



# BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) MON 3 JUNE 2002

## APRIL KEY FIGURES

### TREND ESTIMATES

	Apr 2002	% change Mar 2002 to Apr 2002	% change Apr 2001 to Apr 2002
Dwelling units approved			
Private sector houses	9 494	-1.2	27.5
Total dwelling units	14 225	1.7	33.9

### SEASONALLY ADJUSTED

	Apr 2002	% change Mar 2002 to Apr 2002	% change Apr 2001 to Apr 2002
Dwelling units approved			
Private sector houses	9 460	-0.2	41.2
Total dwelling units	15 056	5.3	46.8

## APRIL KEY POINTS

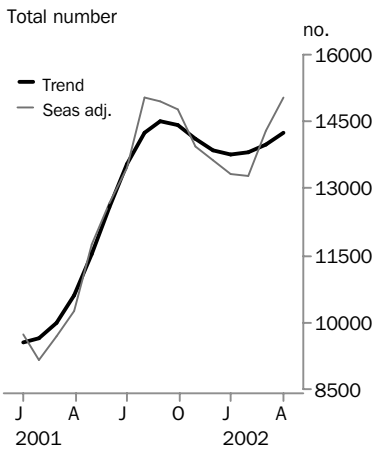
### TREND ESTIMATES

- The trend estimate for total dwelling units approved rose 1.7% in April 2002.
- The trend estimate for private sector houses approved fell 1.2% in April 2002, the sixth consecutive monthly fall.
- The trend estimate for other dwellings approved rose 8.7% in April 2002.

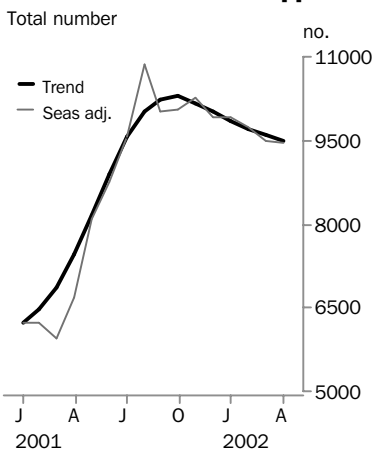
### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwellings approved rose 5.3% to 15,056 in April 2002. This was driven by a strong rise in other dwellings and is the highest estimate for total dwellings since February 2000 (16,018).
- The seasonally adjusted estimate for private sector houses approved fell 0.2% to 9,460 in April 2002, the third consecutive monthly fall.
- The seasonally adjusted estimate for other dwellings approved rose 17.4% to 5,489 in April 2002. This is the highest estimate in over seven years (5,929 in September 1994).

### Dwelling units approved



### Private sector houses approved



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

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
May 2002	3 July 2002
June 2002	30 July 2002
July 2002	30 August 2002

## CHANGES IN THIS ISSUE

There are no changes in this issue.

## DATA NOTES

Seasonally adjusted and trend estimates for the number of dwellings approved for Australia, New South Wales and Victoria (tables 1, 7 and 9) to March 2002 have been revised as a result of a seasonal re-analysis. This has been done due to significant revisions to data in New South Wales and Victoria since the annual re-analysis in April 2001. An annual re-analysis of all series will be included in the May 2002 issue of this publication.

A special article 'Construction Industry Information', containing data from the ABS Economic Activity Survey, has been included in this issue (see page 36).

## REVISIONS THIS MONTH

Revisions have been made to total dwelling units for 2001-2 in this issue as a result of replacing previously estimated data, adding data not previously reported and removing data reported to the ABS in error:

New South Wales	-2
Victoria	+34
Queensland	-66
Tasmania	-8
TOTAL	-42

## SYMBOLS AND OTHER USAGES

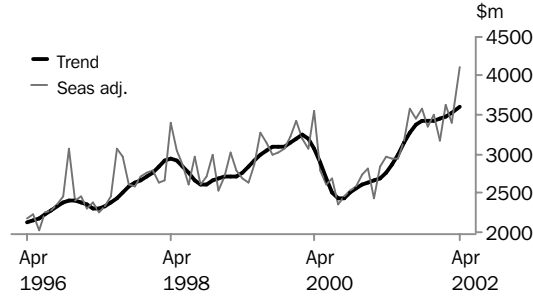
n.a. not available  
n.y.a. not yet available

R.W. Edwards  
Acting Australian Statistician

# VALUE OF BUILDING APPROVED

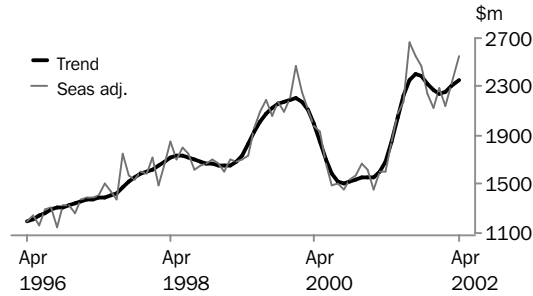
## VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has risen for the last eighteen months.



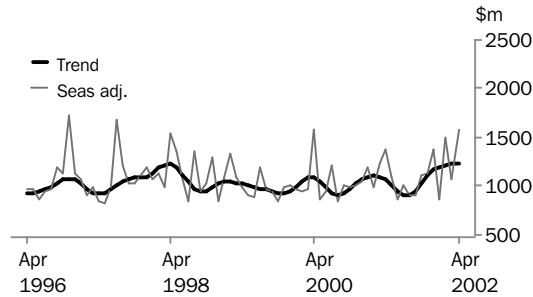
## VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has risen in the last three months, following four months of decline.



## VALUE OF NON-RESIDENTIAL

The trend estimate of the value of non-residential building approved has risen for the last nine months.



# VALUE OF BUILDING APPROVED

## CHAIN VOLUME MEASURES

MARCH QTR 2002

Trend estimates of value of building approvals in the March Quarter 2002 in chain volume measures are summarised below.

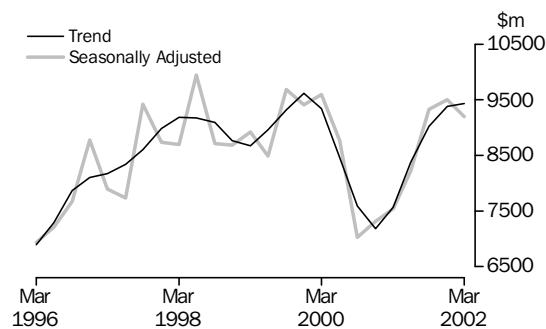
### TREND ESTIMATES

	<i>Mar Qtr 2002 (a)</i>	<i>Dec Qtr 2001 to Mar Qtr 2002</i>	<i>Mar Qtr 2001 to Mar Qtr 2002</i>
	\$m	% change	% change
New residential building	5 311.4	0.0	45.9
Alterations and additions to residential buildings	821.3	-0.3	12.3
Non-residential building	3 346.0	3.1	4.6
<b>Total building</b>	<b>9 441.4</b>	<b>0.6</b>	<b>24.7</b>

(a) Reference year for chain volume measures is 1999-2000.

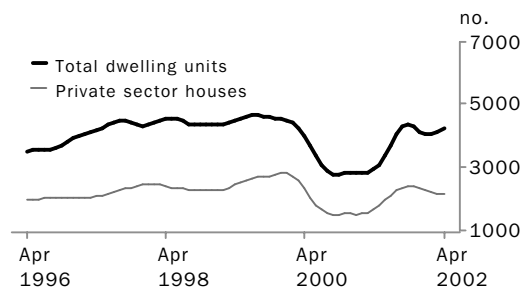
The trend estimate for the value of total building approved in chain volume terms rose 0.6% in the March quarter 2002. This is the fifth consecutive quarterly rise, however the rate of growth has slowed significantly.

