



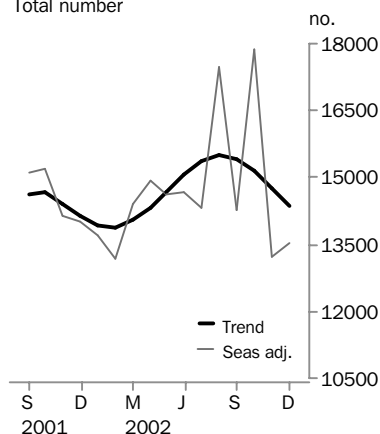
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) MON 3 FEB 2003

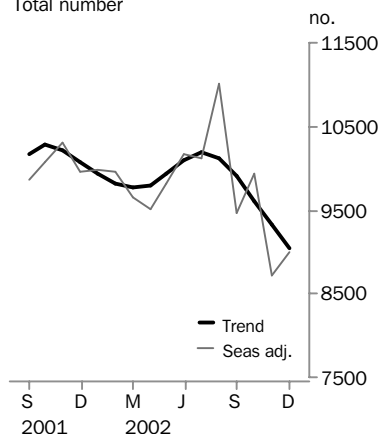
Dwelling units approved

Total number



Private sector houses approved

Total number



DECEMBER KEY FIGURES

TREND ESTIMATES

	Dec 2002	% change Nov 2002 to Dec 2002	% change Dec 2001 to Dec 2002
Dwelling units approved			
Private sector houses	9 033	-3.0	-10.2
Total dwelling units	14 348	-2.9	1.6

SEASONALLY ADJUSTED

	Dec 2002	% change Nov 2002 to Dec 2002	% change Dec 2001 to Dec 2002
Dwelling units approved			
Private sector houses	8 989	3.0	-9.7
Total dwelling units	13 534	2.2	-3.3

DECEMBER KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved fell 2.9% in December 2002. This is the fourth consecutive monthly fall in the trend, following six months of growth.
- The trend estimate for private sector houses approved fell 3.0% in December 2002, the fifth consecutive monthly fall.
- The trend estimate for other dwellings approved fell 2.7% in December 2002.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved rose 2.2% to 13,534 in December 2002.
- The seasonally adjusted estimate for private sector houses approved rose 3.0% to 8,989 in December 2002, following a 12.1% fall in November.
- The seasonally adjusted estimate for other dwellings approved rose 4.1% to 4,406 in December 2002.

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

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
January 2003	4 March 2003
February 2003	1 April 2003
March 2003	5 May 2003



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

A special article, 'Inner City Development', is included in this issue (see page 36).

Building Approvals are now available in two SuperTable data cubes. Data cubes contain variables in a time series, enabling users to download cross classifications. The first data cube contains monthly Australian and state data for the most recent 37 months, with the number and value of approvals by sector of ownership (public/private), type of building and type of work. The second cube contains similar data for Statistical Local Areas within states/territories by financial year, with a separate cube for each state/territory. Users can obtain cubes and detailed instructions via an AusStats subscription, or from the ABS website (www.abs.gov.au then go to 'Data Cubes'). All Building Approval data cubes are \$20 per month except for the Queensland SLA cube (\$25). Further information can be obtained from Roger Mables on (08) 8237 7494.

Estimates have been included in this issue for three councils unable to report all building work approved in their municipalities this month: Coffs Harbour (New South Wales), Mt Barker (South Australia) and Melville (Western Australia).



REVISIONS THIS MONTH

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

	August 2002	September 2002	November 2002
New South Wales		+55	
Queensland	-22	+60	-18
Western Australia			-33
TOTAL	-22	+115	-51

A revision has also been made to the value of non-residential building in November 2002 (+\$61.3m), most of which was in New South Wales.



SYMBOLS AND OTHER

n.a. not available

USAGES

n.y.a. not yet available

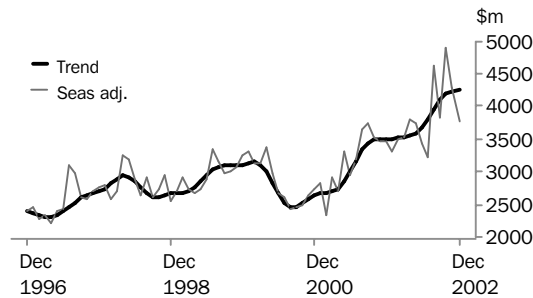
Dennis Trewin
Australian Statistician



VALUE OF BUILDING APPROVED

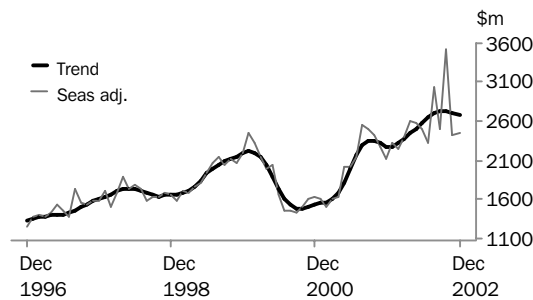
VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has risen for twelve consecutive months. The rate of growth has eased over the last four months, rising 0.3% in December 2002.



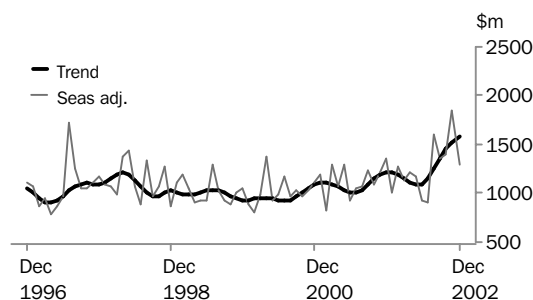
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has fallen for the last two months, after rising in each of the previous ten months. The trend estimate fell 1.5% in December 2002.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate of the value of non-residential building approved has risen strongly for the last seven months, following four months of decline. The trend estimate rose 3.6% in December 2002.



SUMMARY OF 2002 BUILDING APPROVALS

DWELLING UNITS APPROVED

The number of dwelling units approved in the 2002 calendar year and the percentage movements between 2001 and 2002 for the states and territories are summarised below.

	<i>Houses.....</i>		<i>Other dwellings.....</i>		<i>Total dwelling units.....</i>	
	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>
New South Wales	26 264	8.2	24 479	30.1	50 743	17.8
Victoria	35 491	9.7	13 197	8.4	48 688	9.3
Queensland	26 343	21.9	12 771	50.5	39 114	30.0
South Australia	9 206	20.1	2 021	55.1	11 227	25.2
Western Australia	17 382	13.5	3 147	-5.0	20 529	10.2
Tasmania	1 993	35.3	136	36.0	2 129	35.3
Northern Territory	652	4.2	426	-13.2	1 078	-3.5
Australian Capital Territory	1 642	52.3	1 224	-3.2	2 866	22.3
Australia	118 973	14.0	57 401	24.9	176 374	17.3

The number of dwelling units approved rose 17.3% from 2001 to 2002. There were rises in both houses (+14.0%) and other dwellings (+24.9%).

VALUE OF BUILDING APPROVED

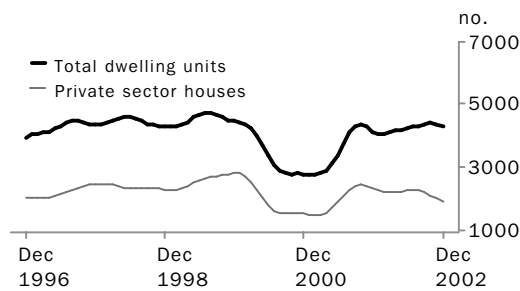
The value of building approved in the 2002 calendar year and the percentage movement between 2001 and 2002 for the states and territories are summarised below.

	<i>Total residential building...</i>		<i>Non-residential building....</i>		<i>Total.....</i>	
	<i>\$m</i>	<i>% change</i>	<i>\$m</i>	<i>% change</i>	<i>\$m</i>	<i>% change</i>
New South Wales	9 599.6	26.3	5 040.7	19.4	14 640.3	23.8
Victoria	9 294.6	15.9	4 616.2	10.0	13 910.7	13.9
Queensland	6 450.9	44.8	2 616.8	3.0	9 067.8	29.6
South Australia	1 582.9	37.6	914.1	16.4	2 497.0	29.0
Western Australia	3 016.0	16.3	1 277.3	0.4	4 293.3	11.1
Tasmania	296.7	35.2	144.7	-16.6	441.4	12.3
Northern Territory	197.5	7.4	198.9	36.1	396.4	20.1
Australian Capital Territory	495.9	25.9	298.7	21.2	794.7	24.1
Australia	30 934.1	25.7	15 107.5	11.2	46 041.6	20.5

The value of building approved rose 20.5% from 2001 to 2002. There were rises in both residential building (+25.7%) and non-residential building (+11.2%).

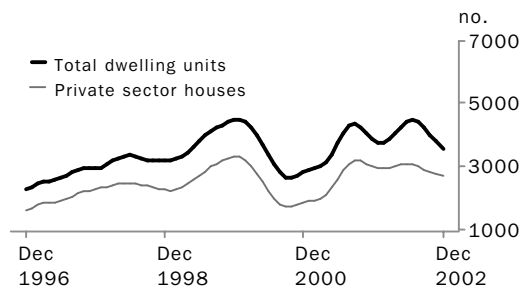
DWELLING UNITS APPROVED: State Trends

NEW SOUTH WALES



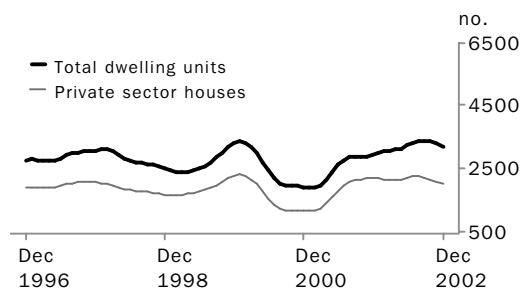
The trend estimate for total dwelling units approved in New South Wales has fallen for the last two months, following eight months of growth. The trend for private sector houses has fallen for the last five months.

VICTORIA



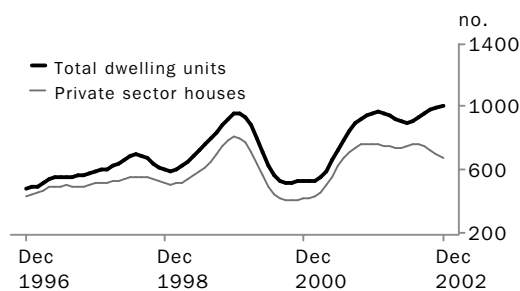
The trend estimate for total dwelling units approved in Victoria has fallen for the last five months, following five months of growth. The trend for private sector houses has fallen for the last six months.

QUEENSLAND



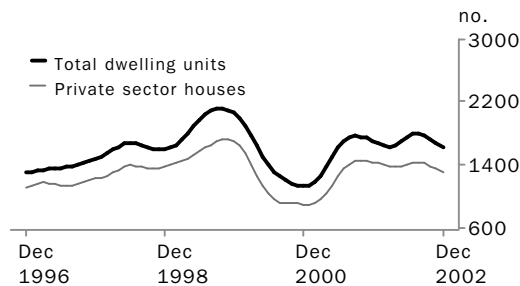
The trend estimate for total dwelling units approved in Queensland has fallen for the last three months, following eleven months of growth. The trend for private sector houses has fallen for the last five months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia has risen for the last six months, with the rate of growth easing in the last three. The trend for private sector houses has fallen for the last four months.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved and private sector houses approved in Western Australia have both fallen for the last four months, after five and four months of growth respectively.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

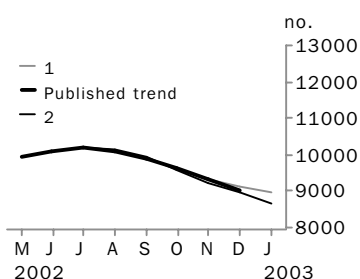
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

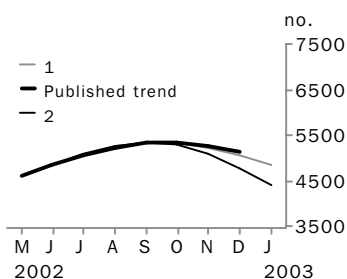
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the January seasonally adjusted estimate is higher than the December estimate by 4% for the number of private sector houses approved and 13% for other dwelling units approved; and that the January seasonally adjusted estimate is lower than the December estimate by 4% for the number of private sector houses approved and 13% for other dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 4% on Dec 2002</i>	% change	2 <i>falls by 4% on Dec 2002</i>	% change
August 2002	10 112	-0.7	10 115	-0.6	10 137	-0.6
September 2002	9 902	-2.1	9 903	-2.1	9 914	-2.2
October 2002	9 616	-2.9	9 617	-2.9	9 588	-3.3
November 2002	9 317	-3.1	9 346	-2.8	9 250	-3.5
December 2002	9 033	-3.0	9 124	-2.4	8 944	-3.3
January 2003	n.y.a.	n.y.a.	8 958	-1.8	8 685	-2.9

