



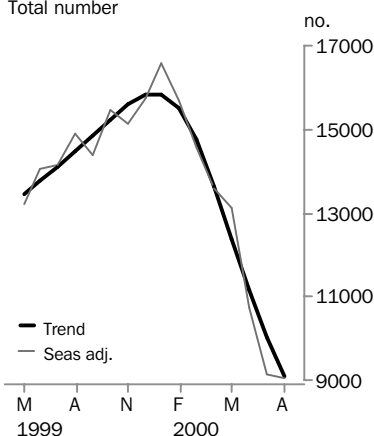
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 3 OCT 2000

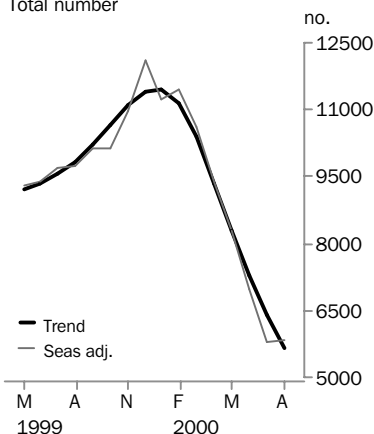
Dwelling units approved

Total number



Private sector houses approved

Total number



AUGUST KEY FIGURES

TREND ESTIMATES

	Aug 2000	% change Jul 2000 to Aug 2000	% change Aug 1999 to Aug 2000
Dwelling units approved			
Private sector houses	5 640	-11.7	-42.6
Total dwelling units	9 100	-9.1	-37.1

SEASONALLY ADJUSTED

	Aug 2000	% change Jul 2000 to Aug 2000	% change Aug 1999 to Aug 2000
Dwelling units approved			
Private sector houses	5 835	0.9	-40.1
Total dwelling units	9 041	-1.1	-39.3

AUGUST KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved fell by 9.1% in August 2000. The trend has fallen for the last seven months.
- The fall in the trend in total dwellings is still being driven by the strong decline in the trend for private sector houses approved, which fell by 11.7% in August 2000.
- The trend estimate for other dwellings approved fell by 4.6% in August 2000.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved fell a small 1.1% in August 2000, following falls of 18.3% and 14.9% respectively for June and July.
- Although the seasonally adjusted estimate for private sector houses approved rose by 0.9% in August, this is still the second lowest estimate since the series began in 1983.
- The seasonally adjusted estimate for other dwellings approved fell by 5.3% in August 2000.

ORIGINAL

- The total number of dwellings approved in 1999-2000 rose by 11.2% to 174,088.

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

N O T E S

FORTHCOMING ISSUES

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



CHANGES IN THIS ISSUE

Australian totals been included in tables 7,8,9,10,15,16,17 and 18 for the first time.



DATA NOTES

A number of councils have been unable to report on all building approvals within their municipalities this month. Estimates have been included in this issue for Baulkham Hills and Wagga Wagga (NSW) and Maroochy and Townsville (Queensland).

ABS statistical series are being impacted to varying degrees as a result of The New Tax System (TNTS). TNTS included the removal of Wholesale Sales Tax (WST) and the introduction of the Goods and Services tax (GST), and as a result, a wide range of ABS data series will reflect significant immediate and subsequent impacts. From July 2000, value series in this publication will be on a GST inclusive basis.

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

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

See technical note on Page 35.



REVISIONS THIS MONTH

Revisions have been made to total dwelling approvals for three states in this issue.

	Jul-Dec 1999	Jan-Jun 2000	Jul 2000	Total
New South Wales	+539	+151	-55	+635
Queensland		+69	-1	+68
South Australia		+111		+111

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



SYMBOLS AND OTHER USAGES

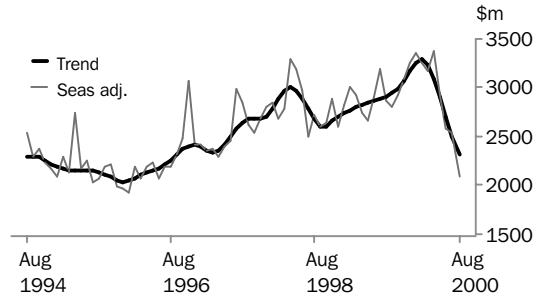
n.a. not available
n.y.a. not yet available

Dennis Trewin
Australian Statistician

VALUE OF BUILDING APPROVED

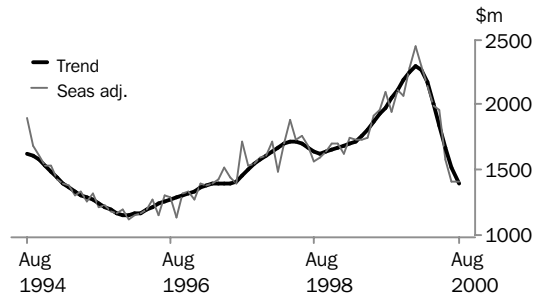
VALUE OF TOTAL BUILDING

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



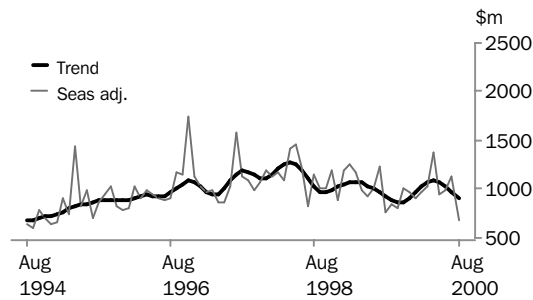
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has fallen over the last seven months following a period of strong growth.



VALUE OF NON-RESIDENTIAL

The trend estimate of the value of non-residential approvals has fallen in the last four months.



DWELLINGS APPROVED: 1999—2000

TYPE OF DWELLING

The number of dwelling units approved in Australia during 1999–2000 is shown in the table below, for each type of dwelling category, together with the distribution of each dwelling category as a percentage of total dwelling units approved for both 1999-2000 and 1998-1999.

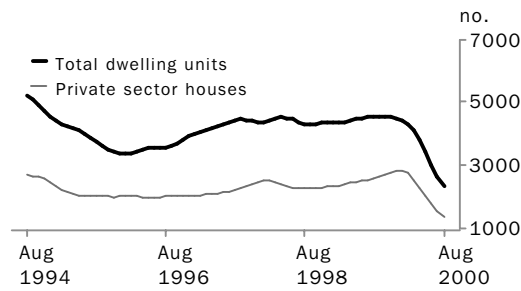
Type of dwelling	DWELLING UNITS BY TYPE		
	1999-2000 Number of units	1999-2000 % of total dwellings	1998-1999 % of total dwellings
New residential			
Houses	122 206	70.2	68.5
Other residential building			
Semi-detached, row or terrace houses, townhouses etc of:			
1 storey	10 217	5.9	6.5
2 or more storeys	12 426	7.1	7.6
<i>Total</i>	22 643	13.0	14.1
Flats, units, apartments in a building of:			
1 or 2 storeys	5 114	2.9	3.0
3 storeys	4 764	2.7	3.2
4 or more storeys	16 084	9.2	8.8
<i>Total</i>	25 962	14.9	15.0
<i>Total other residential building</i>	48 605	27.9	29.1
Other			
Alterations and additions to residential building	879	0.5	0.4
Conversions	1 870	1.1	1.6
Non-residential building	528	0.3	0.3
Total building	174 088	100.0	100.0

SUMMARY COMMENT

The total number of dwelling units has risen by 17,637 (11.2%) from 1998-1999 to 174,088 dwellings. There has been an increase in the relative percentage of houses and a decrease in the relative percentage of other residential building.

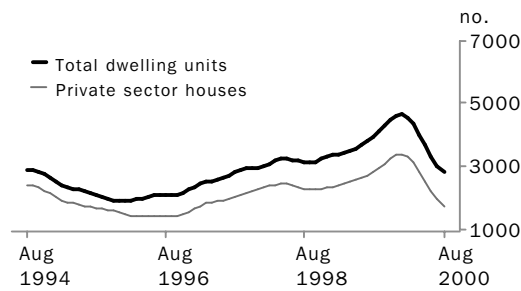
DWELLING UNITS APPROVED: State Trends

NEW SOUTH WALES



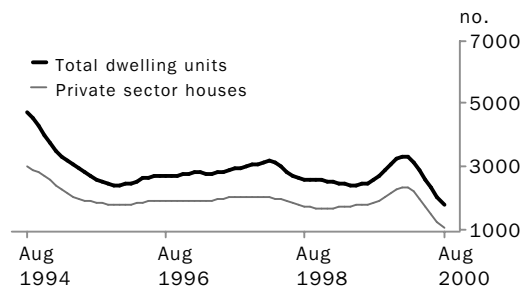
The trend for total dwelling units approved has been declining since November 1999.

VICTORIA



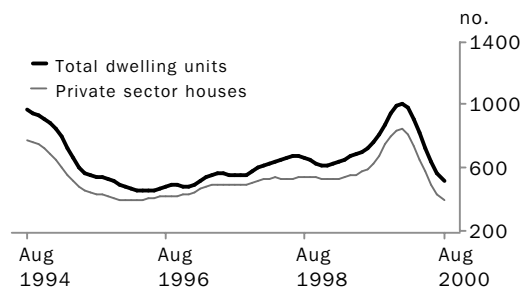
The trend for total dwelling units approved has fallen over the last seven months following four years of growth.

QUEENSLAND



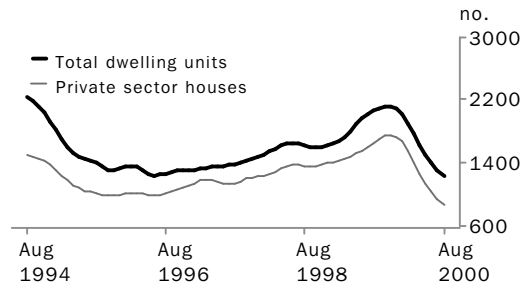
The trend for total dwelling units approved has declined over the last seven months.