### QUARTERLY VALUE OF BUILDING APPROVED (CHAIN VOLUME MEASURES)



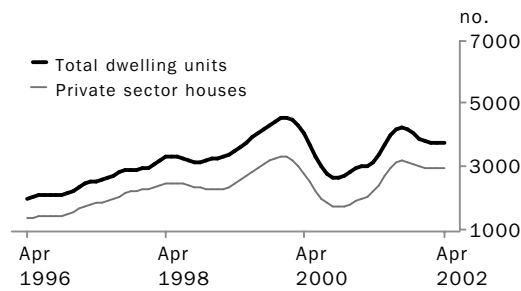
# DWELLING UNITS APPROVED: State Trends

## NEW SOUTH WALES



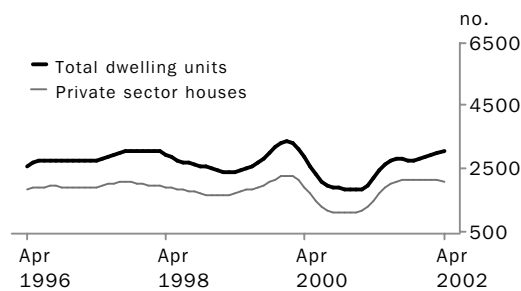
The trend estimate for total dwelling units approved in New South Wales has risen for the last three months, following three months of decline.

## VICTORIA



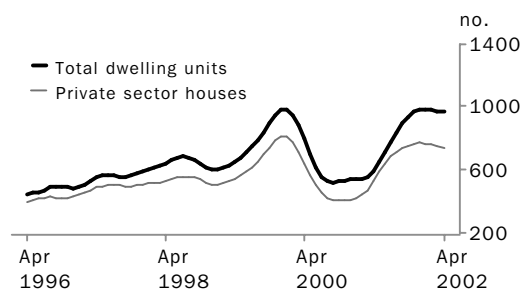
The trend estimate for total dwelling units approved in Victoria has risen slightly this month, following six months of decline.

## QUEENSLAND



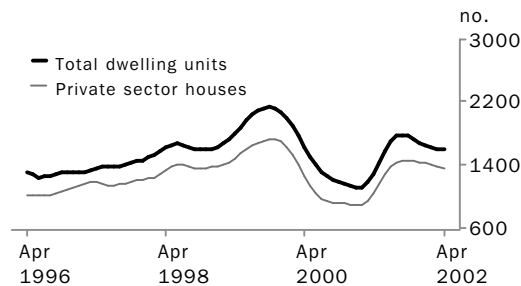
The trend estimate for total dwelling units approved in Queensland has risen for the last six months.

## SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia has been flat for the last three months, following sixteen months of growth.

## WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia has fallen for the last seven months.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

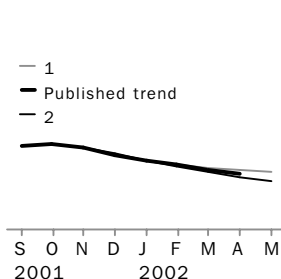
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### TREND REVISIONS

Generally, the greater the volatility of the original series, the larger the size of the revisions to trend estimates. Analysis of the building approval original series has shown that they can be revised substantially. As a result, some months can elapse before turning points in the trend series are reliably identified.

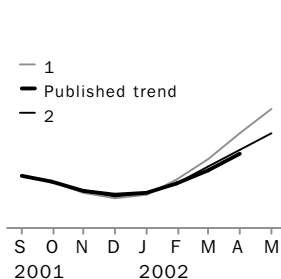
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the May seasonally adjusted estimate is higher than the April estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that the May seasonally adjusted estimate is lower than the April estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

### PRIVATE SECTOR HOUSES APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 3% on Apr 2002</i>	% change	<b>2</b> <i>falls by 3% on Apr 2002</i>	% change
December 2001	10 002	-1.7	10 001	-1.7	10 025	-1.6
January 2002	9 847	-1.5	9 843	-1.6	9 855	-1.7
February 2002	9 718	-1.3	9 738	-1.1	9 706	-1.5
March 2002	9 607	-1.1	9 655	-0.9	9 551	-1.6
April 2002	9 494	-1.2	9 592	-0.6	9 397	-1.6
May 2002	n.y.a.	n.y.a.	9 551	-0.4	9 256	-1.5

### OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 11% on Apr 2002</i>	% change	<b>2</b> <i>falls by 11% on Apr 2002</i>	% change
December 2001	3 685	-2.6	3 625	-3.4	3 670	-2.8
January 2002	3 728	1.2	3 698	2.0	3 721	1.4
February 2002	3 928	5.4	4 004	8.3	3 945	6.0
March 2002	4 219	7.4	4 485	12.0	4 290	8.7
April 2002	4 585	8.7	5 023	12.0	4 656	8.5
May 2002	n.y.a.	n.y.a.	5 577	11.0	5 022	7.9

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## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS...		TOTAL DWELLING UNITS..		
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL							
<b>2001</b>							
February	6 295	6 366	2 394	2 591	8 689	268	8 957
March	6 577	6 681	2 922	3 145	9 499	327	9 826
April	6 145	6 255	2 632	2 958	8 777	436	9 213
May	9 029	9 123	3 976	4 376	13 005	494	13 499
June	8 493	8 586	3 116	3 584	11 609	561	12 170
July	9 588	9 768	3 361	3 532	12 949	351	13 300
August	11 048	11 163	4 698	4 854	15 746	271	16 017
September	9 523	9 699	4 334	4 416	13 857	258	14 115
October	10 586	10 788	4 800	4 947	15 386	349	15 735
November	10 903	11 063	3 970	4 107	14 873	297	15 170
December	8 997	9 120	3 181	3 374	12 178	316	12 494
<b>2002</b>							
January	8 586	8 783	3 357	3 448	11 943	288	12 231
February	9 857	10 035	2 742	2 947	12 599	383	12 982
March	9 299	9 434	3 739	3 858	13 038	254	13 292
April	9 817	9 924	5 051	5 130	14 868	186	15 054
SEASONALLY ADJUSTED							
<b>2001</b>							
February	6 228	6 305	2 641	2 839	8 869	275	9 144
March	5 938	6 049	3 367	3 617	9 305	361	9 666
April	6 698	6 821	3 138	3 433	9 836	418	10 254
May	8 075	8 158	3 295	3 604	11 370	392	11 762
June	8 749	8 825	3 596	3 823	12 345	303	12 648
July	9 565	9 732	3 528	3 741	13 093	380	13 473
August	10 854	10 992	3 858	4 049	14 712	329	15 041
September	10 031	10 202	4 618	4 743	14 649	296	14 945
October	10 058	10 222	4 351	4 535	14 409	348	14 757
November	10 254	10 418	3 336	3 522	13 590	350	13 940
December	9 911	10 077	3 331	3 542	13 242	377	13 619
<b>2002</b>							
January	9 926	10 129	3 107	3 216	13 033	312	13 345
February	9 743	9 937	3 138	3 340	12 881	396	13 277
March	9 475	9 623	4 534	4 676	14 009	290	14 299
April	9 460	9 567	5 419	5 489	14 879	177	15 056
TREND ESTIMATES							
<b>2001</b>							
February	6 472	6 569	2 840	3 081	9 312	338	9 650
March	6 862	6 960	2 766	3 027	9 629	358	9 987
April	7 444	7 543	2 814	3 083	10 257	369	10 626
May	8 162	8 267	3 015	3 277	11 176	368	11 544
June	8 907	9 023	3 328	3 570	12 234	359	12 593
July	9 547	9 676	3 658	3 875	13 204	347	13 551
August	10 001	10 144	3 886	4 080	13 887	337	14 224
September	10 239	10 395	3 932	4 109	14 171	333	14 504
October	10 283	10 452	3 797	3 969	14 080	341	14 421
November	10 173	10 350	3 611	3 785	13 785	350	14 135
December	10 002	10 180	3 512	3 685	13 514	351	13 865
<b>2002</b>							
January	9 847	10 022	3 563	3 728	13 410	340	13 750
February	9 718	9 886	3 776	3 928	13 494	320	13 814
March	9 607	9 765	4 083	4 219	13 690	294	13 984
April	9 494	9 640	4 468	4 585	13 962	263	14 225



## DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS...		TOTAL DWELLING UNITS..		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
ORIGINAL (% change from preceding month)							
<b>2001</b>							
February	15.0	14.3	-23.7	-23.1	0.9	-18.8	0.2
March	4.5	4.9	22.1	21.4	9.3	22.0	9.7
April	-6.6	-6.4	-9.9	-5.9	-7.6	33.3	-6.2
May	46.9	45.9	51.1	47.9	48.2	13.3	46.5
June	-5.9	-5.9	-21.6	-18.1	-10.7	13.6	-9.8
July	12.9	13.8	7.9	-1.5	11.5	-37.4	9.3
August	15.2	14.3	39.8	37.4	21.6	-22.8	20.4
September	-13.8	-13.1	-7.7	-9.0	-12.0	-4.8	-11.9
October	11.2	11.2	10.8	12.0	11.0	35.3	11.5
November	3.0	2.5	-17.3	-17.0	-3.3	-14.9	-3.6
December	-17.5	-17.6	-19.9	-17.8	-18.1	6.4	-17.6
<b>2002</b>							
January	-4.6	-3.7	5.5	2.2	-1.9	-8.9	-2.1
February	14.8	14.3	-18.3	-14.5	5.5	33.0	6.1
March	-5.7	-6.0	36.4	30.9	3.5	-33.7	2.4
April	5.6	5.2	35.1	33.0	14.0	-26.8	13.3
SEASONALLY ADJUSTED (% change from preceding month)							
<b>2001</b>							
February	-0.2	-0.6	-15.2	-16.3	-5.2	-27.2	-6.1
March	-4.7	-4.1	27.5	27.4	4.9	31.3	5.7
April	12.8	12.8	-6.8	-5.1	5.7	15.8	6.1
May	20.6	19.6	5.0	5.0	15.6	-6.2	14.7
June	8.3	8.2	9.1	6.1	8.6	-22.7	7.5
July	9.3	10.3	-1.9	-2.1	6.1	25.4	6.5
August	13.5	12.9	9.4	8.2	12.4	-13.4	11.6
September	-7.6	-7.2	19.7	17.1	-0.4	-10.0	-0.6
October	0.3	0.2	-5.8	-4.4	-1.6	17.6	-1.3
November	2.0	1.9	-23.3	-22.3	-5.7	0.6	-5.5
December	-3.3	-3.3	-0.1	0.6	-2.6	7.7	-2.3
<b>2002</b>							
January	0.1	0.5	-6.7	-9.2	-1.6	-17.2	-2.0
February	-1.8	-1.9	1.0	3.9	-1.2	26.9	-0.5
March	-2.8	-3.2	44.5	40.0	8.8	-26.8	7.7
April	-0.2	-0.6	19.5	17.4	6.2	-39.0	5.3
TREND ESTIMATES (% change from preceding month)							
<b>2001</b>							
February	3.7	3.6	-4.5	-3.5	1.0	7.0	1.2
March	6.0	6.0	-2.6	-1.8	3.4	5.9	3.5
April	8.5	8.4	1.7	1.9	6.5	3.1	6.4
May	9.7	9.6	7.1	6.3	9.0	-0.3	8.6
June	9.1	9.1	10.4	8.9	9.5	-2.4	9.1
July	7.2	7.2	9.9	8.5	7.9	-3.3	7.6
August	4.8	4.8	6.2	5.3	5.2	-2.9	5.0
September	2.4	2.5	1.2	0.7	2.0	-1.2	2.0
October	0.4	0.5	-3.4	-3.4	-0.6	2.4	-0.6
November	-1.1	-1.0	-4.9	-4.6	-2.1	2.6	-2.0
December	-1.7	-1.6	-2.7	-2.6	-2.0	0.3	-1.9
<b>2002</b>							
January	-1.5	-1.6	1.5	1.2	-0.8	-3.1	-0.8
February	-1.3	-1.4	6.0	5.4	0.6	-5.9	0.5
March	-1.1	-1.2	8.1	7.4	1.5	-8.1	1.2
April	-1.2	-1.3	9.4	8.7	2.0	-10.5	1.7

## VALUE OF BUILDING APPROVED(a)

Month	New residential building \$m	Alterations and additions to residential buildings(b) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
<b>2001</b>					
February	1 239.8	250.5	1 490.2	891.7	2 381.9
March	1 344.5	313.7	1 658.2	1 272.4	2 930.6
April	1 247.2	261.2	1 508.4	1 079.6	2 587.9
May	1 787.6	341.5	2 129.2	1 393.8	3 522.9
June	1 675.5	298.5	1 974.0	918.9	2 892.9
July	1 859.0	309.2	2 168.2	1 147.5	3 315.7
August	2 440.2	345.0	2 785.2	1 041.1	3 826.3
September	2 022.5	326.1	2 348.6	855.9	3 204.5
October	2 189.8	357.3	2 547.0	1 185.2	3 732.2
November	2 103.0	328.0	2 431.0	1 125.2	3 556.1
December	1 721.4	259.5	1 981.0	1 105.0	3 086.0
<b>2002</b>					
January	1 730.9	275.1	2 006.0	933.5	2 939.5
February	1 896.2	306.7	2 202.9	1 356.0	3 558.9
March	1 888.7	315.7	2 204.5	1 004.0	3 208.5
April	2 246.6	315.1	2 561.7	1 473.7	4 035.4
SEASONALLY ADJUSTED					
<b>2001</b>					
February	1 201.6	254.0	1 455.6	984.0	2 439.6
March	1 310.4	291.7	1 602.1	1 240.5	2 842.6
April	1 328.0	271.0	1 599.1	1 379.2	2 978.2
May	1 547.9	306.9	1 854.8	1 097.2	2 952.0
June	1 770.1	309.5	2 079.5	876.8	2 956.4
July	1 872.9	300.5	2 173.5	1 006.5	3 180.0
August	2 329.7	339.0	2 668.6	918.2	3 586.9
September	2 218.6	326.9	2 545.5	915.5	3 461.1
October	2 133.5	335.1	2 468.6	1 119.3	3 587.9
November	1 928.4	310.0	2 238.3	1 125.5	3 363.8
December	1 821.1	300.9	2 122.0	1 384.8	3 506.8
<b>2002</b>					
January	1 968.4	329.8	2 298.2	866.3	3 164.5
February	1 835.0	310.1	2 145.2	1 493.4	3 638.5
March	2 016.6	307.1	2 323.7	1 071.0	3 394.6
April	2 246.2	300.6	2 546.8	1 579.4	4 126.2
TREND ESTIMATES					
<b>2001</b>					
February	1 294.0	265.1	1 559.1	1 103.5	2 662.5
March	1 329.7	270.1	1 599.9	1 097.6	2 697.4
April	1 416.3	278.6	1 694.8	1 065.1	2 759.9
May	1 560.2	290.9	1 851.1	1 010.1	2 861.2
June	1 741.0	304.2	2 045.2	948.8	2 994.0
July	1 912.1	315.7	2 227.8	915.9	3 143.7
August	2 033.6	323.0	2 356.6	916.5	3 273.1
September	2 082.6	325.8	2 408.4	957.5	3 365.9
October	2 061.8	324.8	2 386.6	1 029.4	3 416.0
November	2 002.4	321.0	2 323.4	1 106.4	3 429.8
December	1 950.7	317.0	2 267.7	1 166.0	3 433.7
<b>2002</b>					
January	1 934.0	313.1	2 247.1	1 202.8	3 449.9
February	1 955.1	310.1	2 265.2	1 223.7	3 488.9
March	1 997.2	307.6	2 304.8	1 237.4	3 542.2
April	2 055.3	305.0	2 360.3	1 243.5	3 603.8

(a) Refer to Explanatory Notes paragraph 8.

(b) Refer to Explanatory Notes paragraph 14.