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 13% on Dec 2002</i>	% change	2 <i>falls by 13% on Dec 2002</i>	% change
August 2002	5 219	3.2	5 238	3.3	5 274	3.6
September 2002	5 333	2.2	5 338	1.9	5 356	1.6
October 2002	5 353	0.4	5 345	0.1	5 298	-1.1
November 2002	5 273	-1.5	5 229	-2.2	5 072	-4.3
December 2002	5 131	-2.7	5 055	-3.3	4 760	-6.2
January 2003	n.y.a.	n.y.a.	4 864	-3.8	4 418	-7.2

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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							
2001							
October	10 597	10 800	5 033	5 180	15 630	350	15 980
November	10 921	11 081	4 034	4 171	14 955	297	15 252
December	9 022	9 145	3 491	3 684	12 513	316	12 829
2002							
January	8 590	8 787	3 508	3 599	12 098	288	12 386
February	9 900	10 081	2 767	2 972	12 667	386	13 053
March	9 341	9 478	3 897	4 018	13 238	258	13 496
April	9 826	9 956	5 102	5 245	14 928	273	15 201
May	11 104	11 223	4 721	4 915	15 825	313	16 138
June	9 553	9 712	3 703	4 006	13 256	462	13 718
July	10 578	10 795	3 952	4 202	14 530	467	14 997
August	11 006	11 140	6 917	6 943	17 923	160	18 083
September	9 528	9 648	3 981	4 086	13 509	225	13 734
October	10 272	10 451	8 247	8 424	18 519	356	18 875
November	8 994	9 258	4 469	4 534	13 463	329	13 792
December	8 325	8 444	4 410	4 457	12 735	166	12 901
SEASONALLY ADJUSTED							
2001							
October	10 084	10 248	4 744	4 928	14 828	348	15 176
November	10 315	10 479	3 483	3 669	13 798	350	14 148
December	9 960	10 126	3 654	3 865	13 614	377	13 991
2002							
January	9 974	10 177	3 411	3 520	13 385	312	13 697
February	9 952	10 149	2 817	3 019	12 769	399	13 168
March	9 655	9 805	4 455	4 599	14 110	294	14 404
April	9 511	9 641	5 161	5 288	14 672	257	14 929
May	9 818	9 938	4 531	4 680	14 349	269	14 618
June	10 162	10 293	4 213	4 357	14 375	275	14 650
July	10 111	10 304	3 712	3 991	13 823	472	14 295
August	11 016	11 184	6 261	6 295	17 277	202	17 479
September	9 475	9 589	4 500	4 664	13 975	278	14 253
October	9 924	10 064	7 567	7 793	17 491	366	17 857
November	8 723	9 003	4 147	4 234	12 870	367	13 237
December	8 989	9 128	4 352	4 406	13 341	193	13 534
TREND ESTIMATES							
2001							
October	10 287	10 456	4 023	4 190	14 310	336	14 646
November	10 218	10 396	3 853	4 023	14 072	347	14 419
December	10 063	10 244	3 713	3 884	13 776	352	14 128
2002							
January	9 926	10 104	3 671	3 837	13 598	343	13 941
February	9 808	9 977	3 756	3 915	13 564	328	13 892
March	9 761	9 919	3 976	4 131	13 737	313	14 050
April	9 798	9 948	4 216	4 368	14 014	302	14 316
May	9 937	10 079	4 449	4 603	14 386	296	14 682
June	10 101	10 241	4 682	4 842	14 783	300	15 083
July	10 179	10 325	4 896	5 059	15 075	309	15 384
August	10 112	10 268	5 059	5 219	15 171	316	15 487
September	9 902	10 067	5 182	5 333	15 084	316	15 400
October	9 616	9 789	5 218	5 353	14 834	308	15 142
November	9 317	9 497	5 155	5 273	14 473	297	14 770
December	9 033	9 217	5 032	5 131	14 065	283	14 348

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)							
2001							
October	11.4	11.4	15.2	16.4	12.6	35.7	13.0
November	3.1	2.6	-19.8	-19.5	-4.3	-15.1	-4.6
December	-17.4	-17.5	-13.5	-11.7	-16.3	6.4	-15.9
2002							
January	-4.8	-3.9	0.5	-2.3	-3.3	-8.9	-3.5
February	15.3	14.7	-21.1	-17.4	4.7	34.0	5.4
March	-5.6	-6.0	40.8	35.2	4.5	-33.2	3.4
April	5.2	5.0	30.9	30.5	12.8	5.8	12.6
May	13.0	12.7	-7.5	-6.3	6.0	14.7	6.2
June	-14.0	-13.5	-21.6	-18.5	-16.2	47.6	-15.0
July	10.7	11.2	6.7	4.9	9.6	1.1	9.3
August	4.0	3.2	75.0	65.2	23.4	-65.7	20.6
September	-13.4	-13.4	-42.4	-41.1	-24.6	40.6	-24.1
October	7.8	8.3	107.2	106.2	37.1	58.2	37.4
November	-12.4	-11.4	-45.8	-46.2	-27.3	-7.6	-26.9
December	-7.4	-8.8	-1.3	-1.7	-5.4	-49.5	-6.5
SEASONALLY ADJUSTED (% change from preceding month)							
2001							
October	2.2	2.1	-4.2	-2.9	0.1	17.6	0.4
November	2.3	2.3	-26.6	-25.5	-6.9	0.6	-6.8
December	-3.4	-3.4	4.9	5.3	-1.3	7.7	-1.1
2002							
January	0.1	0.5	-6.7	-8.9	-1.7	-17.2	-2.1
February	-0.2	-0.3	-17.4	-14.2	-4.6	27.9	-3.9
March	-3.0	-3.4	58.1	52.3	10.5	-26.3	9.4
April	-1.5	-1.7	15.8	15.0	4.0	-12.6	3.7
May	3.2	3.1	-12.2	-11.5	-2.2	4.7	-2.1
June	3.5	3.6	-7.0	-6.9	0.2	2.2	0.2
July	-0.5	0.1	-11.9	-8.4	-3.8	71.6	-2.4
August	9.0	8.5	68.7	57.7	25.0	-57.2	22.3
September	-14.0	-14.3	-28.1	-25.9	-19.1	37.6	-18.5
October	4.7	5.0	68.2	67.1	25.2	31.7	25.3
November	-12.1	-10.5	-45.2	-45.7	-26.4	0.3	-25.9
December	3.0	1.4	4.9	4.1	3.7	-47.4	2.2
TREND ESTIMATES (% change from preceding month)							
2001							
October	1.1	1.2	-2.5	-2.5	0.1	2.4	0.1
November	-0.7	-0.6	-4.2	-4.0	-1.7	3.3	-1.5
December	-1.5	-1.5	-3.6	-3.5	-2.1	1.4	-2.0
2002							
January	-1.4	-1.4	-1.1	-1.2	-1.3	-2.6	-1.3
February	-1.2	-1.3	2.3	2.0	-0.3	-4.4	-0.4
March	-0.5	-0.6	5.9	5.5	1.3	-4.6	1.1
April	0.4	0.3	6.0	5.7	2.0	-3.5	1.9
May	1.4	1.3	5.5	5.4	2.7	-2.0	2.6
June	1.7	1.6	5.2	5.2	2.8	1.4	2.7
July	0.8	0.8	4.6	4.5	2.0	3.0	2.0
August	-0.7	-0.6	3.3	3.2	0.6	2.3	0.7
September	-2.1	-2.0	2.4	2.2	-0.6	0.0	-0.6
October	-2.9	-2.8	0.7	0.4	-1.7	-2.5	-1.7
November	-3.1	-3.0	-1.2	-1.5	-2.4	-3.6	-2.5
December	-3.0	-2.9	-2.4	-2.7	-2.8	-4.7	-2.9

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					
2001					
October	2 192.0	385.3	2 577.2	1 208.2	3 785.5
November	2 118.2	329.2	2 447.3	1 140.1	3 587.5
December	1 763.4	259.9	2 023.3	1 143.0	3 166.4
2002					
January	1 734.7	289.3	2 024.1	953.8	2 977.8
February	1 910.6	307.2	2 217.9	1 385.3	3 603.2
March	1 924.5	316.0	2 240.4	1 026.8	3 267.2
April	2 262.8	320.5	2 583.2	1 481.9	4 065.1
May	2 309.6	436.9	2 746.5	1 211.1	3 957.5
June	2 028.2	331.4	2 359.6	846.1	3 205.7
July	2 170.6	354.2	2 524.8	1 021.3	3 546.1
August	2 730.1	452.3	3 182.5	1 507.8	4 690.3
September	2 041.7	399.2	2 440.8	1 371.3	3 812.2
October	3 266.9	379.3	3 646.3	1 339.5	4 985.8
November	2 243.2	341.3	2 584.4	1 806.4	4 390.9
December	2 073.4	310.2	2 383.6	1 156.2	3 539.9
SEASONALLY ADJUSTED					
2001					
October	2 068.2	356.1	2 424.3	1 100.9	3 525.2
November	1 950.9	318.0	2 268.9	1 213.2	3 482.0
December	1 802.1	315.7	2 117.8	1 348.7	3 466.5
2002					
January	1 979.2	336.4	2 315.6	1 013.4	3 329.0
February	1 931.5	314.3	2 245.8	1 266.4	3 512.2
March	2 083.6	312.7	2 396.3	1 130.4	3 526.6
April	2 279.9	316.2	2 596.1	1 223.3	3 819.5
May	2 193.8	383.3	2 577.1	1 164.3	3 741.4
June	2 154.9	354.8	2 509.7	921.3	3 431.0
July	2 001.5	332.4	2 333.9	904.3	3 238.1
August	2 612.1	429.6	3 041.8	1 595.3	4 637.1
September	2 081.9	412.7	2 494.6	1 351.2	3 845.8
October	3 171.4	346.4	3 517.8	1 400.0	4 917.8
November	2 104.6	330.6	2 435.2	1 846.2	4 281.4
December	2 097.4	364.3	2 461.7	1 300.1	3 761.8
TREND ESTIMATES					
2001					
October	2 025.4	332.2	2 357.5	1 143.3	3 500.8
November	1 986.4	329.7	2 316.1	1 183.7	3 499.8
December	1 955.2	325.0	2 280.2	1 207.3	3 487.5
2002					
January	1 963.7	321.6	2 285.3	1 214.2	3 499.5
February	2 001.5	320.7	2 322.2	1 193.4	3 515.5
March	2 064.3	323.8	2 388.1	1 152.4	3 540.5
April	2 117.2	333.5	2 450.7	1 113.7	3 564.4
May	2 165.4	348.6	2 514.0	1 083.5	3 597.5
June	2 220.9	364.2	2 585.2	1 095.2	3 680.4
July	2 278.8	375.8	2 654.6	1 154.9	3 809.5
August	2 329.6	380.0	2 709.6	1 251.3	3 960.9
September	2 362.9	377.3	2 740.1	1 361.0	4 101.1
October	2 370.5	371.0	2 741.5	1 456.5	4 198.0
November	2 351.9	363.1	2 715.0	1 527.6	4 242.6
December	2 316.4	357.4	2 673.7	1 582.7	4 256.4

(a) Refer to Explanatory Notes paragraph 14.

VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
2001					
October	8.1	18.3	9.5	8.1	9.1
November	-3.4	-14.6	-5.0	-5.6	-5.2
December	-16.7	-21.1	-17.3	0.3	-11.7
2002					
January	-1.6	11.3	0.0	-16.6	-6.0
February	10.1	6.2	9.6	45.2	21.0
March	0.7	2.8	1.0	-25.9	-9.3
April	17.6	1.4	15.3	44.3	24.4
May	2.1	36.3	6.3	-18.3	-2.6
June	-12.2	-24.1	-14.1	-30.1	-19.0
July	7.0	6.9	7.0	20.7	10.6
August	25.8	27.7	26.0	47.6	32.3
September	-25.2	-11.8	-23.3	-9.1	-18.7
October	60.0	-5.0	49.4	-2.3	30.8
November	-31.3	-10.0	-29.1	34.9	-11.9
December	-7.6	-9.1	-7.8	-36.0	-19.4
SEASONALLY ADJUSTED (% change from preceding month)					
2001					
October	-4.6	7.2	-3.0	-11.1	-5.7
November	-5.7	-10.7	-6.4	10.2	-1.2
December	-7.6	-0.7	-6.7	11.2	-0.4
2002					
January	9.8	6.6	9.3	-24.9	-4.0
February	-2.4	-6.6	-3.0	25.0	5.5
March	7.9	-0.5	6.7	-10.7	0.4
April	9.4	1.1	8.3	8.2	8.3
May	-3.8	21.2	-0.7	-4.8	-2.0
June	-1.8	-7.4	-2.6	-20.9	-8.3
July	-7.1	-6.3	-7.0	-1.8	-5.6
August	30.5	29.3	30.3	76.4	43.2
September	-20.3	-3.9	-18.0	-15.3	-17.1
October	52.3	-16.1	41.0	3.6	27.9
November	-33.6	-4.6	-30.8	31.9	-12.9
December	-0.3	10.2	1.1	-29.6	-12.1
TREND ESTIMATES (% change from preceding month)					
2001					
October	-0.2	0.9	-0.1	5.4	1.6
November	-1.9	-0.7	-1.8	3.5	0.0
December	-1.6	-1.4	-1.5	2.0	-0.4
2002					
January	0.4	-1.0	0.2	0.6	0.3
February	1.9	-0.3	1.6	-1.7	0.5
March	3.1	1.0	2.8	-3.4	0.7
April	2.6	3.0	2.6	-3.4	0.7
May	2.3	4.5	2.6	-2.7	0.9
June	2.6	4.5	2.8	1.1	2.3
July	2.6	3.2	2.7	5.5	3.5
August	2.2	1.1	2.1	8.3	4.0
September	1.4	-0.7	1.1	8.8	3.5
October	0.3	-1.6	0.1	7.0	2.4
November	-0.8	-2.1	-1.0	4.9	1.1
December	-1.5	-1.6	-1.5	3.6	0.3

(a) Refer to Explanatory Notes paragraph 14

DWELLING UNITS APPROVED, Private and Public Sector: Original

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion</i>	<i>Non-residential building</i>	<i>Total dwelling units</i>
PRIVATE SECTOR (Number)						
1999-2000	121 422	47 711	825	1 905	522	172 385
2000-01	78 727	35 326	763	2 120	155	117 091
2001-02	118 865	46 179	586	1 896	257	167 783
2001						
December	9 008	3 289	66	135	15	12 513
2002						
January	8 579	3 241	38	228	12	12 098
February	9 888	2 626	44	100	9	12 667
March	9 329	3 698	39	150	22	13 238
April	9 818	4 954	78	64	14	14 928
May	11 094	4 220	70	359	82	15 825
June	9 532	3 524	44	144	12	13 256
July	10 562	3 824	63	53	28	14 530
August	10 995	6 331	67	511	19	17 923
September	9 517	3 650	82	227	33	13 509
October	10 259	8 127	54	43	36	18 519
November	8 977	4 315	81	86	4	13 463
December	8 313	4 212	48	91	71	12 735
PUBLIC SECTOR (Number)						
1999-2000	1 754	2 517	56	6	9	4 342
2000-01	1 110	2 498	105	105	2	3 820
2001-02	1 879	1 914	7	1	3	3 804
2001						
December	123	193	0	0	0	316
2002						
January	197	91	0	0	0	288
February	181	201	4	0	0	386
March	137	119	1	0	1	258
April	130	142	0	0	1	273
May	119	194	0	0	0	313
June	159	303	0	0	0	462
July	217	250	0	0	0	467
August	134	26	0	0	0	160
September	120	105	0	0	0	225
October	179	177	0	0	0	356
November	264	64	0	0	1	329
December	119	47	0	0	0	166
TOTAL (Number)						
1999-2000	123 176	50 228	881	1 911	531	176 727
2000-01	79 837	37 824	868	2 225	157	120 911
2001-02	120 744	48 093	593	1 897	260	171 587
2001						
December	9 131	3 482	66	135	15	12 829
2002						
January	8 776	3 332	38	228	12	12 386
February	10 069	2 827	48	100	9	13 053
March	9 466	3 817	40	150	23	13 496
April	9 948	5 096	78	64	15	15 201
May	11 213	4 414	70	359	82	16 138
June	9 691	3 827	44	144	12	13 718
July	10 779	4 074	63	53	28	14 997
August	11 129	6 357	67	511	19	18 083
September	9 637	3 755	82	227	33	13 734
October	10 438	8 304	54	43	36	18 875
November	9 241	4 379	81	86	5	13 792
December	8 432	4 259	48	91	71	12 901

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
1999-2000	15 500.1	5 781.6	95.0	3 105.2	234.5	24 716.5	9 043.5	33 760.0
2000-01	10 940.6	4 820.5	76.9	2 751.6	277.9	18 867.6	9 497.8	28 365.5
2001-02	17 318.1	6 824.3	65.5	3 457.6	275.6	27 940.9	9 925.7	37 866.3
2001								
December	1 274.4	456.1	8.4	225.1	17.1	1 981.1	867.7	2 848.8
2002								
January	1 238.6	457.7	4.6	229.8	43.6	1 974.3	717.9	2 692.1
February	1 450.3	417.5	5.5	273.3	12.2	2 158.8	1 091.1	3 249.9
March	1 375.6	522.1	3.3	270.5	18.8	2 190.2	783.5	2 973.7
April	1 473.6	753.8	9.3	296.9	6.0	2 539.6	838.0	3 377.6
May	1 661.3	604.4	6.2	346.2	72.6	2 690.7	852.5	3 543.1
June	1 476.0	493.6	5.5	292.6	22.0	2 289.7	663.2	2 952.9
July	1 625.2	485.0	10.5	327.7	5.8	2 454.2	850.4	3 304.6
August	1 689.5	1 020.7	7.0	353.8	74.0	3 145.1	1 202.1	4 347.2
September	1 479.2	530.3	10.3	339.2	33.1	2 392.0	1 154.4	3 546.5
October	1 613.4	1 607.4	5.1	356.1	5.3	3 587.3	999.7	4 587.0
November	1 422.4	779.4	10.1	298.0	12.5	2 522.4	1 385.0	3 907.3
December	1 334.7	717.5	5.8	274.0	14.4	2 346.5	827.8	3 174.3
PUBLIC SECTOR (\$ million)								
1999-2000	202.1	241.9	3.7	101.9	0.9	550.7	3 149.9	3 700.7
2000-01	147.2	282.1	7.6	157.7	13.7	608.1	3 376.4	3 984.7
2001-02	246.9	213.2	0.4	156.0	0.1	616.7	3 784.8	4 401.7
2001								
December	14.2	18.8	0.0	9.3	0.0	42.2	275.3	317.6
2002								
January	28.3	10.2	0.0	11.3	0.0	49.8	235.9	285.7
February	21.7	21.2	0.0	16.2	0.0	59.0	294.2	353.2
March	14.5	12.3	0.1	23.3	0.0	50.2	243.3	293.5
April	17.6	17.7	0.0	8.3	0.0	43.6	643.9	687.5
May	17.4	26.5	0.0	11.8	0.0	55.8	358.6	414.4
June	22.2	36.3	0.0	11.3	0.0	69.9	182.9	252.8
July	31.0	29.4	0.0	10.2	0.0	70.6	170.9	241.5
August	17.4	2.5	0.0	17.4	0.0	37.4	305.7	343.1
September	19.5	12.7	0.0	16.6	0.0	48.8	216.9	265.7
October	24.9	21.3	0.0	12.8	0.0	59.0	339.9	398.9
November	33.6	7.8	0.0	20.7	0.0	62.1	421.5	483.5
December	15.4	5.8	0.0	15.9	0.0	37.1	328.5	365.6
TOTAL (\$ million)								
1999-2000	15 702.4	6 023.6	98.7	3 207.2	235.4	25 267.2	12 193.4	37 460.6
2000-01	11 088.1	5 102.6	84.7	2 909.2	291.6	19 475.8	12 874.0	32 350.0
2001-02	17 564.9	7 037.5	65.9	3 613.6	275.7	28 557.7	13 710.5	42 268.4
2001								
December	1 288.5	474.9	8.4	234.4	17.1	2 023.3	1 143.0	3 166.4
2002								
January	1 266.9	467.9	4.6	241.1	43.6	2 024.1	953.8	2 977.8
February	1 472.0	438.6	5.5	289.5	12.2	2 217.9	1 385.3	3 603.2
March	1 390.1	534.4	3.4	293.8	18.8	2 240.4	1 026.8	3 267.2
April	1 491.2	771.5	9.3	305.1	6.0	2 583.2	1 481.9	4 065.1
May	1 678.7	630.9	6.2	358.0	72.6	2 746.5	1 211.1	3 957.5
June	1 498.2	530.0	5.5	303.9	22.0	2 359.6	846.1	3 205.7
July	1 656.2	514.4	10.5	337.8	5.8	2 524.8	1 021.3	3 546.1
August	1 706.9	1 023.3	7.0	371.3	74.0	3 182.5	1 507.8	4 690.3
September	1 498.7	543.0	10.3	355.7	33.1	2 440.8	1 371.3	3 812.2
October	1 638.3	1 628.7	5.1	368.9	5.3	3 646.3	1 339.5	4 985.8
November	1 456.0	787.2	10.1	318.6	12.5	2 584.4	1 806.4	4 390.9
December	1 350.1	723.3	5.8	290.0	14.4	2 383.6	1 156.2	3 539.9

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									
2001									
October	5 380	4 421	2 842	904	1 749	170	103	411	15 980
November	4 768	3 800	3 137	931	2 018	170	50	378	15 252
December	3 596	3 904	2 463	970	1 520	160	36	180	12 829
2002									
January	3 691	3 501	2 463	764	1 535	284	69	79	12 386
February	3 281	3 820	3 114	971	1 548	147	75	97	13 053
March	3 644	3 530	3 598	904	1 372	163	118	167	13 496
April	4 881	4 362	2 859	987	1 718	144	84	166	15 201
May	5 144	4 468	3 143	981	1 939	165	49	249	16 138
June	3 718	3 993	3 113	804	1 701	172	122	95	13 718
July	3 841	4 174	3 282	935	2 129	180	128	328	14 997
August	4 690	5 772	4 245	1 072	1 851	177	84	192	18 083
September	3 794	3 850	2 733	860	1 644	178	108	567	13 734
October	6 063	4 429	4 907	1 125	1 759	173	101	318	18 875
November	4 468	3 269	2 825	933	1 799	146	60	292	13 792
December	3 528	3 520	2 832	891	1 534	200	80	316	12 901
SEASONALLY ADJUSTED									
2001									
October	4 981	4 481	2 608	881	1 665	144	n.a.	n.a.	15 176
November	4 323	3 593	2 958	920	1 790	154	n.a.	n.a.	14 148
December	3 859	3 938	2 977	1 068	1 714	162	n.a.	n.a.	13 991
2002									
January	3 979	3 966	2 718	931	1 684	264	n.a.	n.a.	13 697
February	3 458	3 608	3 161	938	1 696	148	n.a.	n.a.	13 168
March	4 072	3 644	3 734	877	1 577	169	n.a.	n.a.	14 404
April	4 987	3 973	2 921	1 057	1 611	133	n.a.	n.a.	14 929
May	4 485	4 442	2 652	953	1 665	153	n.a.	n.a.	14 618
June	4 115	4 441	3 230	802	1 632	255	n.a.	n.a.	14 650
July	3 207	4 437	3 177	743	2 032	207	n.a.	n.a.	14 295
August	4 821	4 977	4 202	1 156	1 829	192	n.a.	n.a.	17 479
September	4 050	3 868	2 763	809	1 754	162	n.a.	n.a.	14 253
October	5 708	4 444	4 396	1 131	1 672	151	n.a.	n.a.	17 857
November	4 082	3 260	2 759	981	1 675	130	n.a.	n.a.	13 237
December	3 569	3 532	3 284	924	1 582	192	n.a.	n.a.	13 534
TREND ESTIMATES									
2001									
October	4 379	4 253	2 866	927	1 759	167	73	241	14 646
November	4 289	4 075	2 895	946	1 740	174	70	232	14 419
December	4 147	3 894	2 956	959	1 713	178	70	212	14 128
2002									
January	4 061	3 775	3 026	968	1 677	177	73	184	13 941
February	4 050	3 756	3 068	963	1 646	175	75	158	13 892
March	4 117	3 862	3 097	948	1 634	174	78	139	14 050
April	4 178	4 042	3 112	925	1 652	177	82	147	14 316
May	4 213	4 256	3 153	905	1 696	183	87	187	14 682
June	4 245	4 434	3 226	901	1 752	190	93	242	15 083
July	4 286	4 506	3 304	912	1 791	193	98	295	15 384
August	4 335	4 428	3 368	933	1 798	187	102	339	15 487
September	4 391	4 242	3 396	958	1 771	176	102	368	15 400
October	4 418	4 016	3 362	980	1 726	165	99	380	15 142
November	4 385	3 786	3 303	995	1 677	157	96	377	14 770
December	4 315	3 580	3 213	1 005	1 630	150	90	371	14 348