SOUTH AUSTRALIA



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

WESTERN AUSTRALIA



The trend for total dwelling units approved has declined since November 1999.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

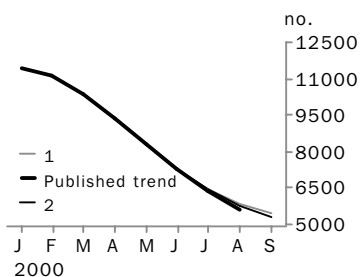
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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

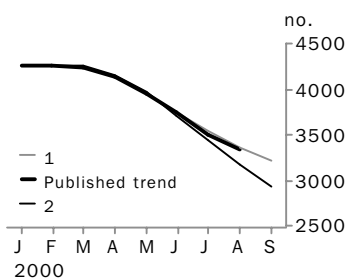
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the September seasonally adjusted estimate is higher than the August estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that the September seasonally adjusted estimate is lower than the August 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 Aug 2000</i>	% change	2 <i>falls by 3% on Aug 2000</i>	% change
April 2000	9 360	-9.8	9 362	-9.9	9 374	-9.8
May 2000	8 278	-11.6	8 271	-11.6	8 277	-11.7
June 2000	7 267	-12.2	7 300	-11.7	7 284	-12.0
July 2000	6 385	-12.1	6 492	-11.1	6 439	-11.6
August 2000	5 640	-11.7	5 851	-9.9	5 750	-10.7
September 2000	n.y.a.	n.y.a.	5 421	-7.4	5 268	-8.4

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 11% on Aug 2000</i>	% change	2 <i>falls by 11% on Aug 2000</i>	% change
April 2000	4 136	-2.3	4 133	-2.4	4 156	-2.1
May 2000	3 958	-4.3	3 958	-4.2	3 970	-4.5
June 2000	3 735	-5.6	3 736	-5.6	3 706	-6.6
July 2000	3 492	-6.5	3 534	-5.4	3 433	-7.4
August 2000	3 330	-4.6	3 366	-4.8	3 177	-7.5
September 2000	n.y.a.	n.y.a.	3 219	-4.4	2 933	-7.7

LIST OF TABLES

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

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS...		TOTAL DWELLING UNITS...		
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL							
1999							
June	9 674	9 976	3 927	4 543	13 601	918	14 519
July	9 861	10 004	4 436	4 681	14 297	388	14 685
August	10 368	10 448	4 995	5 116	15 363	201	15 564
September	10 954	11 166	3 878	4 077	14 832	411	15 243
October	10 066	10 253	3 967	4 142	14 033	362	14 395
November	11 694	11 846	4 478	4 642	16 172	316	16 488
December	11 254	11 372	3 364	3 552	14 618	306	14 924
2000							
January	8 954	9 048	4 353	4 497	13 307	238	13 545
February	11 199	11 366	4 531	4 725	15 730	361	16 091
March	11 421	11 510	3 602	3 707	15 023	194	15 217
April	8 221	8 309	3 583	3 810	11 804	315	12 119
May	9 580	9 749	4 889	5 071	14 469	351	14 820
June	6 998	7 255	3 061	3 742	10 059	938	10 997
July	5 759	5 839	3 246	3 386	9 005	220	9 225
August	6 425	6 532	3 155	3 326	9 580	278	9 858
SEASONALLY ADJUSTED							
1999							
June	9 380	9 585	4 058	4 448	13 438	595	14 033
July	9 676	9 833	3 998	4 306	13 674	465	14 139
August	9 737	9 832	4 919	5 069	14 656	245	14 901
September	10 110	10 324	3 787	4 059	13 897	486	14 383
October	10 141	10 336	4 924	5 131	15 065	402	15 467
November	10 978	11 116	3 847	4 019	14 825	310	15 135
December	12 118	12 260	3 282	3 468	15 400	328	15 728
2000							
January	11 235	11 365	5 036	5 192	16 271	286	16 557
February	11 460	11 614	3 913	4 093	15 373	334	15 707
March	10 609	10 692	3 787	3 890	14 396	186	14 582
April	9 378	9 462	3 908	4 102	13 286	278	13 564
May	8 309	8 466	4 521	4 670	12 830	306	13 136
June	6 978	7 168	3 067	3 570	10 045	693	10 738
July	5 782	5 876	3 097	3 263	8 879	260	9 139
August	5 835	5 952	2 877	3 089	8 712	329	9 041
TREND ESTIMATES							
1999							
June	9 354	9 514	3 982	4 266	13 336	444	13 780
July	9 549	9 705	4 137	4 416	13 686	435	14 121
August	9 824	9 980	4 226	4 486	14 049	417	14 466
September	10 198	10 358	4 254	4 488	14 452	394	14 846
October	10 638	10 802	4 232	4 439	14 871	370	15 241
November	11 077	11 237	4 163	4 348	15 240	345	15 585
December	11 392	11 539	4 106	4 272	15 497	314	15 811
2000							
January	11 445	11 577	4 096	4 251	15 540	288	15 828
February	11 120	11 242	4 100	4 256	15 219	279	15 498
March	10 378	10 498	4 060	4 233	14 437	294	14 731
April	9 360	9 484	3 935	4 136	13 294	326	13 620
May	8 278	8 406	3 729	3 958	12 007	357	12 364
June	7 267	7 397	3 485	3 735	10 751	381	11 132
July	6 385	6 516	3 229	3 492	9 613	395	10 008
August	5 640	5 770	3 062	3 330	8 702	398	9 100

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							
June	-2.9	-1.7	15.4	22.0	1.8	82.9	4.7
July	1.9	0.3	13.0	3.0	5.1	-57.7	1.1
August	5.1	4.4	12.6	9.3	7.5	-48.2	6.0
September	5.7	6.9	-22.4	-20.3	-3.5	104.5	-2.1
October	-8.1	-8.2	2.3	1.6	-5.4	-11.9	-5.6
November	16.2	15.5	12.9	12.1	15.2	-12.7	14.5
December	-3.8	-4.0	-24.9	-23.5	-9.6	-3.2	-9.5
2000							
January	-20.4	-20.4	29.4	26.6	-9.0	-22.2	-9.2
February	25.1	25.6	4.1	5.1	18.2	51.7	18.8
March	2.0	1.3	-20.5	-21.5	-4.5	-46.3	-5.4
April	-28.0	-27.8	-0.5	2.8	-21.4	62.4	-20.4
May	16.5	17.3	36.4	33.1	22.6	11.4	22.3
June	-27.0	-25.6	-37.4	-26.2	-30.5	167.2	-25.8
July	-17.7	-19.5	6.0	-9.5	-10.5	-76.5	-16.1
August	11.6	11.9	-2.8	-1.8	6.4	26.4	6.9
SEASONALLY ADJUSTED (% change from preceding month)							
1999							
June	1.1	1.1	18.1	19.1	5.6	20.9	6.2
July	3.2	2.6	-1.5	-3.2	1.8	-21.8	0.8
August	0.6	0.0	23.0	17.7	7.2	-47.3	5.4
September	3.8	5.0	-23.0	-19.9	-5.2	98.4	-3.5
October	0.3	0.1	30.0	26.4	8.4	-17.3	7.5
November	8.3	7.5	-21.9	-21.7	-1.6	-22.9	-2.1
December	10.4	10.3	-14.7	-13.7	3.9	5.8	3.9
2000							
January	-7.3	-7.3	53.4	49.7	5.7	-12.8	5.3
February	2.0	2.2	-22.3	-21.2	-5.5	16.8	-5.1
March	-7.4	-7.9	-3.2	-5.0	-6.4	-44.3	-7.2
April	-11.6	-11.5	3.2	5.4	-7.7	49.5	-7.0
May	-11.4	-10.5	15.7	13.8	-3.4	10.1	-3.2
June	-16.0	-15.3	-32.2	-23.6	-21.7	126.5	-18.3
July	-17.1	-18.0	1.0	-8.6	-11.6	-62.5	-14.9
August	0.9	1.3	-7.1	-5.3	-1.9	26.5	-1.1
TREND ESTIMATES (% change from preceding month)							
1999							
June	1.7	1.6	4.6	4.5	2.5	0.7	2.5
July	2.1	2.0	3.9	3.5	2.6	-2.0	2.5
August	2.9	2.8	2.2	1.6	2.7	-4.1	2.4
September	3.8	3.8	0.7	0.0	2.9	-5.5	2.6
October	4.3	4.3	-0.5	-1.1	2.9	-6.1	2.7
November	4.1	4.0	-1.6	-2.1	2.5	-6.8	2.3
December	2.8	2.7	-1.4	-1.7	1.7	-9.0	1.5
2000							
January	0.5	0.3	-0.2	-0.5	0.3	-8.3	0.1
February	-2.8	-2.9	0.1	0.1	-2.1	-3.1	-2.1
March	-6.7	-6.6	-1.0	-0.5	-5.1	5.4	-4.9
April	-9.8	-9.7	-3.1	-2.3	-7.9	10.9	-7.5
May	-11.6	-11.4	-5.2	-4.3	-9.7	9.5	-9.2
June	-12.2	-12.0	-6.5	-5.6	-10.5	6.7	-10.0
July	-12.1	-11.9	-7.3	-6.5	-10.6	3.7	-10.1
August	-11.7	-11.4	-5.2	-4.6	-9.5	0.8	-9.1

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					
June	1 673.2	254.3	1 927.5	987.6	2 915.0
July	1 762.8	292.3	2 055.1	1 234.5	3 289.7
August	1 873.8	310.4	2 184.2	1 105.2	3 289.4
September	1 811.2	300.4	2 111.6	864.2	2 975.8
October	1 718.8	291.4	2 010.2	867.7	2 878.0
November	1 964.7	300.0	2 264.8	1 018.1	3 282.9
December	1 881.4	262.2	2 143.6	836.7	2 980.3
2000					
January	1 769.6	238.4	2 008.0	895.2	2 903.2
February	1 975.4	310.6	2 286.0	893.4	3 179.4
March	1 901.0	317.8	2 218.8	953.2	3 172.0
April	1 474.6	278.7	1 753.3	1 070.1	2 823.4
May	1 910.3	353.3	2 263.5	1 077.6	3 341.1
June	1 346.8	251.5	1 598.3	995.2	2 593.6
July	1 195.2	253.4	1 448.7	1 185.9	2 634.6
August	1 278.5	254.7	1 533.2	980.6	2 513.8
SEASONALLY ADJUSTED					
1999					
June	1 658.0	252.9	1 910.9	1 003.6	2 914.6
July	1 668.7	292.1	1 960.8	1 227.3	3 188.1
August	1 791.1	310.8	2 101.9	768.2	2 870.1
September	1 679.5	268.9	1 948.4	849.2	2 797.6
October	1 838.2	282.2	2 120.4	802.2	2 922.6
November	1 796.4	279.2	2 075.6	1 018.2	3 093.8
December	1 998.5	283.8	2 282.3	974.0	3 256.4
2000					
January	2 156.6	297.4	2 454.0	910.0	3 364.0
February	1 981.6	314.9	2 296.5	961.4	3 257.9
March	1 851.2	290.5	2 141.7	1 022.7	3 164.3
April	1 689.6	304.4	1 993.9	1 380.1	3 374.0
May	1 651.5	320.2	1 971.6	948.0	2 919.6
June	1 318.4	258.9	1 577.2	994.7	2 571.9
July	1 156.5	260.0	1 416.4	1 132.4	2 548.8
August	1 172.1	241.0	1 413.1	683.8	2 096.9
TREND ESTIMATES					
1999					
June	1 614.9	259.1	1 873.9	1 003.4	2 877.4
July	1 661.2	268.5	1 929.7	960.1	2 889.8
August	1 709.6	276.0	1 985.6	924.7	2 910.3
September	1 769.3	281.3	2 050.6	897.5	2 948.1
October	1 840.1	284.4	2 124.5	875.3	2 999.8
November	1 911.7	286.5	2 198.2	874.7	3 072.8
December	1 971.0	290.2	2 261.2	907.6	3 168.8
2000					
January	1 998.0	296.0	2 294.0	961.9	3 255.9
February	1 967.6	302.1	2 269.7	1 023.4	3 293.2
March	1 868.1	303.9	2 172.0	1 066.2	3 238.2
April	1 717.4	299.1	2 016.6	1 083.9	3 100.5
May	1 551.1	289.5	1 840.6	1 071.7	2 912.3
June	1 395.4	277.4	1 672.9	1 031.6	2 704.4
July	1 257.5	264.8	1 522.3	975.8	2 498.1
August	1 152.0	252.7	1 404.7	912.9	2 317.6