VALUE OF BUILDING APPROVED, Percentage Change(a)

Month	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
<b>2001</b>					
February	2.5	7.3	3.3	-25.3	-9.6
March	8.4	25.2	11.3	42.7	23.0
April	-7.2	-16.7	-9.0	-15.2	-11.7
May	43.3	30.8	41.2	29.1	36.1
June	-6.3	-12.6	-7.3	-34.1	-17.9
July	11.0	3.6	9.8	24.9	14.6
August	31.3	11.6	28.5	-9.3	15.4
September	-17.1	-5.5	-15.7	-17.8	-16.3
October	8.3	9.6	8.4	38.5	16.5
November	-4.0	-8.2	-4.6	-5.1	-4.7
December	-18.1	-20.9	-18.5	-1.8	-13.2
<b>2002</b>					
January	0.6	6.0	1.3	-15.5	-4.7
February	9.5	11.5	9.8	45.3	21.1
March	-0.4	2.9	0.1	-26.0	-9.8
April	18.9	-0.2	16.2	46.8	25.8
SEASONALLY ADJUSTED (% change from preceding month)					
<b>2001</b>					
February	-11.1	-7.9	-10.6	-17.3	-13.4
March	9.1	14.8	10.1	26.1	16.5
April	1.3	-7.1	-0.2	11.2	4.8
May	16.6	13.2	16.0	-20.4	-0.9
June	14.4	0.8	12.1	-20.1	0.1
July	5.8	-2.9	4.5	14.8	7.6
August	24.4	12.8	22.8	-8.8	12.8
September	-4.8	-3.5	-4.6	-0.3	-3.5
October	-3.8	2.5	-3.0	22.3	3.7
November	-9.6	-7.5	-9.3	0.6	-6.2
December	-5.6	-2.9	-5.2	23.0	4.3
<b>2002</b>					
January	8.1	9.6	8.3	-37.4	-9.8
February	-6.8	-6.0	-6.7	72.4	15.0
March	9.9	-1.0	8.3	-28.3	-6.7
April	11.4	-2.1	9.6	47.5	21.6
TREND ESTIMATES (% change from preceding month)					
<b>2001</b>					
February	0.3	1.1	0.4	1.1	0.7
March	2.8	1.9	2.6	-0.5	1.3
April	6.5	3.1	5.9	-3.0	2.3
May	10.2	4.4	9.2	-5.2	3.7
June	11.6	4.6	10.5	-6.1	4.6
July	9.8	3.8	8.9	-3.5	5.0
August	6.4	2.3	5.8	0.1	4.1
September	2.4	0.9	2.2	4.5	2.8
October	-1.0	-0.3	-0.9	7.5	1.5
November	-2.9	-1.2	-2.6	7.5	0.4
December	-2.6	-1.2	-2.4	5.4	0.1
<b>2002</b>					
January	-0.9	-1.2	-0.9	3.1	0.5
February	1.1	-1.0	0.8	1.7	1.1
March	2.2	-0.8	1.7	1.1	1.5
April	2.9	-0.8	2.4	0.5	1.7

(a) Refer to Explanatory Notes paragraph 8.

(b) Refer to Explanatory Notes paragraph 14.

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
<b>1998-1999</b>	104 625	43 038	666	2 541	482	<b>151 352</b>
<b>1999-2000</b>	121 419	47 711	825	1 905	522	<b>172 382</b>
<b>2000-2001</b>	78 577	35 009	763	2 083	154	<b>116 586</b>
<b>2001</b>						
April	6 138	2 447	41	143	8	<b>8 777</b>
May	9 013	3 682	47	257	6	<b>13 005</b>
June	8 491	2 866	50	188	14	<b>11 609</b>
July	9 579	3 304	29	31	6	<b>12 949</b>
August	11 039	4 603	43	40	21	<b>15 746</b>
September	9 513	3 943	48	309	44	<b>13 857</b>
October	10 571	4 691	46	70	8	<b>15 386</b>
November	10 890	3 899	41	31	12	<b>14 873</b>
December	8 987	2 980	66	130	15	<b>12 178</b>
<b>2002</b>						
January	8 575	3 187	38	131	12	<b>11 943</b>
February	9 845	2 601	44	100	9	<b>12 599</b>
March	9 288	3 540	39	149	22	<b>13 038</b>
April	9 809	4 911	70	64	14	<b>14 868</b>
PUBLIC SECTOR (Number)						
<b>1998-1999</b>	2 702	2 904	35	2	4	<b>5 647</b>
<b>1999-2000</b>	1 754	2 517	56	6	9	<b>4 342</b>
<b>2000-2001</b>	1 108	2 518	105	105	2	<b>3 838</b>
<b>2001</b>						
April	110	325	1	0	0	<b>436</b>
May	94	399	1	0	0	<b>494</b>
June	93	445	23	0	0	<b>561</b>
July	180	171	0	0	0	<b>351</b>
August	115	156	0	0	0	<b>271</b>
September	176	81	1	0	0	<b>258</b>
October	202	147	0	0	0	<b>349</b>
November	159	136	1	1	0	<b>297</b>
December	123	193	0	0	0	<b>316</b>
<b>2002</b>						
January	197	91	0	0	0	<b>288</b>
February	178	201	4	0	0	<b>383</b>
March	135	117	1	0	1	<b>254</b>
April	107	78	0	0	1	<b>186</b>
TOTAL (Number)						
<b>1998-1999</b>	107 327	45 942	701	2 543	486	<b>156 999</b>
<b>1999-2000</b>	123 173	50 228	881	1 911	531	<b>176 724</b>
<b>2000-2001</b>	79 685	37 527	868	2 188	156	<b>120 424</b>
<b>2001</b>						
April	6 248	2 772	42	143	8	<b>9 213</b>
May	9 107	4 081	48	257	6	<b>13 499</b>
June	8 584	3 311	73	188	14	<b>12 170</b>
July	9 759	3 475	29	31	6	<b>13 300</b>
August	11 154	4 759	43	40	21	<b>16 017</b>
September	9 689	4 024	49	309	44	<b>14 115</b>
October	10 773	4 838	46	70	8	<b>15 735</b>
November	11 049	4 035	42	32	12	<b>15 170</b>
December	9 110	3 173	66	130	15	<b>12 494</b>
<b>2002</b>						
January	8 772	3 278	38	131	12	<b>12 231</b>
February	10 023	2 802	48	100	9	<b>12 982</b>
March	9 423	3 657	40	149	23	<b>13 292</b>
April	9 916	4 989	70	64	15	<b>15 054</b>

(a) See Glossary for definition.