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)									
2001									
October	29.9	3.1	-2.1	4.8	11.0	-10.5	37.3	287.7	13.0
November	-11.4	-14.0	10.4	3.0	15.4	0.0	-51.5	-8.0	-4.6
December	-24.6	2.7	-21.5	4.2	-24.7	-5.9	-28.0	-52.4	-15.9
2002									
January	2.6	-10.3	0.0	-21.2	1.0	77.5	91.7	-56.1	-3.5
February	-11.1	9.1	26.4	27.1	0.8	-48.2	8.7	22.8	5.4
March	11.1	-7.6	15.5	-6.9	-11.4	10.9	57.3	72.2	3.4
April	33.9	23.6	-20.5	9.2	25.2	-11.7	-28.8	-0.6	12.6
May	5.4	2.4	9.9	-0.6	12.9	14.6	-41.7	50.0	6.2
June	-27.7	-10.6	-1.0	-18.0	-12.3	4.2	149.0	-61.8	-15.0
July	3.3	4.5	5.4	16.3	25.2	4.7	4.9	245.3	9.3
August	22.1	38.3	29.3	14.7	-13.1	-1.7	-34.4	-41.5	20.6
September	-19.1	-33.3	-35.6	-19.8	-11.2	0.6	28.6	195.3	-24.1
October	59.8	15.0	79.5	30.8	7.0	-2.8	-6.5	-43.9	37.4
November	-26.3	-26.2	-42.4	-17.1	2.3	-15.6	-40.6	-8.2	-26.9
December	-21.0	7.7	0.2	-4.5	-14.7	37.0	33.3	8.2	-6.5
SEASONALLY ADJUSTED (% change from preceding month)									
2001									
October	8.8	-0.2	-12.0	-1.4	-5.9	-19.3	n.a.	n.a.	0.4
November	-13.2	-19.8	13.5	4.4	7.5	6.9	n.a.	n.a.	-6.8
December	-10.7	9.6	0.6	16.1	-4.2	5.4	n.a.	n.a.	-1.1
2002									
January	3.1	0.7	-8.7	-12.9	-1.8	62.8	n.a.	n.a.	-2.1
February	-13.1	-9.0	16.3	0.8	0.7	-43.8	n.a.	n.a.	-3.9
March	17.8	1.0	18.1	-6.6	-7.0	14.2	n.a.	n.a.	9.4
April	22.5	9.0	-21.8	20.5	2.2	-21.4	n.a.	n.a.	3.7
May	-10.1	11.8	-9.2	-9.8	3.3	14.5	n.a.	n.a.	-2.1
June	-8.2	0.0	21.8	-15.9	-1.9	67.0	n.a.	n.a.	0.2
July	-22.1	-0.1	-1.6	-7.3	24.5	-18.7	n.a.	n.a.	-2.4
August	50.3	12.2	32.3	55.5	-10.0	-7.5	n.a.	n.a.	22.3
September	-16.0	-22.3	-34.2	-30.0	-4.1	-15.6	n.a.	n.a.	-18.5
October	40.9	14.9	59.1	39.9	-4.7	-6.8	n.a.	n.a.	25.3
November	-28.5	-26.7	-37.2	-13.3	0.2	-13.5	n.a.	n.a.	-25.9
December	-12.6	8.4	19.0	-5.8	-5.6	47.5	n.a.	n.a.	2.2
TREND ESTIMATES (% change from preceding month)									
2001									
October	1.2	-2.0	-0.3	3.8	-0.4	3.3	-11.2	2.8	0.1
November	-2.0	-4.2	1.0	2.1	-1.1	3.9	-4.2	-3.8	-1.5
December	-3.3	-4.4	2.1	1.3	-1.6	2.3	0.7	-8.4	-2.0
2002									
January	-2.1	-3.1	2.4	1.0	-2.1	-0.3	3.0	-13.4	-1.3
February	-0.3	-0.5	1.4	-0.5	-1.8	-1.6	3.6	-14.1	-0.4
March	1.6	2.8	1.0	-1.6	-0.7	-0.4	3.9	-12.0	1.1
April	1.5	4.7	0.5	-2.5	1.1	1.7	5.0	6.0	1.9
May	0.8	5.3	1.3	-2.1	2.7	3.7	6.5	26.8	2.6
June	0.8	4.2	2.3	-0.5	3.3	3.6	6.4	29.6	2.7
July	1.0	1.6	2.4	1.3	2.2	1.4	5.9	22.2	2.0
August	1.1	-1.7	1.9	2.3	0.4	-2.7	3.7	14.7	0.7
September	1.3	-4.2	0.8	2.7	-1.5	-6.0	0.5	8.7	-0.6
October	0.6	-5.3	-1.0	2.3	-2.6	-6.2	-2.9	3.1	-1.7
November	-0.8	-5.7	-1.8	1.4	-2.8	-4.7	-3.9	-0.7	-2.5
December	-1.6	-5.4	-2.7	1.1	-2.8	-4.8	-6.4	-1.6	-2.9

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									
2001									
October	2 626	3 313	2 109	778	1 489	163	38	81	10 597
November	2 774	3 107	2 331	764	1 645	170	30	100	10 921
December	2 175	2 784	1 813	699	1 259	157	28	107	9 022
2002									
January	2 064	2 346	1 928	667	1 307	180	41	57	8 590
February	2 147	3 056	2 338	770	1 341	136	44	68	9 900
March	1 988	2 955	2 115	756	1 173	162	47	145	9 341
April	2 232	3 226	2 027	701	1 367	137	38	98	9 826
May	2 565	3 442	2 424	799	1 563	155	30	126	11 104
June	2 210	2 927	2 076	716	1 337	158	49	80	9 553
July	2 391	2 970	2 340	796	1 692	176	49	164	10 578
August	2 333	3 137	2 859	808	1 484	172	53	160	11 006
September	2 066	2 896	2 063	763	1 433	172	36	99	9 528
October	2 243	3 143	2 342	729	1 446	152	24	193	10 272
November	2 239	2 410	1 755	723	1 461	143	41	222	8 994
December	1 694	2 695	1 789	580	1 211	191	34	131	8 325
SEASONALLY ADJUSTED									
2001									
October	2 435	3 262	1 995	733	1 393	n.a.	n.a.	n.a.	10 084
November	2 576	3 024	2 233	735	1 467	n.a.	n.a.	n.a.	10 315
December	2 311	2 981	2 241	780	1 345	n.a.	n.a.	n.a.	9 960
2002									
January	2 271	2 888	2 240	783	1 494	n.a.	n.a.	n.a.	9 974
February	2 249	2 882	2 290	776	1 494	n.a.	n.a.	n.a.	9 952
March	2 159	2 916	2 130	728	1 400	n.a.	n.a.	n.a.	9 655
April	2 163	3 064	2 005	717	1 289	n.a.	n.a.	n.a.	9 511
May	2 124	3 210	2 111	741	1 357	n.a.	n.a.	n.a.	9 818
June	2 537	3 079	2 087	729	1 384	n.a.	n.a.	n.a.	10 162
July	2 196	2 910	2 375	717	1 523	n.a.	n.a.	n.a.	10 111
August	2 397	3 166	2 791	862	1 413	n.a.	n.a.	n.a.	11 016
September	2 101	2 760	2 003	748	1 523	n.a.	n.a.	n.a.	9 475
October	2 135	3 219	2 124	689	1 391	n.a.	n.a.	n.a.	9 924
November	2 145	2 363	1 807	729	1 283	n.a.	n.a.	n.a.	8 723
December	1 753	2 854	2 163	605	1 250	n.a.	n.a.	n.a.	8 989
TREND ESTIMATES									
2001									
October	2 443	3 184	2 175	758	1 453	n.a.	n.a.	n.a.	10 287
November	2 432	3 092	2 194	763	1 450	n.a.	n.a.	n.a.	10 218
December	2 372	2 993	2 205	764	1 443	n.a.	n.a.	n.a.	10 063
2002									
January	2 301	2 941	2 206	763	1 430	n.a.	n.a.	n.a.	9 926
February	2 238	2 940	2 177	756	1 413	n.a.	n.a.	n.a.	9 808
March	2 208	2 980	2 145	745	1 395	n.a.	n.a.	n.a.	9 761
April	2 216	3 020	2 140	738	1 385	n.a.	n.a.	n.a.	9 798
May	2 248	3 065	2 180	739	1 390	n.a.	n.a.	n.a.	9 937
June	2 284	3 082	2 242	748	1 412	n.a.	n.a.	n.a.	10 101
July	2 294	3 058	2 284	758	1 434	n.a.	n.a.	n.a.	10 179
August	2 265	2 999	2 282	758	1 443	n.a.	n.a.	n.a.	10 112
September	2 201	2 926	2 231	746	1 426	n.a.	n.a.	n.a.	9 902
October	2 118	2 855	2 154	724	1 390	n.a.	n.a.	n.a.	9 616
November	2 031	2 788	2 077	698	1 347	n.a.	n.a.	n.a.	9 317
December	1 936	2 738	2 011	672	1 302	n.a.	n.a.	n.a.	9 033

n.a. not available

PRIVATE SECTOR HOUSES APPROVED, States and Australia—Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2001									
October	21.4	10.8	3.8	9.3	9.3	12.4	0.0	8.0	11.4
November	5.6	-6.2	10.5	-1.8	10.5	4.3	-21.1	23.5	3.1
December	-21.6	-10.4	-22.2	-8.5	-23.5	-7.6	-6.7	7.0	-17.4
2002									
January	-5.1	-15.7	6.3	-4.6	3.8	14.6	46.4	-46.7	-4.8
February	4.0	30.3	21.3	15.4	2.6	-24.4	7.3	19.3	15.3
March	-7.4	-3.3	-9.5	-1.8	-12.5	19.1	6.8	113.2	-5.6
April	12.3	9.2	-4.2	-7.3	16.5	-15.4	-19.1	-32.4	5.2
May	14.9	6.7	19.6	14.0	14.3	13.1	-21.1	28.6	13.0
June	-13.8	-15.0	-14.4	-10.4	-14.5	1.9	63.3	-36.5	-14.0
July	8.2	1.5	12.7	11.2	26.6	11.4	0.0	105.0	10.7
August	-2.4	5.6	22.2	1.5	-12.3	-2.3	8.2	-2.4	4.0
September	-11.4	-7.7	-27.8	-5.6	-3.4	0.0	-32.1	-38.1	-13.4
October	8.6	8.5	13.5	-4.5	0.9	-11.6	-33.3	94.9	7.8
November	-0.2	-23.3	-25.1	-0.8	1.0	-5.9	70.8	15.0	-12.4
December	-24.3	11.8	1.9	-19.8	-17.1	33.6	-17.1	-41.0	-7.4
SEASONALLY ADJUSTED (% change from preceding month)									
2001									
October	3.7	8.9	-1.4	-0.8	-5.4	n.a.	n.a.	n.a.	2.2
November	5.8	-7.3	11.9	0.2	5.4	n.a.	n.a.	n.a.	2.3
December	-10.3	-1.4	0.3	6.1	-8.4	n.a.	n.a.	n.a.	-3.4
2002									
January	-1.7	-3.1	0.0	0.5	11.1	n.a.	n.a.	n.a.	0.1
February	-1.0	-0.2	2.2	-0.9	0.0	n.a.	n.a.	n.a.	-0.2
March	-4.0	1.2	-7.0	-6.2	-6.3	n.a.	n.a.	n.a.	-3.0
April	0.2	5.1	-5.8	-1.5	-7.9	n.a.	n.a.	n.a.	-1.5
May	-1.8	4.8	5.3	3.4	5.2	n.a.	n.a.	n.a.	3.2
June	19.5	-4.1	-1.1	-1.6	2.0	n.a.	n.a.	n.a.	3.5
July	-13.4	-5.5	13.8	-1.7	10.0	n.a.	n.a.	n.a.	-0.5
August	9.1	8.8	17.6	20.3	-7.2	n.a.	n.a.	n.a.	9.0
September	-12.3	-12.8	-28.2	-13.2	7.8	n.a.	n.a.	n.a.	-14.0
October	1.6	16.6	6.0	-7.9	-8.7	n.a.	n.a.	n.a.	4.7
November	0.4	-26.6	-14.9	5.8	-7.8	n.a.	n.a.	n.a.	-12.1
December	-18.3	20.8	19.7	-17.0	-2.6	n.a.	n.a.	n.a.	3.0
TREND ESTIMATES (% change from preceding month)									
2001									
October	2.2	-0.6	1.6	1.9	0.4	n.a.	n.a.	n.a.	1.1
November	-0.5	-2.9	0.9	0.7	-0.2	n.a.	n.a.	n.a.	-0.7
December	-2.5	-3.2	0.5	0.0	-0.5	n.a.	n.a.	n.a.	-1.5
2002									
January	-3.0	-1.7	0.0	-0.1	-0.9	n.a.	n.a.	n.a.	-1.4
February	-2.8	0.0	-1.3	-1.0	-1.2	n.a.	n.a.	n.a.	-1.2
March	-1.3	1.3	-1.5	-1.4	-1.2	n.a.	n.a.	n.a.	-0.5
April	0.4	1.4	-0.3	-0.9	-0.7	n.a.	n.a.	n.a.	0.4
May	1.4	1.5	1.9	0.1	0.4	n.a.	n.a.	n.a.	1.4
June	1.6	0.5	2.8	1.2	1.5	n.a.	n.a.	n.a.	1.7
July	0.4	-0.8	1.9	1.3	1.6	n.a.	n.a.	n.a.	0.8
August	-1.3	-1.9	-0.1	0.1	0.6	n.a.	n.a.	n.a.	-0.7
September	-2.9	-2.4	-2.2	-1.6	-1.2	n.a.	n.a.	n.a.	-2.1
October	-3.8	-2.4	-3.5	-2.9	-2.5	n.a.	n.a.	n.a.	-2.9
November	-4.1	-2.3	-3.6	-3.6	-3.1	n.a.	n.a.	n.a.	-3.1
December	-4.7	-1.8	-3.2	-3.7	-3.3	n.a.	n.a.	n.a.	-3.0