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non- residential building</i>	<i>Total building</i>
ORIGINAL (% change from preceding month)					
1999					
June	2.1	0.6	1.9	-1.7	0.6
July	5.4	15.0	6.6	25.0	12.9
August	6.3	6.2	6.3	-10.5	0.0
September	-3.3	-3.2	-3.3	-21.8	-9.5
October	-5.1	-3.0	-4.8	0.4	-3.3
November	14.3	3.0	12.7	17.3	14.1
December	-4.2	-12.6	-5.4	-17.8	-9.2
2000					
January	-5.9	-9.1	-6.3	7.0	-2.6
February	11.6	30.3	13.8	-0.2	9.5
March	-3.8	2.3	-2.9	6.7	-0.2
April	-22.4	-12.3	-21.0	12.3	-11.0
May	29.5	26.7	29.1	0.7	18.3
June	-29.5	-28.8	-29.4	-7.6	-22.4
July	-11.3	0.8	-9.4	19.2	1.6
August	7.0	0.5	5.8	-17.3	-4.6
SEASONALLY ADJUSTED (% change from preceding month)					
1999					
June	10.4	3.1	9.4	8.3	9.0
July	0.6	15.5	2.6	22.3	9.4
August	7.3	6.4	7.2	-37.4	-10.0
September	-6.2	-13.5	-7.3	10.6	-2.5
October	9.4	5.0	8.8	-5.5	4.5
November	-2.3	-1.1	-2.1	26.9	5.9
December	11.3	1.6	10.0	-4.3	5.3
2000					
January	7.9	4.8	7.5	-6.6	3.3
February	-8.1	5.9	-6.4	5.6	-3.2
March	-6.6	-7.8	-6.7	6.4	-2.9
April	-8.7	4.8	-6.9	34.9	6.6
May	-2.3	5.2	-1.1	-31.3	-13.5
June	-20.2	-19.1	-20.0	4.9	-11.9
July	-12.3	0.4	-10.2	13.8	-0.9
August	1.3	-7.3	-0.2	-39.6	-17.7
TREND ESTIMATES (% change from preceding month)					
1999					
June	3.2	3.6	3.3	-3.5	0.8
July	2.9	3.6	3.0	-4.3	0.4
August	2.9	2.8	2.9	-3.7	0.7
September	3.5	1.9	3.3	-2.9	1.3
October	4.0	1.1	3.6	-2.5	1.8
November	3.9	0.7	3.5	-0.1	2.4
December	3.1	1.3	2.9	3.8	3.1
2000					
January	1.4	2.0	1.5	6.0	2.7
February	-1.5	2.1	-1.1	6.4	1.1
March	-5.1	0.6	-4.3	4.2	-1.7
April	-8.1	-1.6	-7.2	1.7	-4.3
May	-9.7	-3.2	-8.7	-1.1	-6.1
June	-10.0	-4.2	-9.1	-3.7	-7.1
July	-9.9	-4.6	-9.0	-5.4	-7.6
August	-8.4	-4.6	-7.7	-6.4	-7.2

(a) Refer to Explanatory Notes paragraph 12.

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	120 451	46 058	815	1 864	519	169 707
1999						
August	10 361	4 679	36	211	76	15 363
September	10 949	3 771	38	42	32	14 832
October	10 060	3 799	30	103	41	14 033
November	11 687	4 034	59	336	56	16 172
December	11 238	3 154	54	130	42	14 618
2000						
January	8 947	4 067	80	159	54	13 307
February	11 186	4 264	98	146	36	15 730
March	11 407	3 469	56	50	41	15 023
April	8 208	3 169	223	177	27	11 804
May	9 568	4 530	79	270	22	14 469
June	6 988	2 914	40	89	28	10 059
July	5 751	2 692	39	508	15	9 005
August	6 411	2 893	52	191	33	9 580
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						
August	80	113	8	0	0	201
September	212	199	0	0	0	411
October	187	175	0	0	0	362
November	152	159	4	0	1	316
December	118	177	2	5	4	306
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
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	122 206	48 605	879	1 870	528	174 088
1999						
August	10 441	4 792	44	211	76	15 564
September	11 161	3 970	38	42	32	15 243
October	10 247	3 974	30	103	41	14 395
November	11 839	4 193	63	336	57	16 488
December	11 356	3 331	56	135	46	14 924
2000						
January	9 041	4 192	99	159	54	13 545
February	11 353	4 452	103	146	37	16 091
March	11 495	3 568	62	51	41	15 217
April	8 296	3 385	234	177	27	12 119
May	9 737	4 710	79	270	24	14 820
June	7 245	3 594	40	89	29	10 997
July	5 831	2 823	45	511	15	9 225
August	6 518	3 047	69	191	33	9 858

(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	15 366.9	5 578.9	94.4	3 074.5	230.5	24 345.1	8 710.8	33 056.0
1999								
August	1 272.3	583.8	2.5	269.8	26.8	2 155.2	790.2	2 945.4
September	1 363.4	407.5	4.1	286.7	7.0	2 068.6	673.3	2 741.9
October	1 273.4	399.9	2.9	273.3	11.6	1 961.1	667.8	2 628.8
November	1 482.3	449.7	4.6	263.5	26.5	2 226.5	634.6	2 861.1
December	1 439.0	413.9	6.4	230.6	12.8	2 102.7	603.7	2 706.4
2000								
January	1 152.6	594.6	9.4	197.4	19.6	1 973.6	659.0	2 632.6
February	1 442.1	495.7	8.9	272.3	19.9	2 239.0	667.9	2 906.9
March	1 484.8	397.2	5.4	297.3	6.3	2 190.9	689.1	2 880.1
April	1 057.0	386.0	34.3	216.2	15.6	1 709.0	840.8	2 549.9
May	1 248.9	619.2	9.6	287.5	44.1	2 209.4	778.9	2 988.3
June	924.5	330.6	4.5	228.4	10.3	1 498.3	834.8	2 333.1
July	779.0	392.4	3.1	176.1	69.0	1 419.5	693.1	2 112.6
August	871.3	378.5	4.9	208.8	25.2	1 488.8	753.8	2 242.6
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	3 100.4	3 652.5
1999								
August	8.6	9.1	0.4	10.8	0.0	29.0	315.0	344.0
September	22.4	17.9	0.0	2.6	0.0	42.9	190.9	233.8
October	19.4	26.1	0.0	3.6	0.0	49.2	200.0	249.1
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	225.5	272.5
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	298.7	352.8
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	492.8	521.9
August	13.8	14.9	1.3	14.4	0.0	44.4	226.8	271.2
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	15 567.9	5 822.4	98.7	3 177.0	231.4	24 897.4	11 811.1	36 708.8
1999								
August	1 280.9	592.9	3.0	280.6	26.8	2 184.2	1 105.2	3 289.4
September	1 385.8	425.4	4.1	289.3	7.0	2 111.6	864.2	2 975.8
October	1 292.9	426.0	2.9	276.9	11.6	2 010.2	867.7	2 878.0
November	1 500.3	464.5	4.8	268.8	26.5	2 264.8	1 018.1	3 282.9
December	1 452.2	429.1	6.6	241.9	13.7	2 143.6	836.7	2 980.3
2000								
January	1 164.1	605.4	10.4	208.5	19.6	2 008.0	895.2	2 903.2
February	1 462.3	513.1	9.4	281.3	19.9	2 286.0	893.4	3 179.4
March	1 494.8	406.2	5.6	305.9	6.3	2 218.8	953.2	3 172.0
April	1 067.6	407.0	34.7	228.4	15.6	1 753.3	1 070.1	2 823.4
May	1 273.8	636.4	9.6	299.5	44.1	2 263.5	1 077.6	3 341.1
June	952.3	394.5	4.5	236.7	10.3	1 598.3	995.2	2 593.6
July	788.9	406.4	3.3	181.0	69.1	1 448.7	1 185.9	2 634.6
August	885.0	393.4	6.3	223.2	25.2	1 533.2	980.6	2 513.8

(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									
June	4 640	3 312	2 847	845	2 431	88	180	176	14 519
July	4 978	3 902	2 464	842	2 062	158	140	139	14 685
August	5 040	4 777	2 522	771	2 097	118	123	116	15 564
September	4 447	4 113	3 095	907	2 085	119	116	361	15 243
October	4 348	3 985	3 028	794	1 842	161	110	127	14 395
November	4 775	4 531	3 174	993	2 435	183	192	205	16 488
December	4 418	4 222	2 955	842	2 014	180	156	137	14 924
2000									
January	3 691	4 225	2 629	783	1 675	180	114	248	13 545
February	4 367	4 774	3 238	1 073	1 972	168	165	334	16 091
March	3 924	4 874	3 252	974	1 768	166	88	171	15 217
April	3 395	3 655	2 702	643	1 375	136	83	130	12 119
May	4 579	3 537	3 544	804	1 810	233	110	203	14 820
June	2 900	3 280	2 066	598	1 717	91	141	204	10 997
July	2 216	3 365	1 557	710	1 124	84	93	76	9 225
August	2 725	2 758	2 215	522	1 291	83	94	170	9 858
SEASONALLY ADJUSTED									
1999									
June	4 382	3 413	2 565	713	2 112	107	n.a.	n.a.	14 033
July	4 374	3 928	2 407	746	2 055	156	n.a.	n.a.	14 139
August	4 721	4 177	2 478	710	2 057	118	n.a.	n.a.	14 901
September	4 489	3 921	2 689	825	2 123	124	n.a.	n.a.	14 383
October	4 719	4 306	3 013	846	1 952	142	n.a.	n.a.	15 467
November	4 334	4 206	3 020	924	2 163	172	n.a.	n.a.	15 135
December	4 628	4 529	3 282	980	2 120	172	n.a.	n.a.	15 728
2000									
January	4 387	5 291	3 466	1 160	2 172	180	n.a.	n.a.	16 557
February	4 360	4 395	3 336	982	1 924	166	n.a.	n.a.	15 707
March	4 062	4 521	3 040	873	1 627	169	n.a.	n.a.	14 582
April	3 737	3 919	2 846	852	1 553	133	n.a.	n.a.	13 564
May	3 989	3 397	3 253	730	1 511	235	n.a.	n.a.	13 136
June	3 050	3 389	1 984	508	1 632	116	n.a.	n.a.	10 738
July	1 919	3 502	1 620	681	1 191	85	n.a.	n.a.	9 139
August	2 430	2 301	1 942	462	1 159	83	n.a.	n.a.	9 041
TREND ESTIMATES									
1999									
June	4 503	3 682	2 439	706	1 962	119	151	152	13 780
July	4 530	3 797	2 487	728	2 021	123	140	152	14 121
August	4 548	3 935	2 586	761	2 062	129	133	154	14 466
September	4 563	4 104	2 738	813	2 095	139	132	165	14 846
October	4 575	4 292	2 926	879	2 119	150	136	182	15 241
November	4 554	4 483	3 102	946	2 121	159	141	201	15 585
December	4 501	4 622	3 243	998	2 084	166	142	215	15 811
2000									
January	4 432	4 653	3 325	1 014	2 011	173	139	220	15 828
February	4 318	4 569	3 303	985	1 903	176	130	215	15 498
March	4 113	4 346	3 158	915	1 773	173	118	201	14 731
April	3 806	4 024	2 914	821	1 638	164	109	183	13 620
May	3 430	3 675	2 619	725	1 516	151	105	163	12 364
June	3 034	3 347	2 320	640	1 408	134	105	148	11 132
July	2 659	3 044	2 043	566	1 309	115	105	135	10 008
August	2 331	2 820	1 815	516	1 235	98	106	128	9 100