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

Month	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(b)	Total residential building	Non-residential building(b)	Total building
PRIVATE SECTOR (\$ million)								
<b>1998-1999</b>	12 391.7	4 686.5	67.8	2 515.4	245.8	19 907.3	9 021.3	<b>28 928.5</b>
<b>1999-2000</b>	15 499.8	5 781.6	95.0	3 105.1	234.5	24 716.2	9 039.5	<b>33 755.6</b>
<b>2000-2001</b>	10 911.8	4 768.9	76.9	2 751.4	278.0	18 787.1	9 470.5	<b>28 257.5</b>
<b>2001</b>								
April	860.2	336.3	4.0	219.7	20.1	1 440.3	929.2	<b>2 369.5</b>
May	1 253.9	478.3	7.1	286.1	28.7	2 054.1	1 108.6	<b>3 162.7</b>
June	1 182.8	420.4	4.2	249.8	33.1	1 890.3	643.5	<b>2 533.8</b>
July	1 388.9	430.3	3.0	276.7	6.7	2 105.6	939.6	<b>3 045.1</b>
August	1 579.9	828.0	5.2	328.8	3.9	2 745.8	699.6	<b>3 445.4</b>
September	1 353.1	636.0	5.7	282.0	29.8	2 306.7	730.5	<b>3 037.3</b>
October	1 497.1	650.4	5.0	333.1	11.8	2 497.4	892.0	<b>3 389.4</b>
November	1 537.7	530.0	3.8	303.1	2.9	2 377.4	812.7	<b>3 190.1</b>
December	1 271.3	417.3	8.4	224.7	17.1	1 938.7	838.0	<b>2 776.8</b>
<b>2002</b>								
January	1 237.3	455.2	4.6	229.6	29.6	1 956.2	698.7	<b>2 654.9</b>
February	1 442.7	410.6	5.5	272.8	12.2	2 143.8	1 077.9	<b>3 221.7</b>
March	1 366.2	495.2	3.3	270.2	18.8	2 153.7	763.4	<b>2 917.1</b>
April	1 471.4	750.5	8.6	295.6	6.0	2 532.2	835.2	<b>3 367.3</b>
PUBLIC SECTOR (\$ million)								
<b>1998-1999</b>	291.6	235.8	4.3	88.2	0.1	619.6	3 578.9	<b>4 198.5</b>
<b>1999-2000</b>	202.1	241.9	3.7	101.9	0.9	550.7	3 149.9	<b>3 700.7</b>
<b>2000-2001</b>	146.8	284.1	7.6	157.7	13.7	609.8	3 374.4	<b>3 984.4</b>
<b>2001</b>								
April	16.0	34.7	0.1	17.2	0.0	68.0	150.4	<b>218.4</b>
May	12.4	42.9	0.2	19.5	0.0	75.1	285.2	<b>360.3</b>
June	11.5	60.7	1.6	9.8	0.0	83.6	275.4	<b>359.1</b>
July	21.7	18.1	0.0	22.8	0.0	62.6	207.9	<b>270.5</b>
August	15.4	16.9	0.0	7.0	0.0	39.3	341.5	<b>380.9</b>
September	24.6	8.7	0.2	8.3	0.0	41.8	125.4	<b>167.2</b>
October	28.1	14.1	0.0	7.4	0.0	49.6	293.2	<b>342.8</b>
November	21.0	14.2	0.1	18.1	0.1	53.6	312.5	<b>366.0</b>
December	14.2	18.8	0.0	9.3	0.0	42.2	267.0	<b>309.3</b>
<b>2002</b>								
January	28.3	10.2	0.0	11.3	0.0	49.8	234.8	<b>284.6</b>
February	21.7	21.2	0.0	16.2	0.0	59.0	278.1	<b>337.1</b>
March	14.3	13.0	0.1	23.4	0.0	50.8	240.6	<b>291.4</b>
April	14.7	10.1	0.0	4.9	0.0	29.6	638.5	<b>668.1</b>
TOTAL (\$ million)								
<b>1998-1999</b>	12 683.4	4 922.0	72.2	2 603.6	245.8	20 526.8	12 600.2	<b>33 127.1</b>
<b>1999-2000</b>	15 702.0	6 023.6	98.7	3 207.2	235.4	25 266.8	12 189.4	<b>37 456.2</b>
<b>2000-2001</b>	11 058.5	5 053.0	84.7	2 909.2	291.7	19 397.0	12 844.9	<b>32 241.8</b>
<b>2001</b>								
April	876.2	370.9	4.1	237.0	20.1	1 508.4	1 079.6	<b>2 587.9</b>
May	1 266.4	521.3	7.3	305.6	28.7	2 129.2	1 393.8	<b>3 522.9</b>
June	1 194.3	481.1	5.8	259.6	33.1	1 974.0	918.9	<b>2 892.9</b>
July	1 410.6	448.4	3.0	299.5	6.7	2 168.2	1 147.5	<b>3 315.7</b>
August	1 595.3	844.9	5.2	335.9	3.9	2 785.2	1 041.1	<b>3 826.3</b>
September	1 377.7	644.8	5.9	290.4	29.8	2 348.6	855.9	<b>3 204.5</b>
October	1 525.2	664.6	5.0	340.5	11.8	2 547.0	1 185.2	<b>3 732.2</b>
November	1 558.8	544.2	3.9	321.2	2.9	2 431.0	1 125.2	<b>3 556.1</b>
December	1 285.4	436.0	8.4	234.0	17.1	1 981.0	1 105.0	<b>3 086.0</b>
<b>2002</b>								
January	1 265.6	465.4	4.6	240.9	29.6	2 006.0	933.5	<b>2 939.5</b>
February	1 464.4	431.8	5.5	289.0	12.2	2 202.9	1 356.0	<b>3 558.9</b>
March	1 380.5	508.2	3.4	293.6	18.8	2 204.5	1 004.0	<b>3 208.5</b>
April	1 486.0	760.6	8.6	300.5	6.0	2 561.7	1 473.7	<b>4 035.4</b>

(a) Refer to Explanatory Notes paragraph 8.

(b) 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									
<b>2001</b>									
February	2 481	3 186	1 561	469	1 003	106	28	123	8 957
March	2 520	3 394	1 828	635	1 178	88	117	66	9 826
April	2 544	2 456	2 030	515	1 303	68	178	119	9 213
May	3 753	3 705	3 156	709	1 723	134	132	187	13 499
June	3 238	3 329	2 492	736	1 779	127	184	285	12 170
July	3 852	3 752	2 582	975	1 745	118	94	182	13 300
August	4 049	5 714	3 229	825	1 854	149	75	122	16 017
September	4 158	4 289	2 864	863	1 570	190	75	106	14 115
October	5 377	4 187	2 835	904	1 748	170	103	411	15 735
November	4 739	3 808	3 078	931	2 016	170	50	378	15 170
December	3 563	3 903	2 227	968	1 457	160	36	180	12 494
<b>2002</b>									
January	3 637	3 404	2 461	764	1 533	284	69	79	12 231
February	3 261	3 820	3 061	971	1 546	151	75	97	12 982
March	3 582	3 531	3 453	904	1 370	167	118	167	13 292
April	4 961	4 274	2 717	987	1 700	165	84	166	15 054
SEASONALLY ADJUSTED									
<b>2001</b>									
February	2 640	3 040	1 657	452	1 079	109	n.a.	n.a.	9 144
March	2 757	3 045	1 796	571	1 125	82	n.a.	n.a.	9 666
April	2 920	2 581	2 105	605	1 467	69	n.a.	n.a.	10 254
May	3 177	3 608	2 765	664	1 450	141	n.a.	n.a.	11 762
June	3 467	3 642	2 619	662	1 612	167	n.a.	n.a.	12 648
July	3 395	4 014	2 701	827	1 749	121	n.a.	n.a.	13 473
August	3 847	4 954	3 105	851	1 835	162	n.a.	n.a.	15 041
September	4 440	4 334	2 772	871	1 763	196	n.a.	n.a.	14 945
October	5 083	4 333	2 553	911	1 698	144	n.a.	n.a.	14 757
November	4 306	3 608	3 034	910	1 818	157	n.a.	n.a.	13 940
December	3 898	4 013	2 595	1 155	1 603	158	n.a.	n.a.	13 619
<b>2002</b>									
January	3 916	3 852	2 640	971	1 689	264	n.a.	n.a.	13 345
February	3 476	3 648	3 250	933	1 663	156	n.a.	n.a.	13 277
March	4 078	3 713	3 466	836	1 464	168	n.a.	n.a.	14 299
April	5 172	3 971	2 632	1 088	1 691	146	n.a.	n.a.	15 056
TREND ESTIMATES									
<b>2001</b>									
February	2 823	2 998	1 874	543	1 122	85	56	116	9 650
March	2 849	3 045	1 999	557	1 180	92	73	126	9 987
April	2 930	3 165	2 199	593	1 288	105	91	141	10 626
May	3 100	3 396	2 429	651	1 426	122	106	154	11 544
June	3 375	3 705	2 641	714	1 570	138	114	169	12 593
July	3 714	3 997	2 789	774	1 691	149	112	194	13 551
August	4 048	4 190	2 842	833	1 764	158	100	226	14 224
September	4 286	4 248	2 814	892	1 787	164	84	250	14 504
October	4 356	4 177	2 782	939	1 770	170	71	260	14 421
November	4 279	4 036	2 787	967	1 730	176	65	253	14 135
December	4 142	3 904	2 834	978	1 687	181	68	230	13 865
<b>2002</b>									
January	4 042	3 816	2 902	980	1 653	182	74	198	13 750
February	4 046	3 777	2 973	978	1 626	180	81	165	13 814
March	4 134	3 766	3 029	976	1 607	174	87	143	13 984
April	4 265	3 776	3 062	974	1 595	170	92	120	14 225

