 156	4 074	14 321
November	11 842	821	919	1 740	623	406	1 451	2 480	4 220	16 062
December	11 366	737	1 020	1 757	354	288	1 096	1 738	3 495	14 861
2000										
January	9 042	618	1 115	1 733	297	442	1 782	2 521	4 254	13 296
February	11 368	1 113	1 471	2 584	503	457	957	1 917	4 501	15 869
March	11 498	992	904	1 896	380	354	938	1 672	3 568	15 066
April	8 297	818	952	1 770	392	359	1 007	1 758	3 528	11 825
May	9 730	771	1 045	1 816	467	625	1 697	2 789	4 605	14 335
June	7 227	846	789	1 635	945	292	918	2 155	3 790	11 017
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	5 977	612	607	1 219	151	403	1 018	1 572	2 791	8 768
October	6 157	661	723	1 384	156	314	1 286	1 756	3 140	9 297
November	6 967	535	622	1 157	138	377	1 935	2 450	3 607	10 574

VALUE (\$ million)

1997-1998	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
1998-1999	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
1999-2000	15 573.0	864.4	1 321.4	2 185.7	485.3	499.4	2 735.7	3 720.5	5 906.0	21 478.9
1999										
September	1 386.9	98.2	122.8	221.0	24.8	33.3	146.6	204.7	425.6	1 812.5
October	1 292.9	59.6	119.5	179.1	18.4	34.0	214.0	266.4	445.4	1 738.3
November	1 500.7	65.9	91.4	157.3	60.1	39.8	209.6	309.5	466.8	1 967.4
December	1 453.5	60.9	107.5	168.4	29.3	29.5	218.3	277.1	445.5	1 899.0
2000										
January	1 164.3	54.4	115.8	170.2	24.1	46.0	371.6	441.7	612.0	1 776.2
February	1 464.5	100.3	145.2	245.5	47.2	56.5	167.0	270.7	516.2	1 980.7
March	1 495.5	79.8	100.4	180.2	44.2	41.0	140.8	226.0	406.2	1 901.7
April	1 067.8	64.5	100.1	164.6	42.3	33.1	173.7	249.1	413.7	1 481.5
May	1 272.1	68.6	124.2	192.8	40.6	63.8	330.5	435.0	627.8	1 899.9
June	952.4	66.9	84.0	150.9	83.4	34.0	163.8	281.2	432.0	1 384.5
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	804.8	52.0	76.7	128.7	12.7	42.5	161.4	216.7	345.4	1 150.2
October	838.1	53.9	81.1	135.0	29.7	35.4	195.5	260.7	395.6	1 233.7
November	971.8	43.8	65.5	109.3	13.5	43.8	316.4	373.6	482.9	1 454.7