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									
June	-3.5	-8.3	19.0	23.7	23.2	-7.4	45.2	-3.8	4.7
July	7.3	17.8	-13.5	-0.4	-15.2	79.5	-22.2	-21.0	1.1
August	1.2	22.4	2.4	-8.4	1.7	-25.3	-12.1	-16.5	6.0
September	-11.8	-13.9	22.7	17.6	-0.6	0.8	-5.7	211.2	-2.1
October	-2.2	-3.1	-2.2	-12.5	-11.7	35.3	-5.2	-64.8	-5.6
November	9.8	13.7	4.8	25.1	32.2	13.7	74.5	61.4	14.5
December	-7.5	-6.8	-6.9	-15.2	-17.3	-1.6	-18.8	-33.2	-9.5
2000									
January	-16.5	0.1	-11.0	-7.0	-16.8	0.0	-26.9	81.0	-9.2
February	18.3	13.0	23.2	37.0	17.7	-6.7	44.7	34.7	18.8
March	-10.1	2.1	0.4	-9.2	-10.3	-1.2	-46.7	-48.8	-5.4
April	-13.5	-25.0	-16.9	-34.0	-22.2	-18.1	-5.7	-24.0	-20.4
May	34.9	-3.2	31.2	25.0	31.6	71.3	32.5	56.2	22.3
June	-36.7	-7.3	-41.7	-25.6	-5.1	-60.9	28.2	0.5	-25.8
July	-23.6	2.6	-24.6	18.7	-34.5	-7.7	-34.0	-62.7	-16.1
August	23.0	-18.0	42.3	-26.5	14.9	-1.2	1.1	123.7	6.9
SEASONALLY ADJUSTED (% change from preceding month)									
1999									
June	-4.8	-4.1	7.3	2.6	11.7	3.4	n.a.	n.a.	6.2
July	-0.2	15.1	-6.1	4.7	-2.7	45.9	n.a.	n.a.	0.8
August	7.9	6.3	2.9	-4.9	0.1	-24.8	n.a.	n.a.	5.4
September	-4.9	-6.1	8.5	16.1	3.2	5.3	n.a.	n.a.	-3.5
October	5.1	9.8	12.1	2.6	-8.0	14.9	n.a.	n.a.	7.5
November	-8.2	-2.3	0.2	9.2	10.8	20.6	n.a.	n.a.	-2.1
December	6.8	7.7	8.7	6.1	-2.0	0.4	n.a.	n.a.	3.9
2000									
January	-5.2	16.8	5.6	18.4	2.5	4.3	n.a.	n.a.	5.3
February	-0.6	-16.9	-3.8	-15.4	-11.4	-7.9	n.a.	n.a.	-5.1
March	-6.8	2.9	-8.9	-11.0	-15.5	1.8	n.a.	n.a.	-7.2
April	-8.0	-13.3	-6.4	-2.4	-4.5	-21.3	n.a.	n.a.	-7.0
May	6.7	-13.3	14.3	-14.4	-2.7	76.6	n.a.	n.a.	-3.2
June	-23.5	-0.2	-39.0	-30.5	8.0	-50.4	n.a.	n.a.	-18.3
July	-37.1	3.3	-18.3	34.2	-27.0	-26.7	n.a.	n.a.	-14.9
August	26.6	-34.3	19.8	-32.2	-2.7	-2.2	n.a.	n.a.	-1.1
TREND ESTIMATES (% change from preceding month)									
1999									
June	0.9	3.1	0.5	2.8	4.1	1.6	-6.1	-2.3	2.5
July	0.6	3.1	2.0	3.1	3.0	3.1	-7.0	-0.3	2.5
August	0.4	3.6	4.0	4.6	2.1	5.5	-4.8	1.7	2.4
September	0.3	4.3	5.9	6.8	1.6	7.2	-0.9	6.9	2.6
October	0.2	4.6	6.9	8.1	1.1	8.1	2.8	10.5	2.7
November	-0.4	4.5	6.0	7.6	0.1	5.9	3.7	10.4	2.3
December	-1.2	3.1	4.5	5.5	-1.7	4.6	1.0	6.7	1.5
2000									
January	-1.5	0.7	2.5	1.6	-3.5	3.9	-2.7	2.6	0.1
February	-2.6	-1.8	-0.6	-2.8	-5.3	2.1	-6.5	-2.3	-2.1
March	-4.8	-4.9	-4.4	-7.1	-6.8	-1.7	-8.6	-6.4	-4.9
April	-7.5	-7.4	-7.7	-10.3	-7.6	-5.2	-7.6	-9.3	-7.5
May	-9.9	-8.7	-10.1	-11.7	-7.5	-8.2	-3.7	-10.7	-9.2
June	-11.5	-8.9	-11.4	-11.7	-7.1	-11.2	-0.7	-9.5	-10.0
July	-12.3	-9.1	-12.0	-11.5	-7.0	-13.8	0.2	-8.6	-10.1
August	-12.3	-7.4	-11.2	-9.0	-5.7	-14.9	0.7	-4.8	-9.1

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									
June	2 503	2 688	1 928	652	1 682	76	83	62	9 674
July	2 797	2 713	1 730	615	1 705	135	83	83	9 861
August	2 738	3 078	1 866	663	1 756	101	53	113	10 368
September	2 589	3 340	2 323	731	1 615	114	57	185	10 954
October	2 563	2 862	2 009	667	1 655	142	70	98	10 066
November	2 960	3 394	2 048	892	2 031	154	88	127	11 694
December	3 019	3 259	2 205	736	1 712	156	65	102	11 254
2000									
January	2 321	2 523	1 768	649	1 385	139	53	116	8 954
February	2 634	3 533	2 374	836	1 459	135	63	165	11 199
March	2 750	3 557	2 467	807	1 477	150	71	142	11 421
April	1 941	2 555	1 796	561	1 072	120	48	128	8 221
May	2 440	2 530	2 282	616	1 363	159	41	149	9 580
June	1 751	2 382	1 105	517	1 044	83	46	70	6 998
July	1 389	1 842	1 009	443	906	83	35	52	5 759
August	1 595	1 807	1 332	450	1 005	76	31	129	6 425
SEASONALLY ADJUSTED									
1999									
June	2 518	2 562	1 899	591	1 598	n.a.	n.a.	n.a.	9 380
July	2 693	2 744	1 714	542	1 652	n.a.	n.a.	n.a.	9 676
August	2 612	2 818	1 827	620	1 630	n.a.	n.a.	n.a.	9 737
September	2 321	2 977	1 979	685	1 647	n.a.	n.a.	n.a.	10 110
October	2 714	3 007	1 923	723	1 673	n.a.	n.a.	n.a.	10 141
November	2 819	3 199	1 952	823	1 865	n.a.	n.a.	n.a.	10 978
December	3 038	3 492	2 589	810	1 743	n.a.	n.a.	n.a.	12 118
2000									
January	2 741	3 340	2 250	957	1 742	n.a.	n.a.	n.a.	11 235
February	2 866	3 515	2 399	816	1 556	n.a.	n.a.	n.a.	11 460
March	2 632	3 236	2 239	688	1 375	n.a.	n.a.	n.a.	10 609
April	2 183	2 887	1 935	712	1 232	n.a.	n.a.	n.a.	9 378
May	2 057	2 235	2 110	548	1 158	n.a.	n.a.	n.a.	8 309
June	1 857	2 392	1 110	468	982	n.a.	n.a.	n.a.	6 978
July	1 317	1 899	1 042	407	917	n.a.	n.a.	n.a.	5 782
August	1 477	1 583	1 200	413	903	n.a.	n.a.	n.a.	5 835
TREND ESTIMATES									
1999									
June	2 520	2 632	1 786	574	1 560	n.a.	n.a.	n.a.	9 354
July	2 543	2 716	1 803	595	1 605	n.a.	n.a.	n.a.	9 549
August	2 577	2 825	1 844	630	1 653	n.a.	n.a.	n.a.	9 824
September	2 633	2 959	1 921	683	1 702	n.a.	n.a.	n.a.	10 198
October	2 711	3 107	2 032	746	1 742	n.a.	n.a.	n.a.	10 638
November	2 794	3 261	2 154	804	1 758	n.a.	n.a.	n.a.	11 077
December	2 851	3 373	2 270	842	1 737	n.a.	n.a.	n.a.	11 392
2000									
January	2 845	3 403	2 344	846	1 671	n.a.	n.a.	n.a.	11 445
February	2 748	3 328	2 328	812	1 558	n.a.	n.a.	n.a.	11 120
March	2 549	3 132	2 200	744	1 414	n.a.	n.a.	n.a.	10 378
April	2 294	2 846	1 980	659	1 267	n.a.	n.a.	n.a.	9 360
May	2 034	2 529	1 723	574	1 138	n.a.	n.a.	n.a.	8 278
June	1 791	2 225	1 476	499	1 029	n.a.	n.a.	n.a.	7 267
July	1 579	1 952	1 259	434	938	n.a.	n.a.	n.a.	6 385
August	1 396	1 712	1 070	391	874	n.a.	n.a.	n.a.	5 640