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

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin(a)	Canberra
Period	no.	no.	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR								
1999-2000	33 020	38 611	15 582	6 847	16 052	813	932	2 317
2000-01	21 881	27 528	11 942	4 792	10 700	490	436	1 640
2001-02	31 455	36 707	16 407	6 903	14 530	815	607	2 155
2001								
December	2 101	2 872	1 299	670	1 056	63	23	180
2002								
January	2 277	2 661	1 123	499	1 148	54	38	57
February	1 893	2 779	1 270	551	1 135	76	43	97
March	2 309	2 528	2 085	512	965	76	89	163
April	3 070	3 364	1 212	697	1 165	75	49	166
May	3 366	3 152	1 362	640	1 416	79	32	248
June	2 091	2 953	1 547	455	1 176	60	77	95
July	2 100	3 147	1 702	572	1 392	89	97	308
August	2 858	4 740	1 999	694	1 339	95	37	188
September	2 205	2 784	1 244	508	1 253	84	85	540
October	4 445	3 204	1 682	783	1 308	86	70	245
November	2 793	2 387	1 309	600	1 191	70	42	265
December	2 255	2 587	1 537	630	1 109	103	72	316
PUBLIC SECTOR								
1999-2000	647	629	256	87	777	21	119	55
2000-01	701	374	326	75	689	16	228	107
2001-02	482	638	235	297	544	52	20	75
2001								
December	47	59	18	46	30	0	0	0
2002								
January	15	19	4	22	44	37	0	22
February	90	26	13	35	58	0	0	0
March	52	33	15	17	60	0	0	4
April	18	35	12	17	23	0	0	0
May	14	66	61	23	43	5	0	0
June	48	28	50	26	72	5	0	0
July	31	48	5	44	120	0	0	20
August	3	35	6	34	33	0	7	4
September	14	56	4	31	20	0	0	27
October	4	70	33	40	23	0	2	73
November	0	17	52	49	46	0	0	27
December	0	13	0	45	14	0	0	0
TOTAL								
1999-2000	33 667	39 240	15 838	6 934	16 829	834	1 051	2 372
2000-01	22 582	27 902	12 268	4 867	11 389	506	664	1 747
2001-02	31 937	37 345	16 642	7 200	15 074	867	627	2 230
2001								
December	2 148	2 931	1 317	716	1 086	63	23	180
2002								
January	2 292	2 680	1 127	521	1 192	91	38	79
February	1 983	2 805	1 283	586	1 193	76	43	97
March	2 361	2 561	2 100	529	1 025	76	89	167
April	3 088	3 399	1 224	714	1 188	75	49	166
May	3 380	3 218	1 423	663	1 459	84	32	248
June	2 139	2 981	1 597	481	1 248	65	77	95
July	2 131	3 195	1 707	616	1 512	89	97	328
August	2 861	4 775	2 005	728	1 372	95	44	192
September	2 219	2 840	1 248	539	1 273	84	85	567
October	4 449	3 274	1 715	823	1 331	86	72	318
November	2 793	2 404	1 361	649	1 237	70	42	292
December	2 255	2 600	1 537	675	1 123	103	72	316

(a) Refer to Explanatory Notes paragraph 24.

DWELLING UNITS APPROVED, By State: Original

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR						
New South Wales	1 691	1 691	24	87	7	3 500
Victoria	2 686	718	22	4	59	3 489
Queensland	1 789	1 010	2	0	1	2 802
South Australia	580	263	0	0	3	846
Western Australia	1 211	293	0	0	0	1 504
Tasmania	191	9	0	0	0	200
Northern Territory	34	43	0	0	1	78
Australian Capital Territory	131	185	0	0	0	316
Australia	8 313	4 212	48	91	71	12 735
PUBLIC SECTOR						
New South Wales	16	12	0	0	0	28
Victoria	27	4	0	0	0	31
Queensland	1	29	0	0	0	30
South Australia	43	2	0	0	0	45
Western Australia	30	0	0	0	0	30
Tasmania	0	0	0	0	0	0
Northern Territory	2	0	0	0	0	2
Australian Capital Territory	0	0	0	0	0	0
Australia	119	47	0	0	0	166
TOTAL						
New South Wales	1 707	1 703	24	87	7	3 528
Victoria	2 713	722	22	4	59	3 520
Queensland	1 790	1 039	2	0	1	2 832
South Australia	623	265	0	0	3	891
Western Australia	1 241	293	0	0	0	1 534
Tasmania	191	9	0	0	0	200
Northern Territory	36	43	0	0	1	80
Australian Capital Territory	131	185	0	0	0	316
Australia	8 432	4 259	48	91	71	12 901

(a) See Glossary for definition.

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

NEW OTHER RESIDENTIAL BUILDING.....

	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
1999-2000	123 176	10 445	12 910	23 355	5 400	4 846	16 627	26 873	50 228	173 404
2000-01	79 837	7 381	8 506	15 887	2 864	4 184	14 889	21 937	37 824	117 661
2001-02	120 744	9 018	10 522	19 540	3 329	4 955	20 269	28 553	48 093	168 837
2001										
October	10 783	637	952	1 589	279	676	2 299	3 254	4 843	15 626
November	11 067	823	897	1 720	275	340	1 764	2 379	4 099	15 166
December	9 131	647	934	1 581	292	312	1 297	1 901	3 482	12 613
2002										
January	8 776	716	710	1 426	201	329	1 376	1 906	3 332	12 108
February	10 069	495	662	1 157	296	465	909	1 670	2 827	12 896
March	9 466	653	762	1 415	217	429	1 756	2 402	3 817	13 283
April	9 948	877	1 073	1 950	187	515	2 444	3 146	5 096	15 044
May	11 213	929	866	1 795	250	503	1 866	2 619	4 414	15 627
June	9 691	790	934	1 724	426	207	1 470	2 103	3 827	13 518
July	10 779	1 003	1 273	2 276	369	392	1 037	1 798	4 074	14 853
August	11 129	797	970	1 767	300	715	3 575	4 590	6 357	17 486
September	9 637	766	779	1 545	234	273	1 703	2 210	3 755	13 392
October	10 438	1 080	1 082	2 162	488	699	4 955	6 142	8 304	18 742
November	9 241	626	822	1 448	257	270	2 404	2 931	4 379	13 620
December	8 432	676	787	1 463	181	194	2 421	2 796	4 259	12 691

VALUE (\$ million)

1999-2000	15 702.4	872.2	1 347.0	2 219.1	500.0	506.8	2 798.0	3 804.7	6 023.6	21 725.9
2000-01	11 088.1	640.3	1 003.0	1 643.3	301.7	509.8	2 647.6	3 458.9	5 102.6	16 190.7
2001-02	17 564.9	863.2	1 386.9	2 249.9	355.4	695.2	3 736.8	4 787.5	7 037.5	24 602.6
2001										
October	1 527.0	56.4	107.2	163.5	30.3	83.9	387.1	501.4	664.9	2 192.0
November	1 562.2	75.9	121.0	196.9	36.8	41.9	280.4	359.1	556.0	2 118.2
December	1 288.5	59.6	118.8	178.4	28.0	51.6	216.8	296.5	474.9	1 763.4
2002										
January	1 266.9	62.8	96.1	158.8	27.8	35.3	245.9	309.0	467.9	1 734.7
February	1 472.0	44.9	91.7	136.5	29.6	55.9	216.6	302.1	438.6	1 910.6
March	1 390.1	60.8	96.0	156.9	23.0	63.7	290.8	377.5	534.4	1 924.5
April	1 491.2	95.3	150.9	246.2	19.2	77.7	428.4	525.3	771.5	2 262.8
May	1 678.7	95.0	123.4	218.5	20.0	74.8	317.6	412.4	630.9	2 309.6
June	1 498.2	72.5	121.8	194.3	50.5	33.5	251.7	335.7	530.0	2 028.2
July	1 656.2	98.4	161.9	260.4	43.5	53.7	156.8	254.0	514.4	2 170.6
August	1 706.9	76.0	128.7	204.7	28.5	110.7	679.3	818.5	1 023.3	2 730.1
September	1 498.7	72.3	107.7	180.1	34.1	35.5	293.3	362.9	543.0	2 041.7
October	1 638.3	119.6	158.4	278.0	37.2	100.2	1 213.3	1 350.7	1 628.7	3 266.9
November	1 456.0	62.3	120.4	182.7	30.0	36.0	538.5	604.5	787.2	2 243.2
December	1 350.1	75.4	115.9	191.3	18.4	24.7	488.8	532.0	723.3	2 073.4

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$ million)							
1999-2000	17 803.3	6 462.6	24 199.7	4 019.8	28 233.4	12 259.7	40 082.1
2000-01	11 088.0	5 102.6	16 190.6	3 285.3	19 475.9	12 874.0	32 350.0
2001-02	17 121.5	6 880.7	24 002.2	3 849.9	27 852.1	13 375.4	41 227.5
2001							
June	3 355.1	1 376.7	4 727.3	898.0	5 626.0	3 365.9	8 972.8
September	4 335.5	1 953.0	6 288.5	965.6	7 254.1	3 277.5	10 531.6
December	4 277.8	1 668.1	5 945.9	949.7	6 895.6	3 427.2	10 322.8
2002							
March	4 015.8	1 399.4	5 415.2	886.7	6 302.0	3 261.7	9 563.6
June	4 492.3	1 860.2	6 352.5	1 047.9	7 400.4	3 409.0	10 809.4
September	4 636.9	1 976.7	6 613.6	1 146.6	7 760.2	3 716.2	11 476.4
SEASONALLY ADJUSTED (\$ million)							
2001							
June	3 311.8	1 468.9	4 775.5	880.5	5 656.5	3 274.0	8 911.3
September	4 208.2	1 963.5	6 171.7	940.4	7 112.1	3 317.3	10 429.4
December	4 244.1	1 430.5	5 674.5	962.3	6 636.9	3 583.3	10 220.1
2002							
March	4 293.6	1 509.2	5 802.7	934.2	6 737.0	3 295.6	10 032.6
June	4 375.6	1 977.6	6 353.2	1 012.9	7 366.1	3 179.2	10 545.4
September	4 456.4	1 908.8	6 365.2	1 112.5	7 477.8	3 649.6	11 127.3
TREND ESTIMATES (\$ million)							
2001							
June	3 406.2	1 536.4	4 940.6	886.5	5 827.2	3 311.1	9 135.0
September	3 955.0	1 628.9	5 581.8	922.4	6 504.4	3 401.6	9 903.0
December	4 278.9	1 630.3	5 908.9	945.7	6 854.7	3 390.7	10 242.9
2002							
March	4 338.1	1 652.8	5 989.4	969.8	6 960.9	3 359.0	10 325.3
June	4 373.8	1 786.5	6 159.9	1 018.3	7 178.5	3 366.2	10 545.7
September	4 446.2	1 953.2	6 437.3	1 079.3	7 500.2	3 431.6	10 889.8
TREND ESTIMATES (% change from preceding quarter)							
2001							
June	22.0	17.6	20.5	6.8	18.2	2.9	12.1
September	16.1	6.0	13.0	4.0	11.6	2.7	8.4
December	8.2	0.1	5.9	2.5	5.4	-0.3	3.4
2002							
March	1.4	1.4	1.4	2.5	1.5	-0.9	0.8
June	0.8	8.1	2.8	5.0	3.1	0.2	2.1
September	1.7	9.3	4.5	6.0	4.5	1.9	3.3

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

(b) Refer to Explanatory Notes paragraph 14.