(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)							
1997-1998	12 156.8	4 866.0	17 019.6	3 086.4	20 107.3	14 943.1	35 039.4
1998-1999	12 663.5	4 847.6	17 511.1	2 918.2	20 429.3	12 568.4	32 997.7
1999-2000	14 695.8	5 532.4	20 228.2	3 302.4	23 530.6	11 682.2	35 212.7
1999							
June	3 409.2	1 240.5	4 650.7	722.1	5 372.6	2 770.3	8 145.0
September	3 810.1	1 493.4	5 303.4	879.2	6 182.6	3 191.6	9 374.2
December	4 056.9	1 304.3	5 361.3	814.6	6 175.9	2 648.3	8 824.1
2000							
March	3 825.8	1 417.2	5 243.1	803.5	6 046.5	2 685.8	8 732.3
June	3 003.0	1 317.5	4 320.5	805.2	5 125.6	3 156.5	8 282.2
September	2 064.9	986.7	3 051.5	619.9	3 671.4	3 033.0	6 704.4
SEASONALLY ADJUSTED (\$ million)							
1999							
June	3 366.3	1 222.4	4 590.0	727.7	5 317.6	2 879.2	8 198.6
September	3 562.7	1 440.5	5 003.9	851.1	5 854.8	2 820.1	8 677.0
December	4 092.7	1 330.2	5 423.3	808.0	6 231.5	2 704.5	8 936.5
2000							
March	4 062.1	1 491.2	5 553.2	837.8	6 391.2	2 818.9	9 211.8
June	2 978.3	1 270.5	4 247.8	805.6	5 053.2	3 338.6	8 387.5
September	1 955.5	981.0	2 936.1	598.5	3 534.4	2 789.0	6 336.1
TREND ESTIMATES (\$ million)							
1999							
June	3 384.5	1 270.0	4 655.6	760.2	5 415.7	3 076.7	8 493.8
September	3 735.5	1 346.7	5 083.2	804.8	5 888.0	2 804.4	8 694.4
December	3 996.4	1 430.7	5 427.4	841.5	6 269.0	2 761.1	9 030.4
2000							
March	3 733.7	1 382.0	5 116.1	820.9	5 937.2	2 923.1	8 851.4
June	3 051.6	1 248.6	4 300.3	754.5	5 054.8	3 015.7	8 065.7
September	2 180.7	1 098.7	3 262.0	668.7	3 930.4	3 016.9	7 149.7
1999							
TREND ESTIMATES (% change from preceding quarter)							
June	6.9	3.8	6.0	5.7	6.0	-3.3	2.4
September	10.4	6.0	9.2	5.9	8.7	-8.8	2.4
December	7.0	6.2	6.8	4.6	6.5	-1.5	3.9
2000							
March	-6.6	-3.4	-5.7	-2.4	-5.3	5.9	-2.0
June	-18.3	-9.7	-15.9	-8.1	-14.9	3.2	-8.9
September	-28.5	-12.0	-24.1	-11.4	-22.2	0.0	-11.4