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									
June	-12.0	-2.8	6.7	8.5	4.1	-19.1	-7.8	-57.8	-2.9
July	11.7	0.9	-10.3	-5.7	1.4	77.6	0.0	33.9	1.9
August	-2.1	13.5	7.9	7.8	3.0	-25.2	-36.1	36.1	5.1
September	-5.4	8.5	24.5	10.3	-8.0	12.9	7.5	63.7	5.7
October	-1.0	-14.3	-13.5	-8.8	2.5	24.6	22.8	-47.0	-8.1
November	15.5	18.6	1.9	33.7	22.7	8.5	25.7	29.6	16.2
December	2.0	-4.0	7.7	-17.5	-15.7	1.3	-26.1	-19.7	-3.8
2000									
January	-23.1	-22.6	-19.8	-11.8	-19.1	-10.9	-18.5	13.7	-20.4
February	13.5	40.0	34.3	28.8	5.3	-2.9	18.9	42.2	25.1
March	4.4	0.7	3.9	-3.5	1.2	11.1	12.7	-13.9	2.0
April	-29.4	-28.2	-27.2	-30.5	-27.4	-20.0	-32.4	-9.9	-28.0
May	25.7	-1.0	27.1	9.8	27.1	32.5	-14.6	16.4	16.5
June	-28.2	-5.8	-51.6	-16.1	-23.4	-47.8	12.2	-53.0	-27.0
July	-20.7	-22.7	-8.7	-14.3	-13.2	0.0	-23.9	-25.7	-17.7
August	14.8	-1.9	32.0	1.6	10.9	-8.4	-11.4	148.1	11.6
SEASONALLY ADJUSTED (% change from preceding month)									
1999									
June	-1.9	-1.9	8.7	1.1	7.0	n.a.	n.a.	n.a.	1.1
July	6.9	7.1	-9.7	-8.4	3.3	n.a.	n.a.	n.a.	3.2
August	-3.0	2.7	6.6	14.5	-1.3	n.a.	n.a.	n.a.	0.6
September	-11.2	5.6	8.3	10.4	1.0	n.a.	n.a.	n.a.	3.8
October	16.9	1.0	-2.8	5.6	1.6	n.a.	n.a.	n.a.	0.3
November	3.9	6.4	1.5	13.8	11.5	n.a.	n.a.	n.a.	8.3
December	7.8	9.1	32.6	-1.5	-6.6	n.a.	n.a.	n.a.	10.4
2000									
January	-9.8	-4.3	-13.1	18.2	0.0	n.a.	n.a.	n.a.	-7.3
February	4.6	5.2	6.6	-14.8	-10.7	n.a.	n.a.	n.a.	2.0
March	-8.2	-8.0	-6.6	-15.7	-11.6	n.a.	n.a.	n.a.	-7.4
April	-17.1	-10.8	-13.6	3.5	-10.4	n.a.	n.a.	n.a.	-11.6
May	-5.8	-22.6	9.0	-23.1	-6.0	n.a.	n.a.	n.a.	-11.4
June	-9.7	7.0	-47.4	-14.5	-15.2	n.a.	n.a.	n.a.	-16.0
July	-29.1	-20.6	-6.1	-13.1	-6.6	n.a.	n.a.	n.a.	-17.1
August	12.1	-16.7	15.2	1.4	-1.6	n.a.	n.a.	n.a.	0.9
TREND ESTIMATES (% change from preceding month)									
1999									
June	1.0	2.5	0.6	2.5	2.7	n.a.	n.a.	n.a.	1.7
July	0.9	3.2	0.9	3.7	2.9	n.a.	n.a.	n.a.	2.1
August	1.4	4.0	2.3	5.9	3.0	n.a.	n.a.	n.a.	2.9
September	2.2	4.7	4.2	8.4	2.9	n.a.	n.a.	n.a.	3.8
October	3.0	5.0	5.8	9.2	2.3	n.a.	n.a.	n.a.	4.3
November	3.1	4.9	6.0	7.8	0.9	n.a.	n.a.	n.a.	4.1
December	2.0	3.4	5.4	4.7	-1.2	n.a.	n.a.	n.a.	2.8
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.	-2.8
March	-7.2	-5.9	-5.5	-8.3	-9.3	n.a.	n.a.	n.a.	-6.7
April	-10.0	-9.1	-10.0	-11.5	-10.4	n.a.	n.a.	n.a.	-9.8
May	-11.4	-11.1	-13.0	-12.9	-10.2	n.a.	n.a.	n.a.	-11.6
June	-12.0	-12.0	-14.3	-13.1	-9.6	n.a.	n.a.	n.a.	-12.2
July	-11.8	-12.3	-14.7	-12.9	-8.9	n.a.	n.a.	n.a.	-12.1
August	-11.6	-12.3	-15.1	-10.0	-6.8	n.a.	n.a.	n.a.	-11.7

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	32 237	38 363	14 624	6 849	15 990	813	929	2 317
1999								
August	3 469	3 853	925	489	1 429	53	100	115
September	2 784	3 079	1 244	600	1 423	52	67	360
October	2 815	2 914	1 451	554	1 300	61	44	127
November	3 081	3 504	1 593	685	1 878	79	114	170
December	2 814	3 219	1 168	569	1 506	66	116	132
2000								
January	2 250	3 394	1 301	516	1 242	83	91	247
February	2 655	3 566	1 426	771	1 415	76	88	331
March	2 310	3 874	1 378	688	1 199	63	43	170
April	2 065	2 804	1 276	418	982	59	53	130
May	3 028	2 672	1 443	588	1 310	136	47	203
June	1 823	2 536	690	374	852	33	80	204
July	1 176	2 787	685	549	866	32	63	65
August	1 723	2 131	1 098	371	946	17	36	160
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								
August	27	39	9	6	7	0	0	1
September	12	72	17	29	150	1	0	0
October	26	93	10	17	26	0	0	0
November	47	59	4	12	14	1	36	35
December	30	70	19	0	72	3	4	5
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
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	32 881	38 992	14 895	6 936	16 765	834	1 048	2 372
1999								
August	3 496	3 892	934	495	1 436	53	100	116
September	2 796	3 151	1 261	629	1 573	53	67	360
October	2 841	3 007	1 461	571	1 326	61	44	127
November	3 128	3 563	1 597	697	1 892	80	150	205
December	2 844	3 289	1 187	569	1 578	69	120	137
2000								
January	2 312	3 413	1 321	516	1 291	83	96	247
February	2 748	3 622	1 446	773	1 455	76	110	334
March	2 338	3 883	1 403	688	1 254	63	48	171
April	2 161	2 844	1 288	422	1 022	62	53	130
May	3 069	2 712	1 453	595	1 336	136	70	203
June	1 917	2 579	809	379	1 148	34	104	204
July	1 246	2 823	692	552	872	32	63	76
August	1 775	2 163	1 105	384	980	23	36	170

DWELLING UNITS APPROVED, By State: Original

State/Territory	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR						
New South Wales	1 593	1 034	13	2	15	2 657
Victoria	1 801	723	20	151	4	2 699
Queensland	1 330	858	6	1	0	2 195
South Australia	448	54	1	2	2	507
Western Australia	1 003	171	12	35	12	1 233
Tasmania	76	0	0	0	0	76
Northern Territory	31	22	0	0	0	53
Australian Capital Territory	129	31	0	0	0	160
Australia	6 411	2 893	52	191	33	9 580
PUBLIC SECTOR						
New South Wales	8	55	5	0	0	68
Victoria	17	42	0	0	0	59
Queensland	14	6	0	0	0	20
South Australia	15	0	0	0	0	15
Western Australia	7	40	11	0	0	58
Tasmania	6	0	1	0	0	7
Northern Territory	37	4	0	0	0	41
Australian Capital Territory	3	7	0	0	0	10
Australia	107	154	17	0	0	278
TOTAL						
New South Wales	1 601	1 089	18	2	15	2 725
Victoria	1 818	765	20	151	4	2 758
Queensland	1 344	864	6	1	0	2 215
South Australia	463	54	1	2	2	522
Western Australia	1 010	211	23	35	12	1 291
Tasmania	82	0	1	0	0	83
Northern Territory	68	26	0	0	0	94
Australian Capital Territory	132	38	0	0	0	170
Australia	6 518	3 047	69	191	33	9 858

(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	122 206	10 217	12 426	22 643	5 114	4 764	16 084	25 962	48 605	170 811
1999										
June	9 960	1 118	1 092	2 210	603	548	968	2 119	4 329	14 289
July	9 995	887	1 230	2 117	362	436	1 529	2 327	4 444	14 439
August	10 441	829	823	1 652	428	461	2 251	3 140	4 792	15 233
September	11 161	1 188	1 140	2 328	259	304	1 079	1 642	3 970	15 131
October	10 247	742	1 170	1 912	187	322	1 553	2 062	3 974	14 221
November	11 839	821	919	1 740	623	406	1 424	2 453	4 193	16 032
December	11 356	735	990	1 725	264	252	1 090	1 606	3 331	14 687
2000										
January	9 041	618	1 059	1 677	297	436	1 782	2 515	4 192	13 233
February	11 353	1 113	1 425	2 538	500	457	957	1 914	4 452	15 805
March	11 495	992	904	1 896	380	354	938	1 672	3 568	15 063
April	8 296	675	952	1 627	392	359	1 007	1 758	3 385	11 681
May	9 737	771	1 043	1 814	467	655	1 774	2 896	4 710	14 447
June	7 245	846	771	1 617	955	322	700	1 977	3 594	10 839
July	5 831	607	554	1 161	212	330	1 120	1 662	2 823	8 654
August	6 518	730	506	1 236	202	331	1 278	1 811	3 047	9 565

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	15 567.9	857.5	1 305.5	2 162.6	477.8	498.7	2 683.2	3 659.9	5 822.4	21 390.4
1999										
June	1 237.0	85.4	114.0	199.4	58.0	56.2	122.6	236.8	436.2	1 673.2
July	1 240.9	78.6	122.0	200.6	33.4	46.5	241.4	321.3	521.9	1 762.8
August	1 280.9	66.7	88.5	155.1	37.5	41.9	358.4	437.8	592.9	1 873.8
September	1 385.8	98.2	122.5	220.7	24.8	33.3	146.6	204.7	425.4	1 811.2
October	1 292.9	59.6	118.9	178.4	18.4	31.1	198.0	247.5	426.0	1 718.8
November	1 500.3	65.9	91.4	157.3	60.1	39.8	207.3	307.2	464.5	1 964.7
December	1 452.2	60.7	103.9	164.6	20.9	26.2	217.5	264.6	429.1	1 881.4
2000										
January	1 164.1	54.4	109.8	164.2	24.1	45.5	371.6	441.2	605.4	1 769.6
February	1 462.3	100.3	142.5	242.7	46.8	56.5	167.0	270.4	513.1	1 975.4
March	1 494.8	79.8	100.4	180.2	44.2	41.0	140.8	226.0	406.2	1 901.0
April	1 067.6	57.8	100.1	157.9	42.3	33.1	173.7	249.1	407.0	1 474.6
May	1 273.8	68.6	123.9	192.5	40.6	66.8	336.5	444.0	636.4	1 910.3
June	952.3	66.9	81.6	148.4	84.7	37.0	124.4	246.1	394.5	1 346.8
July	788.9	46.9	67.8	114.8	21.0	49.0	221.5	291.6	406.4	1 195.2
August	885.0	64.0	64.7	128.7	26.6	40.9	197.1	264.7	393.4	1 278.5