## DWELLING UNITS APPROVED, States and Australia—Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>2001</b>									
February	-10.0	22.2	-12.3	8.6	-4.0	16.5	-37.8	-33.2	0.2
March	1.6	6.5	17.1	35.4	17.4	-17.0	317.9	-46.3	9.7
April	1.0	-27.6	11.1	-18.9	10.6	-22.7	52.1	80.3	-6.2
May	47.5	50.9	55.5	37.7	32.2	97.1	-25.8	57.1	46.5
June	-13.7	-10.1	-21.0	3.8	3.3	-5.2	39.4	52.4	-9.8
July	19.0	12.7	3.6	32.5	-1.9	-7.1	-48.9	-36.1	9.3
August	5.1	52.3	25.1	-15.4	6.2	26.3	-20.2	-33.0	20.4
September	2.7	-24.9	-11.3	4.6	-15.3	27.5	0.0	-13.1	-11.9
October	29.3	-2.4	-1.0	4.8	11.3	-10.5	37.3	287.7	11.5
November	-11.9	-9.1	8.6	3.0	15.3	0.0	-51.5	-8.0	-3.6
December	-24.8	2.5	-27.6	4.0	-27.7	-5.9	-28.0	-52.4	-17.6
<b>2002</b>									
January	2.1	-12.8	10.5	-21.1	5.2	77.5	91.7	-56.1	-2.1
February	-10.3	12.2	24.4	27.1	0.8	-46.8	8.7	22.8	6.1
March	9.8	-7.6	12.8	-6.9	-11.4	10.6	57.3	72.2	2.4
April	38.5	21.0	-21.3	9.2	24.1	-1.2	-28.8	-0.6	13.3
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2001</b>									
February	-10.3	0.2	-14.8	-16.2	-7.9	32.7	n.a.	n.a.	-6.1
March	4.4	0.2	8.4	26.5	4.3	-24.6	n.a.	n.a.	5.7
April	5.9	-15.2	17.2	5.8	30.4	-16.0	n.a.	n.a.	6.1
May	8.8	39.8	31.4	9.8	-1.2	104.1	n.a.	n.a.	14.7
June	9.1	0.9	-5.3	-0.4	11.2	18.6	n.a.	n.a.	7.5
July	-2.1	10.2	3.1	25.0	8.5	-27.6	n.a.	n.a.	6.5
August	13.3	23.4	14.9	2.9	4.9	33.5	n.a.	n.a.	11.6
September	15.4	-12.5	-10.7	2.4	-3.9	21.3	n.a.	n.a.	-0.6
October	14.5	0.0	-7.9	4.6	-3.7	-26.4	n.a.	n.a.	-1.3
November	-15.3	-16.7	18.8	-0.1	7.1	8.4	n.a.	n.a.	-5.5
December	-9.5	11.2	-14.5	27.0	-11.9	0.6	n.a.	n.a.	-2.3
<b>2002</b>									
January	0.5	-4.0	1.7	-15.9	5.4	67.8	n.a.	n.a.	-2.0
February	-11.2	-5.3	23.1	-4.0	-1.6	-41.2	n.a.	n.a.	-0.5
March	17.3	1.8	6.7	-10.3	-11.9	8.3	n.a.	n.a.	7.7
April	26.8	7.0	-24.1	30.1	15.5	-13.4	n.a.	n.a.	5.3
TREND ESTIMATES (% change from preceding month)									
<b>2001</b>									
February	0.0	1.8	2.2	0.9	0.7	1.5	21.5	-4.1	1.2
March	0.9	1.6	6.7	2.7	5.2	8.5	30.2	8.5	3.5
April	2.8	3.9	10.0	6.4	9.2	14.4	25.1	11.5	6.4
May	5.8	7.3	10.5	9.8	10.7	15.6	16.8	9.2	8.6
June	8.9	9.1	8.7	9.7	10.1	13.4	7.5	10.0	9.1
July	10.0	7.9	5.6	8.4	7.7	8.2	-2.1	14.9	7.6
August	9.0	4.8	1.9	7.6	4.3	5.6	-10.0	16.1	5.0
September	5.9	1.4	-1.0	7.0	1.3	4.0	-16.3	10.7	2.0
October	1.6	-1.7	-1.1	5.3	-1.0	3.7	-15.8	4.1	-0.6
November	-1.8	-3.4	0.2	3.0	-2.3	3.7	-7.8	-2.7	-2.0
December	-3.2	-3.3	1.7	1.1	-2.4	2.9	4.8	-8.9	-1.9
<b>2002</b>									
January	-2.4	-2.2	2.4	0.2	-2.0	0.5	8.8	-14.2	-0.8
February	0.1	-1.0	2.4	-0.2	-1.6	-1.3	9.1	-16.2	0.5
March	2.2	-0.3	1.9	-0.2	-1.2	-2.9	7.6	-13.7	1.2
April	3.2	0.2	1.1	-0.1	-0.8	-2.5	5.8	-16.1	1.7

## PRIVATE SECTOR HOUSES APPROVED, States and Australia

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
<b>2001</b>									
February	1 501	2 282	1 112	380	824	83	22	91	6 295
March	1 535	2 185	1 298	516	890	84	25	44	6 577
April	1 451	1 811	1 335	475	880	65	54	74	6 145
May	2 018	2 659	1 980	655	1 398	130	84	105	9 029
June	1 873	2 615	1 777	641	1 336	116	79	56	8 493
July	2 164	2 832	2 091	765	1 447	114	63	112	9 588
August	2 406	3 655	2 378	734	1 577	143	35	120	11 048
September	2 178	2 990	2 024	712	1 361	145	38	75	9 523
October	2 623	3 309	2 106	778	1 488	163	38	81	10 586
November	2 761	3 107	2 328	764	1 643	170	30	100	10 903
December	2 162	2 783	1 804	698	1 258	157	28	107	8 997
<b>2002</b>									
January	2 064	2 346	1 926	667	1 305	180	41	57	8 586
February	2 127	3 056	2 314	770	1 342	136	44	68	9 857
March	1 946	2 956	2 110	756	1 173	166	47	145	9 299
April	2 226	3 226	2 022	701	1 369	137	38	98	9 817
SEASONALLY ADJUSTED									
<b>2001</b>									
February	1 572	2 112	1 088	375	898	n.a.	n.a.	n.a.	6 228
March	1 512	1 995	1 155	453	877	n.a.	n.a.	n.a.	5 938
April	1 600	1 954	1 367	538	958	n.a.	n.a.	n.a.	6 698
May	1 768	2 465	1 781	594	1 233	n.a.	n.a.	n.a.	8 075
June	2 013	2 619	1 874	632	1 314	n.a.	n.a.	n.a.	8 749
July	2 121	3 001	2 284	736	1 479	n.a.	n.a.	n.a.	9 565
August	2 265	3 457	2 281	721	1 430	n.a.	n.a.	n.a.	10 854
September	2 333	2 990	1 938	740	1 482	n.a.	n.a.	n.a.	10 031
October	2 439	3 297	1 952	748	1 397	n.a.	n.a.	n.a.	10 058
November	2 553	3 025	2 235	707	1 475	n.a.	n.a.	n.a.	10 254
December	2 286	2 992	2 196	797	1 337	n.a.	n.a.	n.a.	9 911
<b>2002</b>									
January	2 287	2 926	2 211	836	1 530	n.a.	n.a.	n.a.	9 926
February	2 208	2 820	2 253	759	1 461	n.a.	n.a.	n.a.	9 743
March	2 112	2 978	2 048	711	1 298	n.a.	n.a.	n.a.	9 475
April	2 227	3 128	1 960	720	1 301	n.a.	n.a.	n.a.	9 460
TREND ESTIMATES									
<b>2001</b>									
February	1 524	1 963	1 180	442	900	n.a.	n.a.	n.a.	6 472
March	1 573	2 064	1 295	475	955	n.a.	n.a.	n.a.	6 862
April	1 668	2 220	1 480	525	1 051	n.a.	n.a.	n.a.	7 444
May	1 798	2 436	1 698	586	1 171	n.a.	n.a.	n.a.	8 162
June	1 951	2 691	1 899	644	1 294	n.a.	n.a.	n.a.	8 907
July	2 113	2 934	2 046	690	1 389	n.a.	n.a.	n.a.	9 547
August	2 258	3 113	2 121	720	1 442	n.a.	n.a.	n.a.	10 001
September	2 362	3 192	2 142	740	1 461	n.a.	n.a.	n.a.	10 239
October	2 410	3 169	2 146	756	1 460	n.a.	n.a.	n.a.	10 283
November	2 401	3 089	2 151	766	1 449	n.a.	n.a.	n.a.	10 173
December	2 356	3 009	2 161	770	1 437	n.a.	n.a.	n.a.	10 002
<b>2002</b>									
January	2 296	2 962	2 167	769	1 421	n.a.	n.a.	n.a.	9 847
February	2 239	2 949	2 153	763	1 399	n.a.	n.a.	n.a.	9 718
March	2 192	2 959	2 125	752	1 373	n.a.	n.a.	n.a.	9 607
April	2 151	2 965	2 080	739	1 348	n.a.	n.a.	n.a.	9 494