(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									
1999									
September	939.0	864.6	519.0	153.5	382.2	38.5	24.4	56.0	2 977.2
October	909.6	837.2	549.1	125.2	383.4	29.7	27.8	35.4	2 897.4
November	1 006.5	877.8	687.8	153.1	399.5	25.8	54.6	80.4	3 285.6
December	980.9	916.0	478.6	228.8	305.2	34.1	25.2	29.2	2 998.1
2000									
January	956.0	948.3	521.2	113.6	269.2	31.9	28.2	41.6	2 910.0
February	954.6	1 025.5	517.3	173.9	392.5	42.2	33.8	84.8	3 224.4
March	1 083.4	973.4	543.4	174.5	306.7	31.4	28.6	31.4	3 172.7
April	1 062.4	876.1	528.0	135.3	273.8	25.7	25.9	45.1	2 972.4
May	1 098.1	803.8	651.5	162.9	412.9	50.8	22.7	129.5	3 332.2
June	858.7	889.8	376.0	99.7	285.5	31.2	45.5	48.4	2 634.8
July	666.7	1 151.0	353.1	153.4	253.7	17.7	15.4	28.2	2 639.3
August	760.8	742.7	460.4	159.3	264.3	23.7	77.1	40.1	2 528.3
September	764.7	694.9	489.2	84.1	253.2	38.1	28.3	28.5	2 380.9
October	938.4	624.6	514.2	114.0	270.7	30.7	19.1	45.7	2 557.3
November	855.1	826.7	568.3	126.6	223.7	28.8	22.1	26.9	2 678.0
SEASONALLY ADJUSTED									
1999									
September	880.4	824.1	480.2	136.2	411.4	n.a.	n.a.	n.a.	2 799.0
October	930.9	852.0	562.3	140.8	367.5	n.a.	n.a.	n.a.	2 942.4
November	959.1	842.7	567.9	145.7	360.2	n.a.	n.a.	n.a.	3 096.3
December	1 061.6	956.7	600.1	260.2	334.3	n.a.	n.a.	n.a.	3 275.8
2000									
January	1 092.9	1 106.9	643.8	159.8	351.7	n.a.	n.a.	n.a.	3 371.9
February	1 060.1	916.1	558.1	164.8	385.7	n.a.	n.a.	n.a.	3 304.0
March	1 158.8	934.1	530.0	150.3	294.2	n.a.	n.a.	n.a.	3 165.1
April	1 193.4	1 057.0	647.0	168.7	323.6	n.a.	n.a.	n.a.	3 552.1
May	972.0	712.4	610.6	153.8	331.8	n.a.	n.a.	n.a.	2 911.8
June	878.0	946.6	334.1	94.8	273.5	n.a.	n.a.	n.a.	2 612.8
July	599.7	1 266.6	341.3	129.8	257.7	n.a.	n.a.	n.a.	2 553.4
August	592.5	623.3	398.0	148.7	236.8	n.a.	n.a.	n.a.	2 109.0
September	830.7	686.5	452.0	80.6	275.7	n.a.	n.a.	n.a.	2 476.8
October	906.0	635.7	532.4	124.8	256.1	n.a.	n.a.	n.a.	2 462.3
November	753.7	766.9	463.5	115.1	202.4	n.a.	n.a.	n.a.	2 417.8
TREND ESTIMATES									
1999									
September	1 013.1	846.7	496.7	133.6	367.7	n.a.	n.a.	n.a.	2 964.2
October	985.7	878.4	530.1	139.7	372.0	n.a.	n.a.	n.a.	3 012.9
November	986.2	914.2	561.4	146.1	367.8	n.a.	n.a.	n.a.	3 084.7
December	1 023.2	947.1	588.1	153.3	359.6	n.a.	n.a.	n.a.	3 184.8
2000									
January	1 078.5	962.5	607.1	158.8	351.6	n.a.	n.a.	n.a.	3 282.5
February	1 121.2	969.0	608.3	160.1	343.3	n.a.	n.a.	n.a.	3 333.4
March	1 116.9	969.5	586.8	157.6	333.0	n.a.	n.a.	n.a.	3 291.9
April	1 054.2	965.2	546.2	151.5	319.1	n.a.	n.a.	n.a.	3 155.3
May	956.7	950.0	496.4	142.5	302.4	n.a.	n.a.	n.a.	2 953.6
June	855.9	920.9	452.3	132.8	285.8	n.a.	n.a.	n.a.	2 737.2
July	780.8	879.0	426.1	124.7	271.4	n.a.	n.a.	n.a.	2 556.9
August	743.4	823.4	419.4	119.0	259.5	n.a.	n.a.	n.a.	2 435.8
September	738.9	765.0	429.2	115.2	248.0	n.a.	n.a.	n.a.	2 369.5
October	750.4	713.1	445.8	112.4	237.1	n.a.	n.a.	n.a.	2 335.6
November	777.8	684.3	469.7	111.9	228.0	n.a.	n.a.	n.a.	2 355.8