(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	14 691.1	5 577.7	20 268.8	3 300.2	23 568.9	11 415.6	34 984.5
1999							
March	2 993.5	1 081.2	4 075.9	691.6	4 767.5	3 344.3	8 110.3
June	3 409.2	1 240.5	4 650.7	722.1	5 372.6	2 770.3	8 145.0
September	3 808.4	1 493.1	5 301.6	879.0	6 180.6	3 134.1	9 314.7
December	4 055.4	1 268.4	5 323.7	814.4	6 138.2	2 643.3	8 781.4
2000							
March	3 823.0	1 453.1	5 276.1	802.9	6 079.0	2 637.6	8 716.6
June	3 004.2	1 363.1	4 367.4	803.8	5 171.1	3 000.7	8 171.8
SEASONALLY ADJUSTED(\$ million)							
1999							
March	3 225.7	1 158.1	4 385.2	727.8	5 113.1	3 615.8	8 729.2
June	3 366.3	1 222.7	4 590.3	727.7	5 317.8	2 880.6	8 200.0
September	3 561.3	1 441.1	5 002.7	850.9	5 853.5	2 773.4	8 628.5
December	4 091.1	1 293.3	5 384.6	807.8	6 192.5	2 704.4	8 897.1
2000							
March	4 059.3	1 529.8	5 588.6	837.2	6 425.9	2 775.2	9 202.2
June	2 979.4	1 313.5	4 292.8	804.3	5 097.1	3 162.6	8 256.7
TREND ESTIMATES(\$ million)							
1999							
March	3 167.4	1 225.4	4 393.2	719.3	5 112.4	3 179.9	8 293.1
June	3 384.2	1 265.9	4 651.0	760.2	5 411.0	3 066.1	8 478.4
September	3 734.2	1 335.9	5 070.9	804.8	5 875.6	2 793.3	8 670.3
December	3 893.2	1 401.1	5 293.6	826.0	6 119.6	2 724.2	8 849.0
2000							
March	3 764.5	1 408.3	5 172.4	825.3	5 997.8	2 859.8	8 857.0
June	3 422.2	1 385.0	4 805.1	810.7	5 615.9	2 991.6	8 660.3
TREND ESTIMATES (% change from preceding quarter)							
1999							
March	2.6	0.0	1.9	-0.8	1.5	-2.3	0.0
June	6.8	3.3	5.9	5.7	5.8	-3.6	2.2
September	10.3	5.5	9.0	5.9	8.6	-8.9	2.3
December	4.3	4.9	4.4	2.6	4.2	-2.5	2.1
2000							
March	-3.3	0.5	-2.3	-0.1	-2.0	5.0	0.1
June	-9.1	-1.7	-7.1	-1.8	-6.4	4.6	-2.2

(a) Reference year for chain volume measures is 1998-1999.
Refer to Explanatory Notes paragraphs 20-21.

(b) Refer to Explanatory Notes paragraph 12.

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									
June	1 173.7	679.8	498.8	120.5	348.3	19.7	38.0	36.1	2 915.0
July	1 270.1	809.4	590.7	147.6	361.0	37.6	26.2	47.1	3 289.7
August	1 287.7	979.3	436.2	129.4	360.3	25.8	32.8	37.9	3 289.4
September	937.5	864.6	519.0	153.5	382.2	38.5	24.4	56.0	2 975.8
October	906.2	837.2	549.1	125.2	367.4	29.7	27.8	35.4	2 878.0
November	1 003.8	877.8	687.8	153.1	399.5	25.8	54.6	80.4	3 282.9
December	978.1	916.0	463.7	228.8	305.2	34.1	25.2	29.2	2 980.3
2000									
January	955.2	948.3	515.2	113.6	269.2	31.9	28.2	41.6	2 903.2
February	951.7	1 025.5	514.5	173.9	353.1	42.2	33.8	84.8	3 179.4
March	1 082.6	973.4	543.4	174.5	306.7	31.4	28.6	31.4	3 172.0
April	919.9	876.1	521.5	135.3	273.8	25.7	25.9	45.1	2 823.4
May	1 101.1	810.0	651.2	162.9	412.9	50.8	22.7	129.5	3 341.1
June	813.0	892.2	378.1	99.7	285.5	31.2	45.5	48.4	2 593.6
July	667.5	1 153.5	345.1	153.4	253.7	17.7	15.4	28.2	2 634.6
August	755.7	739.3	454.5	159.3	264.3	23.7	77.1	40.1	2 513.8
SEASONALLY ADJUSTED									
1999									
June	1 163.1	721.6	487.4	115.2	334.1	n.a.	n.a.	n.a.	2 914.6
July	1 142.2	885.2	510.0	133.4	336.5	n.a.	n.a.	n.a.	3 188.1
August	1 086.1	860.8	392.4	117.7	347.4	n.a.	n.a.	n.a.	2 870.1
September	879.0	824.1	480.2	136.2	411.4	n.a.	n.a.	n.a.	2 797.6
October	927.3	852.0	562.3	140.8	352.1	n.a.	n.a.	n.a.	2 922.6
November	956.5	842.7	567.9	145.7	360.2	n.a.	n.a.	n.a.	3 093.8
December	1 058.6	956.7	581.3	260.2	334.3	n.a.	n.a.	n.a.	3 256.4
2000									
January	1 092.0	1 106.9	636.4	159.8	351.7	n.a.	n.a.	n.a.	3 364.0
February	1 056.9	916.1	555.1	164.8	347.0	n.a.	n.a.	n.a.	3 257.9
March	1 158.0	934.1	530.0	150.3	294.2	n.a.	n.a.	n.a.	3 164.3
April	1 033.2	1 057.0	639.0	168.7	323.6	n.a.	n.a.	n.a.	3 374.0
May	974.7	717.9	610.4	153.8	331.8	n.a.	n.a.	n.a.	2 919.6
June	831.3	949.2	335.9	94.8	273.5	n.a.	n.a.	n.a.	2 571.9
July	600.4	1 269.3	333.6	129.8	257.7	n.a.	n.a.	n.a.	2 548.8
August	588.5	620.4	392.9	148.7	236.8	n.a.	n.a.	n.a.	2 096.9
TREND ESTIMATES									
1999									
June	1 082.9	772.5	483.0	120.5	315.5	n.a.	n.a.	n.a.	2 877.4
July	1 063.2	792.8	471.1	123.5	335.6	n.a.	n.a.	n.a.	2 889.8
August	1 032.8	816.2	474.2	128.3	354.0	n.a.	n.a.	n.a.	2 910.3
September	1 000.7	846.7	495.5	133.6	365.5	n.a.	n.a.	n.a.	2 948.1
October	979.2	878.4	527.0	139.7	368.3	n.a.	n.a.	n.a.	2 999.8
November	984.8	914.1	556.3	146.1	362.0	n.a.	n.a.	n.a.	3 072.8
December	1 021.4	946.9	581.5	153.3	351.7	n.a.	n.a.	n.a.	3 168.8
2000									
January	1 068.4	962.3	600.2	158.8	342.3	n.a.	n.a.	n.a.	3 255.9
February	1 097.1	969.3	602.4	160.1	334.0	n.a.	n.a.	n.a.	3 293.2
March	1 080.2	965.7	582.9	156.4	325.7	n.a.	n.a.	n.a.	3 238.2
April	1 015.8	954.7	547.6	149.7	314.6	n.a.	n.a.	n.a.	3 100.5
May	922.9	942.3	501.2	142.1	299.8	n.a.	n.a.	n.a.	2 912.3
June	819.4	930.4	450.8	135.6	283.4	n.a.	n.a.	n.a.	2 704.4
July	717.9	913.8	402.3	130.9	266.6	n.a.	n.a.	n.a.	2 498.1
August	627.4	901.3	364.2	128.2	252.1	n.a.	n.a.	n.a.	2 317.6

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									
June	2.3	-10.0	8.2	-12.9	19.3	-7.4	69.3	-38.6	0.6
July	8.2	19.1	18.4	22.5	3.6	90.6	-31.0	30.3	12.9
August	1.4	21.0	-26.2	-12.3	-0.2	-31.5	25.4	-19.5	0.0
September	-27.2	-11.7	19.0	18.6	6.1	49.5	-25.8	47.6	-9.5
October	-3.3	-3.2	5.8	-18.4	-3.9	-23.0	14.0	-36.7	-3.3
November	10.8	4.8	25.3	22.2	8.7	-12.9	96.8	126.9	14.1
December	-2.6	4.4	-32.6	49.5	-23.6	31.9	-53.8	-63.7	-9.2
2000									
January	-2.3	3.5	11.1	-50.3	-11.8	-6.5	11.7	42.5	-2.6
February	-0.4	8.1	-0.1	53.0	31.2	32.3	19.8	103.7	9.5
March	13.8	-5.1	5.6	0.3	-13.1	-25.5	-15.3	-63.0	-0.2
April	-15.0	-10.0	-4.0	-22.4	-10.7	-18.3	-9.5	43.5	-11.0
May	19.7	-7.6	24.9	20.4	50.8	97.9	-12.4	187.4	18.3
June	-26.2	10.2	-41.9	-38.8	-30.9	-38.7	100.3	-62.6	-22.4
July	-17.9	29.3	-8.7	53.8	-11.1	-43.4	-66.0	-41.7	1.6
August	13.2	-35.9	31.7	3.9	4.2	34.0	398.9	42.1	-4.6
SEASONALLY ADJUSTED (% change from preceding month)									
1999									
June	6.1	4.6	8.2	-10.7	34.9	n.a.	n.a.	n.a.	9.0
July	-1.8	22.7	4.6	15.8	0.7	n.a.	n.a.	n.a.	9.4
August	-4.9	-2.8	-23.1	-11.8	3.3	n.a.	n.a.	n.a.	-10.0
September	-19.1	-4.3	22.4	15.7	18.4	n.a.	n.a.	n.a.	-2.5
October	5.5	3.4	17.1	3.4	-14.4	n.a.	n.a.	n.a.	4.5
November	3.1	-1.1	1.0	3.5	2.3	n.a.	n.a.	n.a.	5.9
December	10.7	13.5	2.4	78.5	-7.2	n.a.	n.a.	n.a.	5.3
2000									
January	3.2	15.7	9.5	-38.6	5.2	n.a.	n.a.	n.a.	3.3
February	-3.2	-17.2	-12.8	3.1	-1.3	n.a.	n.a.	n.a.	-3.2
March	9.6	2.0	-4.5	-8.8	-15.2	n.a.	n.a.	n.a.	-2.9
April	-10.8	13.2	20.6	12.2	10.0	n.a.	n.a.	n.a.	6.6
May	-5.7	-32.1	-4.5	-8.8	2.5	n.a.	n.a.	n.a.	-13.5
June	-14.7	32.2	-45.0	-38.3	-17.5	n.a.	n.a.	n.a.	-11.9
July	-27.8	33.7	-0.7	36.9	-5.8	n.a.	n.a.	n.a.	-0.9
August	-2.0	-51.1	17.8	14.5	-8.1	n.a.	n.a.	n.a.	-17.7
TREND ESTIMATES (% change from preceding month)									
1999									
June	0.4	3.3	-3.2	-0.3	4.7	n.a.	n.a.	n.a.	0.8
July	-1.8	2.6	-2.5	2.5	6.4	n.a.	n.a.	n.a.	0.4
August	-2.9	3.0	0.6	3.8	5.5	n.a.	n.a.	n.a.	0.7
September	-3.1	3.7	4.5	4.1	3.2	n.a.	n.a.	n.a.	1.3
October	-2.2	3.7	6.4	4.6	0.8	n.a.	n.a.	n.a.	1.8
November	0.6	4.1	5.6	4.6	-1.7	n.a.	n.a.	n.a.	2.4
December	3.7	3.6	4.5	4.9	-2.8	n.a.	n.a.	n.a.	3.1
2000									
January	4.6	1.6	3.2	3.6	-2.7	n.a.	n.a.	n.a.	2.7
February	2.7	0.7	0.4	0.8	-2.4	n.a.	n.a.	n.a.	1.1
March	-1.5	-0.4	-3.2	-2.3	-2.5	n.a.	n.a.	n.a.	-1.7
April	-6.0	-1.1	-6.1	-4.3	-3.4	n.a.	n.a.	n.a.	-4.3
May	-9.1	-1.3	-8.5	-5.1	-4.7	n.a.	n.a.	n.a.	-6.1
June	-11.2	-1.3	-10.1	-4.6	-5.5	n.a.	n.a.	n.a.	-7.1
July	-12.4	-1.8	-10.8	-3.4	-5.9	n.a.	n.a.	n.a.	-7.6
August	-12.6	-1.4	-9.5	-2.1	-5.5	n.a.	n.a.	n.a.	-7.2