## PRIVATE SECTOR HOUSES APPROVED, States and Australia—Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>2001</b>									
February	3.5	38.4	4.4	4.4	6.2	-6.7	0.0	59.6	15.0
March	2.3	-4.3	16.7	35.8	8.0	1.2	13.6	-51.6	4.5
April	-5.5	-17.1	2.9	-7.9	-1.1	-22.6	116.0	68.2	-6.6
May	39.1	46.8	48.3	37.9	58.9	100.0	55.6	41.9	46.9
June	-7.2	-1.7	-10.3	-2.1	-4.4	-10.8	-6.0	-46.7	-5.9
July	15.5	8.3	17.7	19.3	8.3	-1.7	-20.3	100.0	12.9
August	11.2	29.1	13.7	-4.1	9.0	25.4	-44.4	7.1	15.2
September	-9.5	-18.2	-14.9	-3.0	-13.7	1.4	8.6	-37.5	-13.8
October	20.4	10.7	4.1	9.3	9.3	12.4	0.0	8.0	11.2
November	5.3	-6.1	10.5	-1.8	10.4	4.3	-21.1	23.5	3.0
December	-21.7	-10.4	-22.5	-8.6	-23.4	-7.6	-6.7	7.0	-17.5
<b>2002</b>									
January	-4.5	-15.7	6.8	-4.4	3.7	14.6	46.4	-46.7	-4.6
February	3.1	30.3	20.1	15.4	2.8	-24.4	7.3	19.3	14.8
March	-8.5	-3.3	-8.8	-1.8	-12.6	22.1	6.8	113.2	-5.7
April	14.4	9.1	-4.2	-7.3	16.7	-17.5	-19.1	-32.4	5.6
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2001</b>									
February	2.1	7.2	-14.6	-17.1	1.7	n.a.	n.a.	n.a.	-0.2
March	-3.8	-5.5	6.1	20.7	-2.3	n.a.	n.a.	n.a.	-4.7
April	5.8	-2.0	18.4	18.8	9.3	n.a.	n.a.	n.a.	12.8
May	10.5	26.1	30.3	10.3	28.7	n.a.	n.a.	n.a.	20.6
June	13.9	6.3	5.2	6.4	6.6	n.a.	n.a.	n.a.	8.3
July	5.4	14.6	21.9	16.6	12.5	n.a.	n.a.	n.a.	9.3
August	6.8	15.2	-0.1	-2.1	-3.4	n.a.	n.a.	n.a.	13.5
September	3.0	-13.5	-15.0	2.6	3.6	n.a.	n.a.	n.a.	-7.6
October	4.5	10.2	0.7	1.0	-5.7	n.a.	n.a.	n.a.	0.3
November	4.7	-8.2	14.5	-5.4	5.6	n.a.	n.a.	n.a.	2.0
December	-10.5	-1.1	-1.8	12.8	-9.3	n.a.	n.a.	n.a.	-3.3
<b>2002</b>									
January	0.1	-2.2	0.7	4.8	14.4	n.a.	n.a.	n.a.	0.1
February	-3.5	-3.6	1.9	-9.1	-4.5	n.a.	n.a.	n.a.	-1.8
March	-4.3	5.6	-9.1	-6.4	-11.2	n.a.	n.a.	n.a.	-2.8
April	5.4	5.1	-4.3	1.2	0.3	n.a.	n.a.	n.a.	-0.2
TREND ESTIMATES (% change from preceding month)									
<b>2001</b>									
February	0.5	3.6	3.7	4.5	1.8	n.a.	n.a.	n.a.	3.7
March	3.2	5.1	9.8	7.6	6.1	n.a.	n.a.	n.a.	6.0
April	6.0	7.6	14.3	10.3	10.1	n.a.	n.a.	n.a.	8.5
May	7.8	9.8	14.7	11.6	11.4	n.a.	n.a.	n.a.	9.7
June	8.5	10.5	11.9	10.0	10.4	n.a.	n.a.	n.a.	9.1
July	8.3	9.0	7.7	7.1	7.3	n.a.	n.a.	n.a.	7.2
August	6.9	6.1	3.7	4.4	3.8	n.a.	n.a.	n.a.	4.8
September	4.6	2.5	1.0	2.8	1.3	n.a.	n.a.	n.a.	2.4
October	2.0	-0.7	0.2	2.1	-0.1	n.a.	n.a.	n.a.	0.4
November	-0.4	-2.5	0.2	1.3	-0.7	n.a.	n.a.	n.a.	-1.1
December	-1.9	-2.6	0.5	0.5	-0.9	n.a.	n.a.	n.a.	-1.7
<b>2002</b>									
January	-2.5	-1.6	0.3	-0.1	-1.1	n.a.	n.a.	n.a.	-1.5
February	-2.5	-0.4	-0.6	-0.8	-1.5	n.a.	n.a.	n.a.	-1.3
March	-2.1	0.3	-1.3	-1.4	-1.9	n.a.	n.a.	n.a.	-1.1
April	-1.8	0.2	-2.1	-1.6	-1.8	n.a.	n.a.	n.a.	-1.2

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

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin(a)	Canberra
Month	no.	no.	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR								
<b>1998-1999</b>	34 688	30 182	13 149	5 350	14 032	549	1 144	1 956
<b>1999-2000</b>	33 020	38 611	15 579	6 847	16 052	813	932	2 317
<b>2000-2001</b>	21 878	27 513	11 624	4 788	10 700	487	436	1 640
<b>2001</b>								
April	1 564	1 832	969	342	921	26	70	110
May	2 563	2 792	1 471	486	1 183	59	83	120
June	2 102	2 490	1 183	520	1 183	50	46	285
July	2 501	2 706	1 201	660	1 223	54	70	182
August	2 379	4 549	1 281	553	1 427	60	43	121
September	2 788	3 290	1 208	550	1 167	77	42	81
October	3 716	3 006	1 349	556	1 241	66	65	387
November	2 920	2 618	1 322	559	1 407	71	36	378
December	2 072	2 871	1 105	668	993	63	23	180
<b>2002</b>								
January	2 271	2 564	1 122	499	1 148	54	38	57
February	1 873	2 780	1 270	550	1 138	80	43	97
March	2 247	2 530	1 975	512	969	79	89	163
April	3 150	3 364	1 128	697	1 166	75	49	166
PUBLIC SECTOR								
<b>1998-1999</b>	1 112	666	473	151	549	0	243	117
<b>1999-2000</b>	647	629	256	87	777	21	119	55
<b>2000-2001</b>	701	374	326	75	689	16	228	107
<b>2001</b>								
April	67	19	23	11	92	0	71	9
May	83	15	68	3	111	0	0	67
June	16	51	64	2	106	0	95	0
July	8	138	8	6	97	0	0	0
August	79	41	1	6	41	0	0	0
September	24	56	10	23	14	0	0	25
October	44	47	38	26	32	5	20	24
November	43	74	4	50	30	0	0	0
December	47	59	18	46	30	0	0	0
<b>2002</b>								
January	15	19	4	22	44	38	0	22
February	90	26	13	35	55	0	0	0
March	52	33	15	17	56	0	0	4
April	18	4	12	17	9	16	0	0
TOTAL								
<b>1998-1999</b>	35 800	30 848	13 622	5 501	14 581	549	1 387	2 073
<b>1999-2000</b>	33 667	39 240	15 835	6 934	16 829	834	1 051	2 372
<b>2000-2001</b>	22 579	27 887	11 950	4 863	11 389	503	664	1 747
<b>2001</b>								
April	1 631	1 851	992	353	1 013	26	141	119
May	2 646	2 807	1 539	489	1 294	59	83	187
June	2 118	2 541	1 247	522	1 289	50	141	285
July	2 509	2 844	1 209	666	1 320	54	70	182
August	2 458	4 590	1 282	559	1 468	60	43	121
September	2 812	3 346	1 218	573	1 181	77	42	106
October	3 760	3 053	1 387	582	1 273	71	85	411
November	2 963	2 692	1 326	609	1 437	71	36	378
December	2 119	2 930	1 123	714	1 023	63	23	180
<b>2002</b>								
January	2 286	2 583	1 126	521	1 192	92	38	79
February	1 963	2 806	1 283	585	1 193	80	43	97
March	2 299	2 563	1 990	529	1 025	79	89	167
April	3 168	3 368	1 140	714	1 175	91	49	166

(a) Refer to Explanatory Notes paragraph 24.