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)									
1999									
September	-30.3	-11.7	19.0	18.6	6.1	49.5	-25.8	47.6	-11.1
October	-3.1	-3.2	5.8	-18.4	0.3	-23.0	14.0	-36.7	-2.7
November	10.7	4.8	25.3	22.2	4.2	-12.9	96.8	126.9	13.4
December	-2.5	4.4	-30.4	49.5	-23.6	31.9	-53.8	-63.7	-8.8
2000									
January	-2.5	3.5	8.9	-50.3	-11.8	-6.5	11.7	42.5	-2.9
February	-0.1	8.1	-0.8	53.0	45.8	32.3	19.8	103.7	10.8
March	13.5	-5.1	5.0	0.3	-21.9	-25.5	-15.3	-63.0	-1.6
April	-1.9	-10.0	-2.8	-22.4	-10.7	-18.3	-9.5	43.5	-6.3
May	3.4	-8.3	23.4	20.4	50.8	97.9	-12.4	187.4	12.1
June	-21.8	10.7	-42.3	-38.8	-30.9	-38.7	100.3	-62.6	-20.9
July	-22.4	29.4	-6.1	53.8	-11.1	-43.4	-66.0	-41.7	0.2
August	14.1	-35.5	30.4	3.9	4.2	34.0	398.9	42.1	-4.2
September	0.5	-6.4	6.2	-47.2	-4.2	61.2	-63.3	-28.9	-5.8
October	22.7	-10.1	5.1	35.6	6.9	-19.6	-32.5	60.4	7.4
November	-8.9	32.4	10.5	11.0	-17.4	-6.2	16.1	-41.2	4.7
SEASONALLY ADJUSTED (% change from preceding month)									
1999									
September	-22.5	-4.3	22.4	15.7	18.4	n.a.	n.a.	n.a.	-4.2
October	5.7	3.4	17.1	3.4	-10.7	n.a.	n.a.	n.a.	5.1
November	3.0	-1.1	1.0	3.5	-2.0	n.a.	n.a.	n.a.	5.2
December	10.7	13.5	5.7	78.5	-7.2	n.a.	n.a.	n.a.	5.8
2000									
January	2.9	15.7	7.3	-38.6	5.2	n.a.	n.a.	n.a.	2.9
February	-3.0	-17.2	-13.3	3.1	9.7	n.a.	n.a.	n.a.	-2.0
March	9.3	2.0	-5.0	-8.8	-23.7	n.a.	n.a.	n.a.	-4.2
April	3.0	13.2	22.1	12.2	10.0	n.a.	n.a.	n.a.	12.2
May	-18.5	-32.6	-5.6	-8.8	2.5	n.a.	n.a.	n.a.	-18.0
June	-9.7	32.9	-45.3	-38.3	-17.5	n.a.	n.a.	n.a.	-10.3
July	-31.7	33.8	2.1	36.9	-5.8	n.a.	n.a.	n.a.	-2.3
August	-1.2	-50.8	16.6	14.5	-8.1	n.a.	n.a.	n.a.	-17.4
September	40.2	10.1	13.6	-45.8	16.4	n.a.	n.a.	n.a.	17.4
October	9.1	-7.4	17.8	54.9	-7.1	n.a.	n.a.	n.a.	-0.6
November	-16.8	20.6	-12.9	-7.8	-21.0	n.a.	n.a.	n.a.	-1.8
TREND ESTIMATES (% change from preceding month)									
1999									
September	-3.1	3.7	4.8	4.1	3.4	n.a.	n.a.	n.a.	1.3
October	-2.7	3.7	6.7	4.6	1.2	n.a.	n.a.	n.a.	1.6
November	0.1	4.1	5.9	4.6	-1.1	n.a.	n.a.	n.a.	2.4
December	3.7	3.6	4.7	4.9	-2.2	n.a.	n.a.	n.a.	3.2
2000									
January	5.4	1.6	3.2	3.6	-2.2	n.a.	n.a.	n.a.	3.1
February	4.0	0.7	0.2	0.8	-2.4	n.a.	n.a.	n.a.	1.6
March	-0.4	0.1	-3.5	-1.6	-3.0	n.a.	n.a.	n.a.	-1.2
April	-5.6	-0.4	-6.9	-3.9	-4.2	n.a.	n.a.	n.a.	-4.1
May	-9.3	-1.6	-9.1	-5.9	-5.2	n.a.	n.a.	n.a.	-6.4
June	-10.5	-3.1	-8.9	-6.8	-5.5	n.a.	n.a.	n.a.	-7.3
July	-8.8	-4.5	-5.8	-6.1	-5.0	n.a.	n.a.	n.a.	-6.6
August	-4.8	-6.3	-1.6	-4.6	-4.4	n.a.	n.a.	n.a.	-4.7
September	-0.6	-7.1	2.3	-3.2	-4.4	n.a.	n.a.	n.a.	-2.7
October	1.6	-6.8	3.9	-2.4	-4.4	n.a.	n.a.	n.a.	-1.4
November	3.7	-4.0	5.4	-0.4	-3.8	n.a.	n.a.	n.a.	0.9