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									
June	503.7	183.2	162.7	31.7	74.2	7.3	12.5	12.2	987.6
July	524.3	249.0	279.7	31.7	104.6	18.7	5.2	21.4	1 234.5
August	509.0	282.9	126.0	37.5	113.4	10.2	14.0	12.1	1 105.2
September	260.6	245.6	140.4	49.2	134.8	23.3	6.4	4.0	864.2
October	266.3	240.9	157.9	31.6	137.0	9.8	10.8	13.4	867.7
November	276.1	235.7	290.2	36.2	95.7	6.2	26.8	51.1	1 018.1
December	280.5	266.2	72.0	129.5	62.3	13.1	4.4	8.8	836.7
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	63.8	21.4	10.8	31.2	893.4
March	444.9	215.8	129.4	59.0	74.0	9.8	15.5	4.9	953.2
April	391.4	327.3	162.7	58.7	87.5	8.0	11.6	22.9	1 070.1
May	311.2	240.2	194.0	66.1	147.7	17.1	5.5	95.7	1 077.6
June	349.0	350.9	133.7	24.3	83.6	16.7	18.2	18.8	995.2
July	284.6	562.6	150.0	60.6	101.4	7.3	4.5	15.0	1 185.9
August	273.1	264.3	176.4	89.6	93.0	10.7	63.2	10.3	980.6
TREND ESTIMATES									
1999									
June	403.2	248.4	187.6	35.1	83.5	n.a.	n.a.	n.a.	1 003.4
July	370.6	245.3	166.9	35.5	94.9	n.a.	n.a.	n.a.	960.1
August	337.5	241.0	154.8	37.0	106.8	n.a.	n.a.	n.a.	924.7
September	307.9	237.9	154.1	37.7	112.3	n.a.	n.a.	n.a.	897.5
October	289.9	233.1	159.5	37.6	109.4	n.a.	n.a.	n.a.	875.3
November	298.7	232.1	165.1	37.0	99.1	n.a.	n.a.	n.a.	874.7
December	335.4	237.5	171.0	37.9	87.6	n.a.	n.a.	n.a.	907.6
2000									
January	379.9	245.6	178.1	40.2	80.7	n.a.	n.a.	n.a.	961.9
February	414.3	265.9	182.6	42.9	80.2	n.a.	n.a.	n.a.	1 023.4
March	421.6	296.2	181.8	45.8	85.4	n.a.	n.a.	n.a.	1 066.2
April	400.1	331.0	177.5	48.9	91.6	n.a.	n.a.	n.a.	1 083.9
May	360.1	361.9	168.2	51.7	94.7	n.a.	n.a.	n.a.	1 071.7
June	310.4	384.8	155.3	54.5	95.1	n.a.	n.a.	n.a.	1 031.6
July	258.6	398.2	141.4	57.9	93.7	n.a.	n.a.	n.a.	975.8
August	209.0	402.1	133.3	61.0	92.3	n.a.	n.a.	n.a.	912.9

(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									
June	18.6	-24.2	-6.4	-44.8	12.9	-28.2	196.4	-54.2	-1.7
July	4.1	35.9	71.9	0.1	40.9	157.4	-58.8	75.5	25.0
August	-2.9	13.6	-55.0	18.3	8.5	-45.6	171.6	-43.3	-10.5
September	-48.8	-13.2	11.4	31.1	18.8	128.7	-54.1	-67.0	-21.8
October	2.2	-1.9	12.5	-35.8	1.6	-57.7	67.8	234.4	0.4
November	3.7	-2.1	83.8	14.6	-30.1	-37.0	148.3	281.3	17.3
December	1.6	12.9	-75.2	257.9	-35.0	111.0	-83.8	-82.8	-17.8
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	11.3	236.6	3.9	340.1	-0.2
March	56.9	-33.7	13.6	36.1	16.1	-54.2	43.4	-84.4	6.7
April	-12.0	51.7	25.7	-0.5	18.1	-18.4	-24.9	372.5	12.3
May	-20.5	-26.6	19.3	12.7	68.9	113.8	-52.3	317.2	0.7
June	12.2	46.1	-31.1	-63.2	-43.4	-2.4	227.5	-80.3	-7.6
July	-18.5	60.4	12.2	148.9	21.3	-56.5	-75.4	-20.3	19.2
August	-4.0	-53.0	17.6	48.0	-8.2	47.1	1 311.9	-31.4	-17.3
TREND ESTIMATES (% change from preceding month)									
1999									
June	-4.2	0.6	-10.4	-8.4	6.4	n.a.	n.a.	n.a.	-3.5
July	-8.1	-1.3	-11.0	1.1	13.7	n.a.	n.a.	n.a.	-4.3
August	-9.0	-1.8	-7.2	4.5	12.5	n.a.	n.a.	n.a.	-3.7
September	-8.8	-1.3	-0.4	1.8	5.2	n.a.	n.a.	n.a.	-2.9
October	-5.9	-2.0	3.5	-0.4	-2.6	n.a.	n.a.	n.a.	-2.5
November	3.0	-0.4	3.5	-1.5	-9.4	n.a.	n.a.	n.a.	-0.1
December	12.3	2.3	3.6	2.3	-11.7	n.a.	n.a.	n.a.	3.8
2000									
January	13.3	3.4	4.2	6.1	-7.8	n.a.	n.a.	n.a.	6.0
February	9.0	8.3	2.5	6.8	-0.7	n.a.	n.a.	n.a.	6.4
March	1.8	11.4	-0.4	6.8	6.6	n.a.	n.a.	n.a.	4.2
April	-5.1	11.8	-2.3	6.7	7.2	n.a.	n.a.	n.a.	1.7
May	-10.0	9.3	-5.3	5.8	3.4	n.a.	n.a.	n.a.	-1.1
June	-13.8	6.3	-7.7	5.5	0.5	n.a.	n.a.	n.a.	-3.7
July	-16.7	3.5	-8.9	6.3	-1.5	n.a.	n.a.	n.a.	-5.4
August	-19.2	1.0	-5.7	5.3	-1.5	n.a.	n.a.	n.a.	-6.4

(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	233.6	159.1	2.6	79.1	0.1	474.6	257.6	732.2
Victoria	265.8	98.9	1.2	71.2	21.6	458.9	219.0	677.9
Queensland	163.5	85.3	0.5	24.8	0.0	274.1	124.1	398.3
South Australia	48.1	8.5	0.1	10.7	0.0	67.5	55.3	122.8
Western Australia	127.1	20.7	0.6	13.7	3.3	165.4	86.1	251.5
Tasmania	8.2	0.0	0.0	3.6	0.1	11.8	4.7	16.5
Northern Territory	4.9	1.6	0.0	1.3	0.0	7.7	2.3	10.1
Australian Capital Territory	20.0	4.3	0.0	4.4	0.0	28.7	4.6	33.4
Australia	871.3	378.5	4.9	208.8	25.2	1 488.8	753.8	2 242.6
PUBLIC SECTOR								
New South Wales	1.1	6.2	0.7	0.0	0.0	8.0	15.4	23.5
Victoria	2.1	3.2	0.0	10.8	0.0	16.1	45.3	61.3
Queensland	1.8	0.6	0.0	1.5	0.0	3.9	52.3	56.2
South Australia	1.1	0.0	0.0	1.0	0.0	2.2	34.3	36.5
Western Australia	0.9	3.8	0.2	0.9	0.0	5.8	7.0	12.8
Tasmania	0.7	0.0	0.4	0.0	0.0	1.1	6.0	7.1
Northern Territory	5.7	0.4	0.0	0.0	0.0	6.2	60.8	67.0
Australian Capital Territory	0.3	0.7	0.0	0.0	0.0	1.0	5.7	6.7
Australia	13.8	14.9	1.3	14.4	0.0	44.4	226.8	271.2
TOTAL								
New South Wales	234.7	165.4	3.3	79.1	0.1	482.6	273.1	755.7
Victoria	267.9	102.1	1.2	82.1	21.6	474.9	264.3	739.3
Queensland	165.4	85.9	0.5	26.3	0.0	278.1	176.4	454.5
South Australia	49.3	8.5	0.1	11.8	0.0	69.7	89.6	159.3
Western Australia	128.0	24.5	0.8	14.6	3.3	171.2	93.0	264.3
Tasmania	8.9	0.0	0.4	3.6	0.1	13.0	10.7	23.7
Northern Territory	10.6	2.0	0.0	1.3	0.0	13.9	63.2	77.1
Australian Capital Territory	20.4	5.0	0.0	4.4	0.0	29.8	10.3	40.1
Australia	885.0	393.4	6.3	223.2	25.2	1 533.2	980.6	2 513.8

(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	5.6	30.3	10.7	105.9	40.9	5.8	0.9	14.5	36.7	6.4	257.6
Victoria	3.0	78.1	17.8	44.9	26.6	6.6	2.7	21.7	12.0	5.6	219.0
Queensland	11.5	26.6	14.3	26.0	24.9	2.7	1.9	5.0	10.1	1.1	124.1
South Australia	16.2	20.4	0.7	2.2	5.5	5.5	0.7	3.3	0.0	0.7	55.3
Western Australia	3.0	55.8	5.9	8.9	4.8	1.5	0.0	2.4	1.6	2.1	86.1
Tasmania	0.9	1.0	0.1	0.2	1.6	0.0	0.0	0.2	0.5	0.4	4.7
Northern Territory	0.7	0.9	0.0	0.2	0.2	0.0	0.0	0.0	0.1	0.3	2.3
Australian Capital Territory	3.0	0.5	0.0	0.6	0.0	0.5	0.0	0.0	0.0	0.0	4.6
Australia	43.9	213.6	49.5	188.9	104.5	22.6	6.1	47.1	61.0	16.6	753.8
PUBLIC SECTOR											
New South Wales	0.0	0.1	0.0	1.5	2.1	3.5	0.0	7.0	0.6	0.6	15.4
Victoria	0.0	0.6	0.0	3.7	0.2	32.6	0.0	3.2	2.7	2.4	45.3
Queensland	0.0	0.0	0.5	7.7	13.8	20.0	0.0	6.0	1.5	2.8	52.3
South Australia	0.4	0.0	0.0	1.1	0.5	27.3	0.0	0.0	0.0	5.1	34.3
Western Australia	0.2	0.0	0.0	0.7	0.1	2.0	0.0	0.9	3.1	0.0	7.0
Tasmania	0.0	0.2	0.0	1.1	0.0	0.0	0.0	0.0	0.0	4.7	6.0
Northern Territory	0.0	0.0	0.0	0.1	0.1	0.8	0.0	59.8	0.0	0.1	60.8
Australian Capital Territory	0.0	0.0	0.0	4.6	0.0	1.0	0.0	0.0	0.0	0.0	5.7
Australia	0.6	0.8	0.5	20.6	16.7	87.2	0.0	76.8	7.9	15.6	226.8
TOTAL											
New South Wales	5.6	30.4	10.7	107.4	43.0	9.3	0.9	21.6	37.3	7.0	273.1
Victoria	3.0	78.7	17.8	48.6	26.7	39.2	2.7	24.9	14.7	8.0	264.3
Queensland	11.5	26.6	14.8	33.8	38.7	22.7	1.9	11.0	11.6	3.9	176.4
South Australia	16.6	20.4	0.7	3.3	6.0	32.8	0.7	3.3	0.0	5.8	89.6
Western Australia	3.3	55.8	5.9	9.5	4.9	3.4	0.0	3.3	4.8	2.1	93.0
Tasmania	0.9	1.1	0.1	1.3	1.6	0.0	0.0	0.2	0.5	5.1	10.7
Northern Territory	0.7	0.9	0.0	0.3	0.3	0.8	0.0	59.8	0.1	0.4	63.2
Australian Capital Territory	3.0	0.5	0.0	5.2	0.0	1.6	0.0	0.0	0.0	0.0	10.3
Australia	44.5	214.4	50.0	209.5	121.2	109.8	6.1	124.0	68.9	32.2	980.6