VALUE OF TOTAL BUILDING APPROVED, States and Australia

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (\$ million)									
2001									
October	1 254.1	1 229.1	585.9	199.6	353.6	51.4	24.8	87.0	3 785.5
November	1 218.0	1 030.1	675.4	173.8	367.9	35.9	17.0	69.3	3 587.5
December	984.8	1 100.9	538.6	163.7	254.6	46.6	23.7	53.5	3 166.4
2002									
January	980.6	894.8	523.8	193.9	302.6	42.0	18.2	21.9	2 977.8
February	1 039.5	1 267.6	698.1	182.2	285.2	31.5	66.8	32.3	3 603.2
March	849.0	1 018.1	801.7	186.2	256.8	39.1	30.6	85.6	3 267.2
April	1 353.7	1 315.0	765.6	183.3	352.2	25.7	24.3	45.2	4 065.1
May	1 342.8	1 211.5	711.4	191.4	398.4	36.0	15.1	50.9	3 957.5
June	882.0	1 041.9	676.8	173.6	329.4	35.7	31.9	34.4	3 205.7
July	968.4	1 069.9	695.4	182.2	442.5	54.7	36.2	96.9	3 546.1
August	1 248.1	1 519.9	898.9	253.2	625.0	36.1	44.7	64.4	4 690.3
September	1 205.4	1 221.2	680.1	192.6	318.9	35.1	51.6	107.4	3 812.2
October	1 720.5	1 181.4	1 299.4	274.6	357.3	35.4	34.5	82.7	4 985.8
November	1 833.8	1 119.0	690.2	289.3	340.3	30.5	20.7	67.1	4 390.9
December	1 216.5	1 050.4	626.4	194.5	284.7	39.6	21.8	105.9	3 539.9
SEASONALLY ADJUSTED (\$ million)									
2001									
October	1 111.8	1 177.7	592.1	194.4	314.3	n.a.	n.a.	n.a.	3 525.2
November	1 234.3	1 049.4	556.4	182.0	340.0	n.a.	n.a.	n.a.	3 482.0
December	1 094.8	1 035.3	712.7	177.1	310.8	n.a.	n.a.	n.a.	3 466.5
2002									
January	1 065.1	1 024.6	571.8	242.1	330.7	n.a.	n.a.	n.a.	3 329.0
February	1 018.0	1 115.6	751.7	179.1	314.3	n.a.	n.a.	n.a.	3 512.2
March	1 047.5	1 035.0	764.5	184.3	298.6	n.a.	n.a.	n.a.	3 526.6
April	1 327.3	1 193.2	701.2	195.7	317.7	n.a.	n.a.	n.a.	3 819.5
May	1 274.7	1 204.1	650.6	182.1	335.1	n.a.	n.a.	n.a.	3 741.4
June	910.6	1 186.9	705.9	183.5	346.6	n.a.	n.a.	n.a.	3 431.0
July	753.2	1 127.0	659.5	145.8	399.1	n.a.	n.a.	n.a.	3 238.1
August	1 251.6	1 468.7	905.8	229.0	608.5	n.a.	n.a.	n.a.	4 637.1
September	1 170.1	1 246.4	705.1	196.1	335.9	n.a.	n.a.	n.a.	3 845.8
October	1 690.5	1 161.2	1 336.7	273.4	314.4	n.a.	n.a.	n.a.	4 917.8
November	1 892.9	1 113.1	553.9	290.3	317.8	n.a.	n.a.	n.a.	4 281.4
December	1 301.6	1 009.3	753.9	210.9	320.2	n.a.	n.a.	n.a.	3 761.8
TREND (\$ million)									
2001									
October	1 152.8	1 067.6	667.5	184.0	322.2	n.a.	n.a.	n.a.	3 500.8
November	1 139.2	1 064.0	661.8	191.1	323.7	n.a.	n.a.	n.a.	3 499.8
December	1 119.5	1 060.5	662.3	195.8	321.4	n.a.	n.a.	n.a.	3 487.5
2002									
January	1 116.6	1 065.6	670.7	198.1	316.8	n.a.	n.a.	n.a.	3 499.5
February	1 119.3	1 078.0	681.3	196.5	311.4	n.a.	n.a.	n.a.	3 515.5
March	1 118.1	1 100.0	694.7	192.0	313.0	n.a.	n.a.	n.a.	3 540.5
April	1 098.4	1 137.3	698.8	184.8	326.3	n.a.	n.a.	n.a.	3 564.4
May	1 061.5	1 184.0	703.7	178.7	348.9	n.a.	n.a.	n.a.	3 597.5
June	1 049.7	1 227.1	723.6	179.5	372.5	n.a.	n.a.	n.a.	3 680.4
July	1 087.4	1 252.9	754.0	189.7	386.7	n.a.	n.a.	n.a.	3 809.5
August	1 180.8	1 253.3	784.5	205.9	386.6	n.a.	n.a.	n.a.	3 960.9
September	1 312.5	1 229.0	805.2	223.3	373.3	n.a.	n.a.	n.a.	4 101.1
October	1 449.0	1 188.9	807.9	239.1	353.8	n.a.	n.a.	n.a.	4 198.0
November	1 561.5	1 141.3	797.7	251.0	333.7	n.a.	n.a.	n.a.	4 242.6
December	1 656.7	1 093.8	778.1	258.9	315.0	n.a.	n.a.	n.a.	4 256.4

n.a. not available

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2001									
October	15.9	28.0	-33.4	25.8	22.3	35.0	2.7	126.4	9.1
November	-2.9	-16.2	15.3	-12.9	4.0	-30.1	-31.6	-20.3	-5.2
December	-19.2	6.9	-20.3	-5.8	-30.8	29.7	39.6	-22.9	-11.7
2002									
January	-0.4	-18.7	-2.7	18.4	18.9	-9.8	-23.3	-59.0	-6.0
February	6.0	41.7	33.3	-6.0	-5.7	-25.1	268.2	47.1	21.0
March	-18.3	-19.7	14.9	2.2	-10.0	24.3	-54.2	165.2	-9.3
April	59.4	29.2	-4.5	-1.5	37.1	-34.4	-20.7	-47.1	24.4
May	-0.8	-7.9	-7.1	4.4	13.1	40.1	-37.7	12.6	-2.6
June	-34.3	-14.0	-4.9	-9.3	-17.3	-0.7	110.9	-32.5	-19.0
July	9.8	2.7	2.7	4.9	34.3	53.1	13.3	182.0	10.6
August	28.9	42.1	29.3	39.0	41.2	-33.9	23.5	-33.5	32.3
September	-3.4	-19.7	-24.3	-23.9	-49.0	-2.9	15.4	66.7	-18.7
October	42.7	-3.3	91.0	42.6	12.1	1.0	-33.1	-23.0	30.8
November	6.6	-5.3	-46.9	5.4	-4.8	-14.1	-40.0	-18.8	-11.9
December	-33.7	-6.1	-9.2	-32.8	-16.4	30.2	5.5	57.8	-19.4
SEASONALLY ADJUSTED (% change from preceding month)									
2001									
October	-9.2	17.3	-35.9	19.3	0.5	n.a.	n.a.	n.a.	-5.7
November	11.0	-10.9	-6.0	-6.4	8.2	n.a.	n.a.	n.a.	-1.2
December	-11.3	-1.3	28.1	-2.7	-8.6	n.a.	n.a.	n.a.	-0.4
2002									
January	-2.7	-1.0	-19.8	36.7	6.4	n.a.	n.a.	n.a.	-4.0
February	-4.4	8.9	31.5	-26.0	-4.9	n.a.	n.a.	n.a.	5.5
March	2.9	-7.2	1.7	2.9	-5.0	n.a.	n.a.	n.a.	0.4
April	26.7	15.3	-8.3	6.2	6.4	n.a.	n.a.	n.a.	8.3
May	-4.0	0.9	-7.2	-7.0	5.5	n.a.	n.a.	n.a.	-2.0
June	-28.6	-1.4	8.5	0.8	3.5	n.a.	n.a.	n.a.	-8.3
July	-17.3	-5.0	-6.6	-20.6	15.1	n.a.	n.a.	n.a.	-5.6
August	66.2	30.3	37.3	57.1	52.5	n.a.	n.a.	n.a.	43.2
September	-6.5	-15.1	-22.2	-14.4	-44.8	n.a.	n.a.	n.a.	-17.1
October	44.5	-6.8	89.6	39.5	-6.4	n.a.	n.a.	n.a.	27.9
November	12.0	-4.1	-58.6	6.2	1.1	n.a.	n.a.	n.a.	-12.9
December	-31.2	-9.3	36.1	-27.4	0.8	n.a.	n.a.	n.a.	-12.1
TREND ESTIMATES (% change from preceding month)									
2001									
October	2.0	1.1	-0.3	4.9	2.1	n.a.	n.a.	n.a.	1.6
November	-1.2	-0.3	-0.8	3.8	0.5	n.a.	n.a.	n.a.	0.0
December	-1.7	-0.3	0.1	2.5	-0.7	n.a.	n.a.	n.a.	-0.4
2002									
January	-0.3	0.5	1.3	1.2	-1.4	n.a.	n.a.	n.a.	0.3
February	0.2	1.2	1.6	-0.8	-1.7	n.a.	n.a.	n.a.	0.5
March	-0.1	2.0	2.0	-2.3	0.5	n.a.	n.a.	n.a.	0.7
April	-1.8	3.4	0.6	-3.7	4.2	n.a.	n.a.	n.a.	0.7
May	-3.4	4.1	0.7	-3.3	6.9	n.a.	n.a.	n.a.	0.9
June	-1.1	3.6	2.8	0.5	6.8	n.a.	n.a.	n.a.	2.3
July	3.6	2.1	4.2	5.7	3.8	n.a.	n.a.	n.a.	3.5
August	8.6	0.0	4.0	8.6	0.0	n.a.	n.a.	n.a.	4.0
September	11.2	-1.9	2.6	8.5	-3.4	n.a.	n.a.	n.a.	3.5
October	10.4	-3.3	0.3	7.0	-5.2	n.a.	n.a.	n.a.	2.4
November	7.8	-4.0	-1.3	5.0	-5.7	n.a.	n.a.	n.a.	1.1
December	6.1	-4.2	-2.5	3.2	-5.6	n.a.	n.a.	n.a.	0.3

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (\$ million)									
2001									
October	349.2	452.0	161.7	81.9	104.8	29.0	7.5	22.1	1 208.2
November	412.6	371.6	166.4	57.3	99.2	12.0	7.7	13.3	1 140.1
December	379.4	439.9	157.0	42.9	56.8	27.4	16.2	23.6	1 143.0
2002									
January	332.8	248.7	171.6	94.0	88.2	8.2	5.7	4.5	953.8
February	445.0	543.6	199.3	59.6	62.5	11.8	52.7	10.6	1 385.3
March	202.2	373.8	246.3	74.9	47.6	15.2	12.4	54.3	1 026.8
April	464.7	531.0	302.5	55.8	95.2	7.0	9.6	16.2	1 481.9
May	398.1	427.4	176.1	55.5	125.9	11.6	5.8	10.5	1 211.1
June	197.9	305.9	164.0	61.1	78.6	14.0	11.1	13.5	846.1
July	284.9	290.0	186.3	48.3	132.5	27.7	14.6	37.0	1 021.3
August	378.9	386.8	205.3	121.0	346.9	9.1	29.1	30.7	1 507.8
September	497.4	421.7	239.6	72.6	71.5	9.9	28.9	29.7	1 371.3
October	434.8	324.3	376.0	56.1	94.6	10.3	16.0	27.4	1 339.5
November	931.2	398.8	209.4	152.2	79.8	10.2	7.7	17.2	1 806.4
December	472.8	364.2	140.5	62.9	53.9	9.8	5.1	47.0	1 156.2
TREND (\$ million)									
2001									
October	399.1	326.9	236.6	70.3	80.4	n.a.	n.a.	n.a.	1 143.3
November	407.4	352.2	222.2	73.3	84.9	n.a.	n.a.	n.a.	1 183.7
December	407.4	374.3	211.3	74.5	86.0	n.a.	n.a.	n.a.	1 207.3
2002									
January	402.7	388.3	204.5	73.4	84.5	n.a.	n.a.	n.a.	1 214.2
February	387.8	392.3	201.8	69.8	79.3	n.a.	n.a.	n.a.	1 193.4
March	359.8	389.3	201.4	64.8	77.4	n.a.	n.a.	n.a.	1 152.4
April	327.7	392.6	194.1	60.9	83.5	n.a.	n.a.	n.a.	1 113.7
May	292.0	399.8	186.3	58.5	96.8	n.a.	n.a.	n.a.	1 083.5
June	279.2	404.7	192.8	59.4	111.2	n.a.	n.a.	n.a.	1 095.2
July	304.5	404.6	212.8	64.9	119.8	n.a.	n.a.	n.a.	1 154.9
August	371.8	400.4	236.3	72.9	119.0	n.a.	n.a.	n.a.	1 251.3
September	468.6	392.7	255.9	81.1	109.8	n.a.	n.a.	n.a.	1 361.0
October	573.4	381.0	264.6	88.7	97.3	n.a.	n.a.	n.a.	1 456.5
November	667.7	367.7	263.5	95.2	85.1	n.a.	n.a.	n.a.	1 527.6
December	754.6	354.8	253.9	99.4	75.3	n.a.	n.a.	n.a.	1 582.7