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									
1999									
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
2000									
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	533.4	327.3	162.7	58.7	87.5	8.0	11.6	22.9	1 212.1
May	311.4	240.2	194.0	66.1	147.7	17.1	5.5	95.7	1 077.8
June	350.0	350.7	136.4	24.3	83.6	16.7	18.2	18.8	998.7
July	286.2	560.1	163.6	60.6	101.4	7.3	4.5	15.0	1 198.5
August	274.4	267.7	177.7	89.6	93.0	10.7	63.2	10.3	986.6
September	309.0	291.8	226.4	29.4	92.4	23.2	17.8	7.5	997.5
October	380.7	225.3	242.1	45.3	107.5	12.6	6.4	13.2	1 033.1
November	269.6	290.4	263.2	48.2	61.6	13.1	10.9	4.6	961.5
TREND ESTIMATES									
1999									
September	318.6	237.9	154.2	37.7	110.9	n.a.	n.a.	n.a.	907.3
October	294.2	233.1	159.7	37.6	108.9	n.a.	n.a.	n.a.	879.4
November	297.6	232.1	165.3	37.0	101.3	n.a.	n.a.	n.a.	875.7
December	335.5	237.5	171.2	37.9	93.0	n.a.	n.a.	n.a.	913.2
2000									
January	389.0	245.7	178.1	40.2	88.9	n.a.	n.a.	n.a.	979.7
February	436.9	266.0	182.6	42.9	89.4	n.a.	n.a.	n.a.	1 056.7
March	455.0	298.4	180.9	46.4	93.2	n.a.	n.a.	n.a.	1 109.8
April	435.8	337.9	174.4	50.0	96.8	n.a.	n.a.	n.a.	1 130.8
May	391.4	370.9	166.2	52.6	98.2	n.a.	n.a.	n.a.	1 116.6
June	338.3	384.7	161.3	53.4	97.6	n.a.	n.a.	n.a.	1 072.4
July	293.5	375.1	164.0	52.7	95.4	n.a.	n.a.	n.a.	1 013.4
August	268.9	346.9	174.3	51.5	91.9	n.a.	n.a.	n.a.	964.9
September	263.8	311.0	189.9	50.4	87.3	n.a.	n.a.	n.a.	934.3
October	267.0	274.0	205.5	48.9	81.8	n.a.	n.a.	n.a.	909.8
November	284.0	251.6	224.7	48.0	77.0	n.a.	n.a.	n.a.	920.1

(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)									
1999									
September	-54.2	-13.2	11.4	31.1	18.8	128.7	-54.1	-67.0	-25.8
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
2000									
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	19.9	51.7	25.7	-0.5	18.1	-18.4	-24.9	372.5	27.2
May	-41.6	-26.6	19.3	12.7	68.9	113.8	-52.3	317.2	-11.1
June	12.4	46.0	-29.7	-63.2	-43.4	-2.4	227.5	-80.3	-7.3
July	-18.3	59.7	19.9	148.9	21.3	-56.5	-75.4	-20.3	20.0
August	-4.1	-52.2	8.7	48.0	-8.2	47.1	1 311.9	-31.4	-17.7
September	12.6	9.0	27.3	-67.2	-0.7	117.6	-71.8	-27.1	1.1
October	23.2	-22.8	7.0	54.2	16.4	-45.7	-64.2	76.1	3.6
November	-29.2	28.9	8.7	6.4	-42.7	3.9	70.8	-65.1	-6.9
TREND ESTIMATES (% change from preceding month)									
1999									
September	-8.8	-1.3	-0.4	1.8	4.8	n.a.	n.a.	n.a.	-3.1
October	-7.7	-2.0	3.6	-0.4	-1.7	n.a.	n.a.	n.a.	-3.1
November	1.2	-0.4	3.5	-1.5	-7.0	n.a.	n.a.	n.a.	-0.4
December	12.7	2.3	3.6	2.3	-8.2	n.a.	n.a.	n.a.	4.3
2000									
January	16.0	3.4	4.0	6.1	-4.4	n.a.	n.a.	n.a.	7.3
February	12.3	8.2	2.5	6.8	0.6	n.a.	n.a.	n.a.	7.9
March	4.2	12.2	-0.9	8.3	4.2	n.a.	n.a.	n.a.	5.0
April	-4.2	13.2	-3.6	7.6	3.9	n.a.	n.a.	n.a.	1.9
May	-10.2	9.8	-4.7	5.1	1.5	n.a.	n.a.	n.a.	-1.3
June	-13.6	3.7	-3.0	1.6	-0.6	n.a.	n.a.	n.a.	-4.0
July	-13.2	-2.5	1.6	-1.3	-2.3	n.a.	n.a.	n.a.	-5.5
August	-8.4	-7.5	6.3	-2.2	-3.6	n.a.	n.a.	n.a.	-4.8
September	-1.9	-10.3	9.0	-2.1	-5.0	n.a.	n.a.	n.a.	-3.2
October	1.2	-11.9	8.2	-2.9	-6.4	n.a.	n.a.	n.a.	-2.6
November	6.4	-8.2	9.3	-1.9	-5.8	n.a.	n.a.	n.a.	1.1