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

Period	<i>Hotels, motels and other short term accommodation....</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
2000												
June	32	3.2	295	28.4	83	8.8	186	18.2	204	20.3	53	5.3
July	21	2.0	296	28.0	81	9.0	175	17.4	118	11.4	54	5.2
August	29	3.0	378	34.7	58	5.9	158	16.3	125	12.1	34	3.3
Value—\$200,000–\$499,999												
2000												
June	14	4.1	65	19.1	58	17.4	88	26.0	73	22.3	27	8.2
July	9	2.9	57	16.3	44	12.7	76	21.7	77	22.8	23	6.6
August	18	6.0	94	26.7	46	13.3	95	30.2	58	17.0	24	8.4
Value—\$500,000–\$999,999												
2000												
June	6	3.8	30	19.1	12	8.1	17	11.8	27	19.5	13	9.9
July	4	2.5	23	15.8	20	13.0	24	14.9	21	14.0	13	9.2
August	6	4.0	40	26.5	18	11.9	30	21.0	15	9.7	27	19.3
Value—\$1,000,000–\$4,999,999												
2000												
June	5	9.8	22	45.9	13	20.7	25	50.9	24	51.5	19	37.9
July	2	3.0	18	38.1	11	20.7	24	47.7	26	64.0	28	57.7
August	4	7.6	19	44.0	7	11.8	34	76.4	23	44.7	11	22.1
Value—\$5,000,000 and over												
2000												
June	3	26.3	8	161.1	2	10.5	4	68.3	6	47.4	4	34.7
July	1	22.0	4	46.7	3	16.5	8	102.8	1	5.5	2	233.7
August	2	24.0	6	82.6	1	7.1	4	65.7	6	37.6	5	56.8
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	5 273	2 138.0	2 130	956.8	3 607	1 923.5	3 353	1 733.3	1 543	1 489.5
2000												
June	60	47.3	420	273.5	168	65.5	320	175.3	334	161.0	116	96.0
July	37	32.3	398	144.8	159	72.0	307	204.5	243	117.7	120	312.5
August	59	44.5	537	214.4	130	50.0	321	209.5	227	121.2	101	109.8

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										
June	8	0.9	26	2.7	52	5.3	59	5.1	998	98.3
July	7	0.8	23	2.4	30	3.1	50	4.4	855	83.7
August	10	0.9	21	2.2	35	3.5	47	4.6	895	86.6
Value—\$200,000–\$499,999										
2000										
June	5	1.4	16	5.4	30	8.9	26	7.8	402	120.5
July	1	0.4	14	3.7	18	5.1	19	5.8	338	98.0
August	5	1.7	10	3.3	18	6.7	18	5.4	386	118.6
Value—\$500,000–\$999,999										
2000										
June	2	1.1	8	5.5	9	6.7	11	8.5	135	94.0
July	2	1.4	5	3.2	10	7.0	7	5.2	129	86.2
August	5	3.5	8	5.3	11	7.1	3	1.8	163	110.0
Value—\$1,000,000–\$4,999,999										
2000										
June	4	7.3	13	30.0	12	32.4	6	10.7	143	297.1
July	0	0.0	10	21.9	16	30.1	4	5.9	139	289.1
August	0	0.0	12	34.6	12	21.4	9	20.5	131	282.9
Value—\$5,000,000 and over										
2000										
June	0	0	2	17.0	1	15.0	1	5.0	31	385.4
July	0	0	0	0.0	6	55.2	3	146.5	28	628.9
August	0	0	4	78.5	4	30.2	0	0.0	32	382.5
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	793	1 058.2	1 016	785.4	1 105	846.2	19 824	11 811.1
2000										
June	19	10.7	65	60.6	104	68.3	103	37.1	1 709	995.2
July	10	2.6	52	31.2	80	100.5	83	167.7	1 489	1 185.9
August	20	6.1	55	124.0	80	68.9	77	32.2	1 607	980.6

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;
- permits issued by licensed building surveyors;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- major building activity in areas not subject to normal administrative approval e.g. building on remote mine sites.

3 The scope of the survey comprises the following activities:

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

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.

Excluded from the statistics is:

construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (Cat. no. 8762.0).

VALUE DATA

4 Value data are derived by aggregation of the estimated value of building work when completed as reported on approval documents. Such value data excludes the value of land and landscaping but includes site preparation. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', these estimates can differ significantly from the completed value of the building.

OWNERSHIP

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

BUILDING CLASSIFICATIONS

6 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'). These classifications are often used in conjunction with each other to describe building approvals in this publication.

7 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 building, not to the function of the group as a whole.

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

8 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.

9 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.

10 In the case of a large multi-function building, i.e. a single large physical 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.

11 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.

12 The Type of Work classification refers to the building activity carried out: New; Alterations and additions; or Conversion. See the Glossary for definitions of these terms. Prior to the January 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the January 1998 issue onwards, 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

13 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.

14 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.

15 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).

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

17 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.

EXPLANATORY NOTES

TREND ESTIMATES

18 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 respective 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, trend series shown in table 14, the trend estimates are derived by applying a 7-term Henderson-weighted moving average to all quarters of the respective seasonally adjusted series except the last three quarters. Trend series are created for these last three quarters by applying surrogates of the Henderson moving average seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring ‘Trends’: an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6076.

19 While the smoothing techniques described in paragraph 18 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

CHAIN VOLUME MEASURES

20 The chain volume measures appearing in this publication are annually reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1998–99). 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 therefore only reflect volume changes.

21 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

22 The ABS can also make available certain building approvals data which are not published. They include building approvals data at Statistical Local Area and Collection District and for new houses, floor area, material of outer wall, floor and roof. A charge may be made for providing unpublished data.

RELATED PUBLICATIONS

23 Users may also wish to refer to the following publications:

- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, Australia* (Cat. no. 8752.0)
- *Building Activity, Building Work Done, Australia* (Cat. no. 8755.0)
- *Building Approvals* (Cat. No. 8731.1–8731.7) issued quarterly
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0)
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in Building Other than House Building* (Cat. no. 6407.0)
- *Price Index of Materials Used in House Building* (Cat. no. 6408.0).

ROUNDING

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 12.
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 12.
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.

TECHNICAL NOTE

FACTORS THAT INFLUENCE THE VALUATION OF BUILDING APPROVALS

HOW APPROVAL VALUES ARE DETERMINED	<p>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.</p>
ISSUES THAT MAY IMPACT ON QUALITY OF DATA	<p>The ABS generally accepts the value of building jobs provided by local councils or other building approving bodies. Every effort is made to ensure that data are provided on a consistent basis; however there may be some instances where the value reported to the ABS may not reflect the actual completion value. For example, the supplied approval value for most project homes will be the contract price which may include the cost of site preparation and landscaping. In some other cases where a builder is contracted to construct a dwelling based on the owner's plans, the approval value may only include the builder's costs. Also some local councils do not use the value included on approvals documents, and instead derive a value based on the floor area and type of structure to be constructed.</p>
THE GOODS AND SERVICES TAX (GST)	<p>ABS statistical series are being impacted to varying degrees as a result of The New Tax System (TNTS), introduced in Australia from 1 July 2000. TNTS includes the removal of Wholesale Sales Tax and the introduction of a Goods and Service Tax (GST), and as a result, a number of ABS data series will reflect significant immediate and subsequent impacts. The value of building approvals series is shown inclusive of GST. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of the GST, 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.</p> <p>Where it has been identified by a council or other approving authority that approvals submitted from its jurisdiction are on an 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.</p> <p>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.</p>
COMPARISON WITH STATISTICS ON THE VALUE OF BUILDING ACTIVITY	<p>While the value of building approvals series is shown as inclusive of GST, this treatment is different to that used in a number of other ABS series where value series will be published on a net basis (exclusive of deductible GST). For the Building Activity collection (Cat nos. 8752.0 and 8755.0) residential building work done will be valued inclusive of GST whilst non-residential building work done will exclude GST. For the Engineering Construction Survey (Cat no. 8762.0) work done will be valued exclusive of GST.</p>
THE TREND SERIES	<p>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 the last six months. 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.</p>

FOR MORE INFORMATION...

- INTERNET* **www.abs.gov.au** the ABS web site is the best place to start for access to summary data from our latest publications, information about the ABS, advice about upcoming releases, our catalogue, and Australia Now—a statistical profile.
- LIBRARY* A range of ABS publications is available from public and tertiary libraries Australia-wide. Contact your nearest library to determine whether it has the ABS statistics you require, or visit our web site for a list of libraries.
- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c per minute).
- DIAL-A-STATISTIC* For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 77c per minute).

INFORMATION SERVICE

Data which have been published and can be provided within five minutes are free of charge. Our information consultants can also help you to access the full range of ABS information—ABS user-pays services can be tailored to your needs, time frame and budget. Publications may be purchased. Specialists are on hand to help you with analytical or methodological advice.

- PHONE* **1300 135 070**
- EMAIL* **client.services@abs.gov.au**
- FAX* 1300 135 211
- POST* Client Services, ABS, GPO Box 796, Sydney 1041

WHY NOT SUBSCRIBE?

ABS subscription services provide regular, convenient and prompt deliveries of ABS publications and products as they are released. Email delivery of monthly and quarterly publications is available.

- PHONE* 1300 366 323
- EMAIL* subscriptions@abs.gov.au
- FAX* 03 9615 7848
- POST* Subscription Services, ABS, GPO Box 2796Y, Melbourne 3001



2873100008003
ISSN 1031-0177

RRP \$19.50