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2001									
October	7.6	92.9	-60.4	69.6	74.5	171.0	-41.9	24.7	8.1
November	18.2	-17.8	2.9	-30.1	-5.3	-58.4	2.1	-40.0	-5.6
December	-8.1	18.4	-5.7	-25.2	-42.8	127.2	111.4	78.1	0.3
2002									
January	-12.3	-43.5	9.3	119.4	55.3	-70.1	-64.5	-80.8	-16.6
February	33.7	118.6	16.2	-36.6	-29.1	43.9	818.2	134.3	45.2
March	-54.6	-31.2	23.6	25.6	-23.9	29.2	-76.4	411.3	-25.9
April	129.8	42.0	22.8	-25.5	100.0	-54.3	-22.4	-70.2	44.3
May	-14.3	-19.5	-41.8	-0.6	32.3	66.5	-39.3	-35.2	-18.3
June	-50.3	-28.4	-6.9	10.1	-37.5	20.6	89.5	28.7	-30.1
July	44.0	-5.2	13.6	-20.9	68.5	98.2	31.9	173.5	20.7
August	33.0	33.4	10.2	150.4	161.8	-67.3	99.1	-17.1	47.6
September	31.3	9.0	16.7	-40.0	-79.4	9.7	-0.7	-3.4	-9.1
October	-12.6	-23.1	56.9	-22.8	32.3	3.9	-44.8	-7.5	-2.3
November	114.1	23.0	-44.3	171.4	-15.6	-1.6	-51.6	-37.2	34.9
December	-49.2	-8.7	-32.9	-58.7	-32.4	-3.2	-33.5	172.7	-36.0
TREND ESTIMATES (% change from preceding month)									
2001									
October	6.9	8.0	-3.6	5.0	11.3	n.a.	n.a.	n.a.	5.4
November	2.1	7.7	-6.1	4.3	5.6	n.a.	n.a.	n.a.	3.5
December	0.0	6.3	-4.9	1.6	1.3	n.a.	n.a.	n.a.	2.0
2002									
January	-1.2	3.7	-3.2	-1.5	-1.7	n.a.	n.a.	n.a.	0.6
February	-3.7	1.0	-1.3	-4.8	-6.1	n.a.	n.a.	n.a.	-1.7
March	-7.2	-0.8	-0.2	-7.2	-2.3	n.a.	n.a.	n.a.	-3.4
April	-8.9	0.8	-3.6	-6.0	7.9	n.a.	n.a.	n.a.	-3.4
May	-10.9	1.8	-4.0	-4.0	15.9	n.a.	n.a.	n.a.	-2.7
June	-4.4	1.2	3.5	1.6	14.9	n.a.	n.a.	n.a.	1.1
July	9.1	0.0	10.4	9.3	7.7	n.a.	n.a.	n.a.	5.5
August	22.1	-1.0	11.0	12.4	-0.7	n.a.	n.a.	n.a.	8.3
September	26.0	-1.9	8.3	11.2	-7.7	n.a.	n.a.	n.a.	8.8
October	22.4	-3.0	3.4	9.4	-11.4	n.a.	n.a.	n.a.	7.0
November	16.4	-3.5	-0.4	7.4	-12.5	n.a.	n.a.	n.a.	4.9
December	13.0	-3.5	-3.7	4.4	-11.5	n.a.	n.a.	n.a.	3.6

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

VALUE OF BUILDING APPROVED, By State: Original

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversion</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
PRIVATE SECTOR								
New South Wales	304.5	322.1	3.8	95.2	13.5	739.2	264.3	1 003.4
Victoria	456.0	122.2	1.8	87.7	0.9	668.7	303.7	972.4
Queensland	276.7	165.2	0.2	40.4	0.0	482.4	116.0	598.4
South Australia	74.1	34.1	0.0	19.3	0.0	127.5	52.7	180.2
Western Australia	172.4	34.7	0.0	17.7	0.0	224.7	45.4	270.2
Tasmania	23.5	0.8	0.0	5.5	0.0	29.8	7.4	37.2
Northern Territory	7.2	6.1	0.0	2.0	0.0	15.3	3.3	18.5
Australian Capital Territory	20.4	32.3	0.0	6.2	0.0	58.9	35.0	93.9
Australia	1 334.7	717.5	5.8	274.0	14.4	2 346.5	827.8	3 174.3
PUBLIC SECTOR								
New South Wales	2.6	1.8	0.0	0.2	0.0	4.5	208.5	213.1
Victoria	4.0	0.5	0.0	13.0	0.0	17.5	60.4	77.9
Queensland	0.2	3.4	0.0	0.0	0.0	3.6	24.4	28.0
South Australia	3.9	0.2	0.0	0.0	0.0	4.1	10.3	14.4
Western Australia	4.4	0.0	0.0	1.6	0.0	6.0	8.5	14.5
Tasmania	0.0	0.0	0.0	0.0	0.0	0.0	2.5	2.5
Northern Territory	0.4	0.0	0.0	1.0	0.0	1.4	1.9	3.3
Australian Capital Territory	0.0	0.0	0.0	0.0	0.0	0.0	12.0	12.0
Australia	15.4	5.8	0.0	15.9	0.0	37.1	328.5	365.6
TOTAL								
New South Wales	307.1	323.9	3.8	95.4	13.5	743.7	472.8	1 216.5
Victoria	460.1	122.7	1.8	100.8	0.9	686.2	364.2	1 050.4
Queensland	276.9	168.6	0.2	40.4	0.0	486.0	140.5	626.4
South Australia	78.0	34.3	0.0	19.3	0.0	131.6	62.9	194.5
Western Australia	176.7	34.7	0.0	19.3	0.0	230.7	53.9	284.7
Tasmania	23.5	0.8	0.0	5.5	0.0	29.8	9.8	39.6
Northern Territory	7.6	6.1	0.0	3.0	0.0	16.7	5.1	21.8
Australian Capital Territory	20.4	32.3	0.0	6.2	0.0	58.9	47.0	105.9
Australia	1 350.1	723.3	5.8	290.0	14.4	2 383.6	1 156.2	3 539.9

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	7.9	26.6	76.4	38.8	71.3	7.3	6.8	6.7	9.5	13.0	264.3
Victoria	3.4	22.3	18.1	30.4	95.1	49.0	0.1	61.0	5.7	18.6	303.7
Queensland	2.4	23.8	5.2	10.0	35.4	13.8	0.8	0.6	1.7	22.4	116.0
South Australia	15.5	9.5	3.4	11.5	3.7	3.5	0.5	0.5	0.9	3.5	52.7
Western Australia	0.4	9.2	3.6	10.7	3.7	11.4	1.4	1.9	1.4	1.9	45.4
Tasmania	0.6	2.9	0.7	0.3	0.5	0.4	0.0	1.9	0.1	0.0	7.4
Northern Territory	0.7	0.5	0.0	0.1	1.0	0.4	0.0	0.0	0.4	0.2	3.3
Australian Capital Territory	0.0	2.5	0.2	25.8	1.5	3.5	0.0	0.0	1.1	0.5	35.0
Australia	30.8	97.4	107.5	127.6	212.0	89.3	9.5	72.6	20.8	60.1	827.8
PUBLIC SECTOR											
New South Wales	0.0	0.4	0.0	11.7	0.2	35.8	0.0	145.8	11.5	3.2	208.5
Victoria	0.0	0.1	0.1	5.2	0.4	32.3	0.0	11.3	3.3	7.7	60.4
Queensland	0.0	0.0	0.0	0.8	2.8	19.0	0.0	0.3	1.1	0.4	24.4
South Australia	0.0	0.0	0.0	0.0	0.0	5.6	0.0	0.4	0.0	4.4	10.3
Western Australia	0.3	0.0	0.0	1.2	0.1	5.4	0.0	0.8	0.2	0.5	8.5
Tasmania	0.0	0.0	0.0	0.2	0.0	1.5	0.0	0.0	0.4	0.4	2.5
Northern Territory	0.0	0.0	0.0	0.2	0.1	1.4	0.0	0.0	0.0	0.2	1.9
Australian Capital Territory	0.0	0.1	0.0	1.6	2.3	2.7	0.0	0.2	1.9	3.3	12.0
Australia	0.3	0.6	0.1	20.9	5.7	103.7	0.0	158.8	18.5	19.9	328.5
TOTAL											
New South Wales	7.9	27.0	76.4	50.5	71.5	43.1	6.8	152.5	21.1	16.1	472.8
Victoria	3.4	22.5	18.2	35.5	95.5	81.4	0.1	72.4	9.0	26.3	364.2
Queensland	2.4	23.8	5.2	10.8	38.1	32.9	0.8	0.9	2.8	22.9	140.5
South Australia	15.5	9.5	3.4	11.5	3.7	9.1	0.5	0.8	0.9	7.9	62.9
Western Australia	0.7	9.2	3.6	11.9	3.7	16.8	1.4	2.7	1.6	2.4	53.9
Tasmania	0.6	2.9	0.7	0.5	0.5	1.9	0.0	1.9	0.5	0.4	9.8
Northern Territory	0.7	0.5	0.0	0.3	1.1	1.8	0.0	0.0	0.4	0.4	5.1
Australian Capital Territory	0.0	2.6	0.2	27.4	3.8	6.2	0.0	0.2	3.0	3.7	47.0
Australia	31.2	98.0	107.6	148.5	217.7	193.0	9.5	231.3	39.3	80.0	1 156.2

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												
2002												
October	36	3.9	467	42.4	64	7.1	190	18.7	148	14.7	54	5.2
November	19	1.7	344	31.0	51	5.3	172	17.6	142	13.8	65	7.2
December	27	2.7	268	24.8	51	5.3	148	14.6	117	10.6	119	12.0
Value—\$200,000–\$499,999												
2002												
October	10	3.1	123	35.5	43	12.8	71	21.1	80	23.4	34	9.9
November	7	2.6	65	18.6	45	14.3	71	20.2	63	18.5	57	18.3
December	8	2.5	72	21.3	28	8.8	63	17.3	71	19.7	69	21.4
Value—\$500,000–\$999,999												
2002												
October	7	4.5	33	21.3	18	12.4	23	14.4	23	16.0	28	19.9
November	4	2.9	33	20.6	14	9.7	18	12.8	36	24.4	22	15.0
December	5	3.1	15	10.8	17	11.7	27	19.7	29	19.8	23	16.1
Value—\$1,000,000–\$4,999,999												
2002												
October	5	14.5	28	55.9	15	34.5	31	63.1	28	49.8	30	59.5
November	6	14.7	17	34.2	16	31.6	14	26.2	33	75.1	33	64.6
December	6	10.8	18	35.0	17	28.8	28	68.7	26	53.2	45	96.4
Value—\$5,000,000 and over												
2002												
October	4	37.2	9	130.1	1	11.3	5	84.5	7	80.1	5	52.8
November	2	143.4	7	554.7	1	19.0	2	18.0	2	12.7	8	68.3
December	1	12.0	1	6.0	1	53.0	2	28.2	8	114.5	5	47.2
Value—Total												
1999-2000	767	753.4	5 342	2 360.2	2 149	983.8	3 643	1 935.2	3 392	1 783.6	1 553	1 492.7
2000-01	501	459.9	4 750	2 139.5	1 685	790.5	3 656	2 674.8	2 758	1 663.5	1 744	1 995.4
2001-02	594	587.7	4 768	2 014.0	1 474	777.9	3 307	3 011.9	2 865	1 924.3	2 098	2 006.1
2002												
October	62	63.3	660	285.2	141	78.1	320	201.9	286	184.0	151	147.3
November	38	165.2	466	659.1	127	79.8	277	94.8	276	144.4	185	173.4
December	47	31.2	374	98.0	114	107.6	268	148.5	251	217.7	261	193.0

NON-RESIDENTIAL BUILDING APPROVED, Jobs By Value Range: **Original(a)** *continued*

Period	Religious.....		Health.....		Entertainment and recreational....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
2002										
October	8	0.8	26	2.3	47	4.9	57	5.5	1 097	105.5
November	8	0.7	26	2.4	36	4.2	47	4.3	910	88.3
December	5	0.6	34	3.4	28	2.7	51	4.9	848	81.6
Value—\$200,000–\$499,999										
2002										
October	5	1.4	18	5.6	26	8.5	27	8.3	437	129.7
November	4	1.1	15	4.5	18	6.1	23	7.8	368	111.9
December	6	2.2	17	5.6	27	8.4	31	10.0	392	117.1
Value—\$500,000–\$999,999										
2002										
October	2	1.1	12	7.3	16	10.7	11	6.2	173	114.0
November	1	0.8	11	7.6	7	4.3	11	7.5	157	105.5
December	2	1.4	3	2.3	9	6.2	9	5.6	139	96.7
Value—\$1,000,000–\$4,999,999										
2002										
October	0	0.0	13	21.1	13	29.0	9	25.5	172	353.1
November	1	1.5	8	13.3	17	40.1	6	14.6	151	315.8
December	2	5.4	10	23.0	4	9.1	12	29.1	168	359.4
Value—\$5,000,000 and over										
2002										
October	0	0.0	8	74.9	4	41.4	3	125.0	46	637.3
November	1	6.0	3	29.7	1	118.0	2	215.2	29	1 184.9
December	0	0.0	6	197.0	2	13.0	3	30.5	29	501.4
Value—Total										
1999-2000	245	128.7	799	1 098.8	1 023	803.8	1 116	853.1	20 029	12 193.4
2000-01	219	105.0	733	1 315.8	945	922.4	1 080	807.2	18 071	12 874.0
2001-02	195	137.4	862	1 419.1	969	1 030.0	1 190	801.8	18 322	13 710.5
2002										
October	15	3.3	77	111.3	106	94.6	107	170.5	1 925	1 339.5
November	15	10.1	63	57.6	79	172.7	89	249.4	1 615	1 806.4
December	15	9.5	70	231.3	70	39.3	106	80.0	1 576	1 156.2

(a) Refer to Explanatory Notes paragraph 8.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following:

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

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

5 From July 1990, the statistics include:

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

VALUE DATA

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

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

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

EXPLANATORY NOTES

OWNERSHIP

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

BUILDING CLASSIFICATION

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

EXPLANATORY NOTES

SEASONAL ADJUSTMENT *continued*

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

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

TREND ESTIMATES

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

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

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

CHAIN VOLUME MEASURES

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

EXPLANATORY NOTES

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

G L O S S A R Y

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

G L O S S A R Y

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.