(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(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>
PRIVATE SECTOR								
New South Wales	243.7	246.6	2.5	78.9	2.8	574.5	218.8	793.3
Victoria	348.1	89.3	6.2	87.7	3.1	534.6	226.5	761.0
Queensland	171.2	95.9	1.0	35.5	0.0	303.6	155.4	459.1
South Australia	49.3	13.2	0.0	12.8	1.8	77.1	31.4	108.5
Western Australia	123.3	16.6	0.0	16.4	0.1	156.4	50.1	206.5
Tasmania	11.9	0.3	0.0	3.5	0.0	15.6	9.6	25.2
Northern Territory	4.5	0.5	0.0	2.1	0.0	7.1	3.2	10.3
Australian Capital Territory	10.5	7.1	0.0	4.4	0.0	22.0	3.1	25.2
Australia	962.4	469.6	9.8	241.4	7.7	1 691.0	698.1	2 389.1
PUBLIC SECTOR								
New South Wales	0.9	9.1	0.5	0.5	0.0	11.0	50.7	61.7
Victoria	0.2	0.9	0.0	0.7	0.0	1.8	63.9	65.6
Queensland	0.2	1.1	0.0	0.2	0.0	1.5	107.8	109.2
South Australia	0.3	0.5	0.1	0.3	0.0	1.3	16.8	18.1
Western Australia	3.8	1.8	0.0	0.0	0.0	5.7	11.6	17.2
Tasmania	0.0	0.0	0.0	0.0	0.0	0.0	3.5	3.5
Northern Territory	3.6	0.0	0.0	0.5	0.0	4.1	7.7	11.8
Australian Capital Territory	0.2	0.0	0.0	0.0	0.0	0.2	1.5	1.7
Australia	9.4	13.3	0.6	2.2	0.0	25.6	263.4	289.0
TOTAL								
New South Wales	244.6	255.7	3.0	79.4	2.8	585.5	269.6	855.1
Victoria	348.3	90.2	6.2	88.5	3.1	536.3	290.4	826.7
Queensland	171.4	96.9	1.0	35.7	0.0	305.1	263.2	568.3
South Australia	49.6	13.7	0.1	13.1	1.8	78.3	48.2	126.6
Western Australia	127.1	18.5	0.0	16.4	0.1	162.0	61.6	223.7
Tasmania	11.9	0.3	0.0	3.5	0.0	15.7	13.1	28.8
Northern Territory	8.1	0.5	0.0	2.6	0.0	11.3	10.9	22.1
Australian Capital Territory	10.7	7.1	0.0	4.4	0.0	22.2	4.6	26.9
Australia	971.8	482.9	10.4	243.7	7.7	1 716.5	961.5	2 678.0

(a) See Glossary for definition.

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	17.8	29.5	20.6	92.5	28.1	7.2	7.9	1.0	4.9	9.5	218.8
Victoria	3.5	32.9	26.3	40.9	64.9	26.2	3.5	14.9	5.6	7.8	226.5
Queensland	3.9	24.5	18.2	18.2	48.7	12.5	2.8	2.7	18.2	5.6	155.4
South Australia	0.1	4.7	1.8	7.4	6.1	3.4	0.6	5.8	0.0	1.7	31.4
Western Australia	4.9	10.9	5.3	9.2	11.2	4.5	0.5	0.1	1.3	2.3	50.1
Tasmania	0.6	1.9	0.2	1.8	0.7	0.8	0.2	0.6	2.3	0.5	9.6
Northern Territory	0.0	0.2	0.4	0.7	0.4	0.0	0.0	0.3	0.0	1.2	3.2
Australian Capital Territory	0.0	0.4	0.0	2.0	0.4	0.1	0.0	0.3	0.0	0.0	3.1
Australia	30.8	104.9	72.8	172.7	160.4	54.7	15.5	25.5	32.3	28.5	698.1
PUBLIC SECTOR											
New South Wales	0.0	0.8	0.0	10.8	19.9	9.2	0.0	4.6	0.6	4.9	50.7
Victoria	0.3	0.1	0.0	3.5	1.9	28.3	0.0	8.6	18.2	3.1	63.9
Queensland	0.0	0.3	0.3	1.5	10.0	24.4	0.0	56.0	15.2	0.1	107.8
South Australia	0.0	0.4	0.0	1.6	0.2	13.1	0.0	1.2	0.4	0.0	16.8
Western Australia	0.0	0.0	0.0	0.6	0.0	3.8	0.0	0.0	1.7	5.5	11.6
Tasmania	0.2	0.0	0.1	0.0	0.0	2.5	0.0	0.6	0.0	0.2	3.5
Northern Territory	0.0	0.0	0.0	0.2	0.0	6.6	0.0	0.4	0.0	0.5	7.7
Australian Capital Territory	0.0	0.0	0.0	1.4	0.0	0.0	0.0	0.1	0.0	0.0	1.5
Australia	0.4	1.5	0.4	19.4	32.0	87.8	0.0	71.5	36.1	14.2	263.4
TOTAL											
New South Wales	17.8	30.3	20.6	103.2	48.0	16.3	7.9	5.6	5.5	14.4	269.6
Victoria	3.8	33.0	26.3	44.4	66.8	54.4	3.5	23.4	23.8	10.9	290.4
Queensland	3.9	24.8	18.5	19.7	58.7	36.9	2.8	58.7	33.4	5.7	263.2
South Australia	0.1	5.1	1.8	8.9	6.2	16.5	0.6	7.0	0.4	1.7	48.2
Western Australia	4.9	10.9	5.3	9.7	11.2	8.3	0.5	0.1	3.0	7.8	61.6
Tasmania	0.7	1.9	0.3	1.8	0.7	3.3	0.2	1.3	2.3	0.6	13.1
Northern Territory	0.0	0.2	0.4	0.9	0.4	6.6	0.0	0.7	0.0	1.7	10.9
Australian Capital Territory	0.0	0.4	0.0	3.4	0.4	0.1	0.0	0.3	0.0	0.0	4.6
Australia	31.2	106.5	73.2	192.1	192.4	142.5	15.5	97.1	68.4	42.8	961.5