INNER CITY DEVELOPMENT

INTRODUCTION

This article examines changes in residential development over the last fifteen years in inner areas of selected Australian capital cities. The data presented on dwellings approved were obtained from the Building Approvals Collection. Data on the stock of dwellings and population count were obtained from the Census of Population and Housing of 1991 and 2001.

DEFINITIONS

Building Approvals data is presented by Australian Capital City Statistical Divisions and Inner City areas. Inner cities have been defined using the *2002 Australian Standard Geographic Classification (ASGC)* (cat. no. 1216.0) Statistical Local Area's (SLA):

Inner Sydney—7070 South Sydney (C), 7201 Sydney (C) Inner,
7202 Sydney (C) Remainder, 5950 North Sydney (A)

Inner Melbourne—4601 Melbourne (C) Inner, 4605 Melbourne (C)
Southbank–Docklands, 4608 Melbourne (C) Remainder

Inner Brisbane—1143 City Inner, 1146 City Remainder, 1228 Fortitude Valley Inner,
1233 Fortitude Valley Remainder, 1304 Kangaroo Point, 1421 Newfarm,
1427 Newstead, 1525 South Brisbane, 1528 Spring Hill

Inner Adelaide—0070 Adelaide (C)

Inner Perth—7081 Perth (C) Inner, 7082 Perth (C) Remainder

TOTAL RESIDENTIAL DWELLINGS

Building approvals data show a trend of growth in building approvals for residential dwellings in inner city areas of many Australian cities. In inner Sydney, approvals for residential dwellings were below 6% of all residential approvals in the Sydney Statistical Division for the five year period between 1987 and 1992. In 1992–93, the proportion of all dwellings in the inner city to the capital city rose to 9.7%. This growth in residential approvals is sustained through to 2001–02 where residential approvals totalled 5,120 in inner Sydney, 16% of approvals for Sydney as a whole.

DWELLING APPROVALS IN INNER CITY AND CAPITAL CITY, Sydney

Period	Inner city	Capital city	Proportion
	no.	no.	%
1987–88	642	27 131	2.4
1988–89	898	26 877	3.3
1989–90	584	19 702	3.0
1990–91	976	18 762	5.2
1991–92	338	21 606	1.6
1992–93	2 586	26 705	9.7
1993–94	2 361	29 038	8.1
1994–95	4 730	33 661	14.1
1995–96	3 454	27 226	12.7
1996–97	4 853	32 223	15.1
1997–98	4 419	35 809	12.3
1998–99	3 784	35 766	10.6
1999–00	3 506	33 547	10.5
2000–01	2 851	22 560	12.6
2001–02	5 120	31 865	16.1

INNER CITY DEVELOPMENT *continued*

TOTAL RESIDENTIAL DWELLINGS *continued*

The growth in approvals for residential dwellings is also evident in inner Melbourne where approvals were 1% or less of all residential approvals in the Melbourne Statistical Division until 1992–93. This rose to 5% in 1993–94, and has generally risen in later years to just over 10% in 2000–01 and 2001–02.

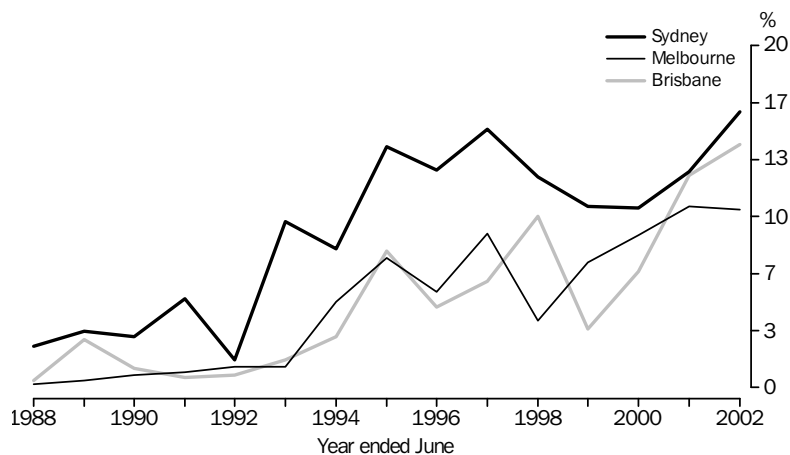
While approvals for residential dwellings in inner Brisbane show greater fluctuation, growth in approvals in the inner areas increased in comparison to the Brisbane Statistical Division since 1994–95, with more sustained growth evident in the last three years. In 2001–02, 14% of residential approvals in the capital city were for inner Brisbane.

Although the number and proportion of inner city residential approvals in Adelaide and Perth are not as substantial, growth in these approvals is also apparent.

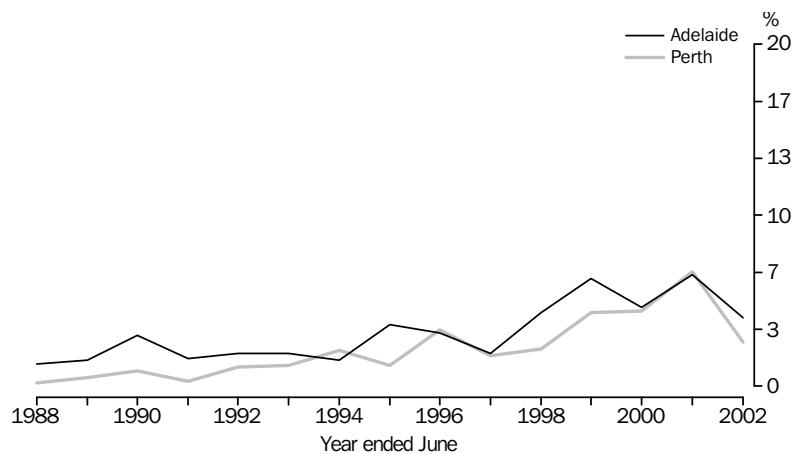
DWELLING APPROVALS IN INNER CITY AND CAPITAL CITY

Period	MELBOURNE.....			BRISBANE.....		
	<i>Inner city</i>	<i>Capital city</i>	<i>Proportion</i>	<i>Inner city</i>	<i>Capital city</i>	<i>Proportion</i>
	no.	no.	%	no.	no.	%
1987–88	52	22 556	0.2	46	12 265	0.4
1988–89	105	26 663	0.4	478	16 972	2.8
1989–90	134	18 110	0.7	148	13 138	1.1
1990–91	128	14 315	0.9	71	12 369	0.6
1991–92	206	17 107	1.2	119	17 619	0.7
1992–93	243	19 839	1.2	340	20 726	1.6
1993–94	1 140	22 894	5.0	655	21 995	3.0
1994–95	1 757	23 098	7.6	1 515	18 968	8.0
1995–96	978	17 314	5.6	608	12 918	4.7
1996–97	1 898	21 078	9.0	916	14 822	6.2
1997–98	1 104	28 152	3.9	1 685	16 798	10.0
1998–99	2 230	30 614	7.3	466	13 552	3.4
1999–00	3 453	39 015	8.9	1 078	15 829	6.8
2000–01	2 958	27 855	10.6	1 514	12 258	12.4
2001–02	3 873	37 283	10.4	2 357	16 642	14.2

TOTAL RESIDENTIAL BUILDING, Proportion of inner city to capital city



TOTAL RESIDENTIAL BUILDING, Proportion of inner city to capital city



OTHER RESIDENTIAL DWELLINGS

Most of the residential dwelling approvals in inner city areas are for other residential buildings (e.g. semi-detached dwellings and flats, units and apartments), with the majority of these being in buildings of four or more storeys. Data for inner cities clearly show a growth in these approvals.

In inner Sydney there was a marked increase in other residential dwelling approvals from 1992–93, where approvals rose to 2,551. Since then, building approvals of this type has continued to grow, rising to 5,060 in 2001–02. Similarly, a rise in other residential approvals in inner Melbourne occurred in 1993–94, where they numbered 1,113 rising to 3,821 in 2001–02.

In inner Brisbane the first significant increase in other residential dwelling approvals occurred in 1994–95 where they numbered 1,505.

The main increase in other residential approvals in inner Adelaide has occurred over the last four years. Inner Perth has also shown an increase from 1993–94.

NUMBER OF APPROVALS FOR OTHER RESIDENTIAL DWELLINGS IN INNER CITIES

Period	Inner Sydney	Inner Melbourne	Inner Brisbane	Inner Adelaide	Inner Perth
1987–88	598	39	38	69	31
1988–89	850	76	463	118	106
1989–90	536	102	132	267	106
1990–91	932	128	71	141	32
1991–92	310	161	108	148	149
1992–93	2 551	153	324	157	197
1993–94	2 292	1 113	640	100	410
1994–95	4 669	1 737	1 505	220	202
1995–96	3 406	953	598	103	364
1996–97	4 790	1 818	900	55	185
1997–98	4 364	996	1 670	196	226
1998–99	3 740	2 136	452	336	548
1999–00	3 463	3 352	1 052	300	693
2000–01	2 819	2 912	1 496	307	740
2001–02	5 060	3 821	2 318	267	361

INNER CITY DEVELOPMENT *continued*

STOCK OF DWELLINGS

The table below shows the total stock of dwellings enumerated in the Census of Population and Housing 1991 and 2001 for both inner city areas, and capital city statistical divisions. All five of the main capital cities have seen an increase in the proportion of dwelling stock in inner city areas, highlighting residential growth in these inner cities. For example, in 1991, the stock of dwellings in inner Sydney was 5.2% of all dwellings in the Sydney Statistical Division. This rose to 6.2% in 2001.

STOCK OF DWELLINGS(a), 1991 and 2001 Census—Inner cities and capital cities

Period	1991.....			2001.....		
	<i>Inner city</i>	<i>Capital city</i>	<i>Proportion</i>	<i>Inner city</i>	<i>Capital city</i>	<i>Proportion</i>
	no.	no.	%	no.	no.	%
Sydney	68 579	1 313 885	5.2	96 269	1 546 691	6.2
Melbourne	14 086	1 144 094	1.2	26 982	1 344 624	2.0
Brisbane	10 352	487 121	2.1	17 872	642 106	2.8
Adelaide	5 563	403 350	1.4	7 334	458 002	1.6
Perth	2 426	434 368	0.6	5 170	552 006	0.9

(a) Includes occupied and unoccupied dwellings.

The proportion of the population residing in inner city areas has also increased in all of the five main capital cities between 1991 and 2001, with the largest proportional growth (0.8 percentage points) occurring in inner Sydney.

TOTAL POPULATION(a), 1991 and 2001 Census—Inner cities and capital cities

Period	1991.....			2001.....		
	<i>Inner city</i>	<i>Capital city</i>	<i>Proportion</i>	<i>Inner city</i>	<i>Capital city</i>	<i>Proportion</i>
	no.	no.	%	no.	no.	%
Sydney	119 323	3 432 737	3.5	167 342	3 869 344	4.3
Melbourne	25 970	2 948 655	0.9	48 846	3 277 809	1.5
Brisbane	17 669	1 292 373	1.4	28 724	1 574 327	1.8
Adelaide	8 884	992 286	0.9	11 188	1 037 671	1.1
Perth	3 245	1 107 389	0.3	7 318	1 296 981	0.6

(a) Enumerated in private dwellings only.

FURTHER INFORMATION

For more information on this topic contact Roger Mableson on 08 8237 7494.

FOR MORE INFORMATION...

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