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												
2000												
September	63	6.2	341	30.9	68	7.2	192	19.8	126	13.0	66	7.0
October	42	4.0	330	29.6	69	7.1	195	19.0	119	12.3	59	5.9
November	34	3.4	332	30.2	74	8.1	190	18.8	130	13.0	106	10.8
Value—\$200,000—\$499,999												
2000												
September	14	4.0	64	18.4	43	13.1	73	21.6	65	20.4	30	9.6
October	8	2.1	78	22.8	44	13.6	91	26.4	62	18.4	37	12.9
November	4	1.0	76	22.5	54	17.4	85	25.1	69	21.7	42	13.1
Value—\$500,000—\$999,999												
2000												
September	1	1.0	21	14.4	15	10.1	25	16.1	28	18.7	21	15.2
October	4	2.8	29	19.8	19	11.8	33	22.8	24	14.6	35	23.0
November	0	0.0	21	14.6	21	14.6	38	26.8	31	22.5	29	20.4
Value—\$1,000,000—\$4,999,999												
2000												
September	3	4.1	33	75.6	7	17.0	23	42.3	28	62.2	24	46.2
October	8	12.4	19	40.1	8	16.0	31	61.2	28	63.8	29	65.6
November	4	9.9	17	30.2	15	27.6	25	43.6	27	52.9	29	50.3
Value—\$5,000,000 and over												
2000												
September	2	31.0	8	92.3	1	10.8	6	83.7	3	23.0	4	74.6
October	0	0.0	4	33.4	1	23.0	8	179.1	1	6.0	5	66.8
November	2	17.0	1	9.0	1	5.5	3	77.8	9	82.2	7	47.8
Value—Total												
1997-1998	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
1998-1999	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
1999-2000	764	753.2	5 283	2 327.8	2 130	956.8	3 609	1 925.0	3 353	1 733.5	1 544	1 490.6
2000												
September	83	46.3	467	231.7	134	58.2	319	183.4	250	137.3	145	152.6
October	62	21.2	460	145.6	141	71.5	358	308.5	234	115.2	165	174.3
November	44	31.2	447	106.5	165	73.2	341	192.1	266	192.4	213	142.5

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										
2000										
September	9	0.8	15	1.5	32	3.2	46	4.1	958	93.6
October	15	1.5	29	3.2	45	4.7	51	4.9	954	92.1
November	11	1.2	26	2.3	51	5.2	58	5.3	1 012	98.4
Value—\$200,000–\$499,999										
2000										
September	4	1.4	12	4.0	18	5.5	20	5.6	343	103.8
October	5	1.2	10	2.7	19	6.2	9	2.6	363	108.8
November	4	1.3	13	4.0	16	4.0	16	5.1	379	115.1
Value—\$500,000–\$999,999										
2000										
September	0	0.0	6	4.7	6	4.7	2	1.4	125	86.3
October	3	2.1	10	7.2	12	7.9	9	6.7	178	118.7
November	7	4.9	8	5.4	6	3.9	5	3.0	166	116.1
Value—\$1,000,000–\$4,999,999										
2000										
September	2	4.4	8	19.4	12	25.5	2	6.2	142	302.8
October	3	4.2	7	19.4	7	15.0	8	14.1	148	311.7
November	2	2.1	8	20.0	9	15.8	12	23.8	148	276.3
Value—\$5,000,000 and over										
2000										
September	0	0.0	3	57.4	3	22.0	2	16.3	32	411.1
October	0	0.0	5	44.1	4	29.7	3	19.7	31	401.9
November	1	6.0	4	65.4	3	39.4	1	5.5	32	355.6
Value—Total										
1997-1998	219	79.5	771	1 773.6	1 034	1 496.3	1 134	744.0	18 650	14 461.8
1998-1999	231	93.1	799	1 313.5	991	1 184.4	1 074	517.0	17 998	12 568.5
1999-2000	240	127.5	794	1 097.5	1 017	797.9	1 105	846.2	19 839	12 055.7
2000										
September	15	6.6	44	87.0	71	60.9	72	33.5	1 600	997.5
October	26	8.9	61	76.6	87	63.5	80	48.0	1 674	1 033.1
November	25	15.5	59	97.1	85	68.4	92	42.8	1 737	961.5

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 *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.

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. no. 8752.0–8752.7)
- *Building Activity, Building Work Done, Australia* (Cat. no. 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, Six State Capital Cities* (Cat. no. 6407.0)
- *Price Index of Materials Used in House Building, Six State Capital Cities* (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

Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 16.
Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the 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.
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. caretakers 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.

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