## 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
<b>PRIVATE SECTOR</b>						
New South Wales	2 223	2 608	53	39	5	4 928
Victoria	3 225	1 007	6	24	5	4 267
Queensland	2 020	669	8	0	1	2 698
South Australia	701	266	2	0	1	970
Western Australia	1 367	259	1	1	1	1 629
Tasmania	137	7	0	0	0	144
Northern Territory	38	28	0	0	0	66
Australian Capital Territory	98	67	0	0	1	166
Australia	9 809	4 911	70	64	14	14 868
<b>PUBLIC SECTOR</b>						
New South Wales	1	32	0	0	0	33
Victoria	4	3	0	0	0	7
Queensland	13	5	0	0	1	19
South Australia	13	4	0	0	0	17
Western Australia	42	29	0	0	0	71
Tasmania	16	5	0	0	0	21
Northern Territory	18	0	0	0	0	18
Australian Capital Territory	0	0	0	0	0	0
Australia	107	78	0	0	1	186
<b>TOTAL</b>						
New South Wales	2 224	2 640	53	39	5	4 961
Victoria	3 229	1 010	6	24	5	4 274
Queensland	2 033	674	8	0	2	2 717
South Australia	714	270	2	0	1	987
Western Australia	1 409	288	1	1	1	1 700
Tasmania	153	12	0	0	0	165
Northern Territory	56	28	0	0	0	84
Australian Capital Territory	98	67	0	0	1	166
Australia	9 916	4 989	70	64	15	15 054

(a) See Glossary for definition.

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

## NEW OTHER RESIDENTIAL BUILDING.....

	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
<b>1998-1999</b>	107 327	10 209	11 975	22 184	4 704	5 069	13 985	23 758	45 942	<b>153 269</b>
<b>1999-2000</b>	123 173	10 445	12 910	23 355	5 400	4 846	16 627	26 873	50 228	<b>173 401</b>
<b>2000-2001</b>	79 685	7 381	8 506	15 887	2 864	4 204	14 572	21 640	37 527	<b>117 212</b>
<b>2001</b>										
February	6 352	463	767	1 230	283	196	753	1 232	2 462	<b>8 814</b>
March	6 669	585	650	1 235	321	300	1 023	1 644	2 879	<b>9 548</b>
April	6 248	601	695	1 296	207	315	954	1 476	2 772	<b>9 020</b>
May	9 107	821	1 056	1 877	326	662	1 216	2 204	4 081	<b>13 188</b>
June	8 584	618	692	1 310	442	300	1 259	2 001	3 311	<b>11 895</b>
July	9 759	827	1 015	1 842	287	347	999	1 633	3 475	<b>13 234</b>
August	11 154	983	811	1 794	358	529	2 078	2 965	4 759	<b>15 913</b>
September	9 689	639	864	1 503	257	323	1 941	2 521	4 024	<b>13 713</b>
October	10 773	637	947	1 584	279	676	2 299	3 254	4 838	<b>15 611</b>
November	11 049	823	881	1 704	275	348	1 708	2 331	4 035	<b>15 084</b>
December	9 110	647	931	1 578	221	196	1 178	1 595	3 173	<b>12 283</b>
<b>2002</b>										
January	8 772	662	710	1 372	201	329	1 376	1 906	3 278	<b>12 050</b>
February	10 023	495	662	1 157	300	465	880	1 645	2 802	<b>12 825</b>
March	9 423	653	762	1 415	217	388	1 637	2 242	3 657	<b>13 080</b>
April	9 916	808	1 073	1 881	139	507	2 462	3 108	4 989	<b>14 905</b>
VALUE (\$ million)										
<b>1998-1999</b>	12 683.4	797.9	1 192.1	1 990.1	395.2	515.1	2 021.7	2 932.0	4 922.0	<b>17 605.4</b>
<b>1999-2000</b>	15 702.0	872.2	1 347.0	2 219.1	500.0	506.8	2 798.0	3 804.7	6 023.6	<b>21 725.6</b>
<b>2000-2001</b>	11 058.5	640.3	1 003.0	1 643.3	301.7	511.8	2 596.0	3 409.3	5 053.0	<b>16 111.7</b>
<b>2001</b>										
February	899.0	43.5	91.4	134.9	27.9	29.7	148.2	205.8	340.7	<b>1 239.8</b>
March	941.4	52.1	77.6	129.6	25.1	43.6	204.7	273.4	403.1	<b>1 344.5</b>
April	876.2	54.9	88.9	143.9	26.5	33.3	167.3	227.1	370.9	<b>1 247.2</b>
May	1 266.4	75.4	114.8	190.2	40.5	77.5	213.1	331.0	521.3	<b>1 787.6</b>
June	1 194.3	52.4	88.0	140.5	52.1	35.5	253.0	340.7	481.1	<b>1 675.5</b>
July	1 410.6	78.4	129.7	208.1	29.5	47.1	163.7	240.3	448.4	<b>1 859.0</b>
August	1 595.3	97.0	99.6	196.6	30.8	71.0	546.5	648.2	844.9	<b>2 440.2</b>
September	1 377.7	64.4	125.5	189.9	27.9	60.6	366.4	454.9	644.8	<b>2 022.5</b>
October	1 525.2	56.4	106.8	163.2	30.3	83.9	387.1	501.4	664.6	<b>2 189.8</b>
November	1 558.8	75.9	118.2	194.0	35.1	42.3	272.8	350.2	544.2	<b>2 103.0</b>
December	1 285.4	59.6	118.5	178.1	24.3	27.1	206.5	257.9	436.0	<b>1 721.4</b>
<b>2002</b>										
January	1 265.6	60.3	96.1	156.3	27.8	35.3	245.9	309.0	465.4	<b>1 730.9</b>
February	1 464.4	44.9	91.7	136.5	29.9	55.9	209.4	295.3	431.8	<b>1 896.2</b>
March	1 380.5	60.8	96.9	157.7	23.0	58.1	269.4	350.5	508.2	<b>1 888.7</b>
April	1 486.0	87.1	150.9	238.0	17.3	76.4	428.9	522.6	760.6	<b>2 246.6</b>

(a) See Glossary for definition.

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

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$ million)							
<b>1998-1999</b>	13 440.7	5 253.9	18 694.1	3 104.6	21 798.6	12 977.9	<b>34 827.6</b>
<b>1999-2000</b>	15 701.9	6 023.6	21 725.5	3 541.3	25 266.8	12 189.4	<b>37 456.3</b>
<b>2000-2001</b>	9 753.3	4 708.4	14 461.7	2 894.2	17 355.9	12 773.8	<b>30 129.8</b>
<b>2000</b>							
December	2 300.2	1 256.1	3 556.4	727.1	4 283.5	2 893.3	<b>7 176.7</b>
<b>2001</b>							
March	2 303.8	1 090.2	3 394.1	700.8	4 094.9	3 341.2	<b>7 436.1</b>
June	2 935.9	1 286.6	4 222.5	791.2	5 013.8	3 357.0	<b>8 370.8</b>
September	3 809.6	1 784.2	5 593.8	850.2	6 444.0	2 998.6	<b>9 442.6</b>
December	3 758.7	1 514.8	5 273.5	810.9	6 084.4	3 322.7	<b>9 407.0</b>
<b>2002</b>							
March	3 520.4	1 278.5	4 798.9	767.9	5 566.7	3 182.3	<b>8 749.0</b>
SEASONALLY ADJUSTED (\$ million)							
<b>2000</b>							
December	2 322.4	1 225.8	3 548.2	738.8	4 287.0	3 039.6	<b>7 326.6</b>
<b>2001</b>							
March	2 354.1	1 088.2	3 442.3	718.0	4 160.2	3 386.2	<b>7 546.4</b>
June	2 883.4	1 263.9	4 147.3	774.4	4 921.7	3 305.3	<b>8 226.9</b>
September	3 808.1	1 886.9	5 695.0	840.7	6 535.7	2 795.6	<b>9 331.3</b>
December	3 737.7	1 425.0	5 162.7	814.3	5 977.0	3 528.3	<b>9 505.3</b>
<b>2002</b>							
March	3 710.2	1 361.4	5 071.6	812.7	5 884.3	3 312.3	<b>9 196.5</b>
TREND ESTIMATES (\$ million)							
<b>2000</b>							
December	2 177.7	1 106.1	3 283.8	704.1	3 987.8	3 201.5	<b>7 190.1</b>
<b>2001</b>							
March	2 447.8	1 193.0	3 640.9	731.2	4 372.1	3 198.2	<b>7 569.7</b>
June	3 008.7	1 404.6	4 413.3	781.9	5 195.2	3 191.8	<b>8 387.0</b>
September	3 482.8	1 547.9	5 029.0	810.0	5 838.8	3 180.2	<b>9 029.2</b>
December	3 761.4	1 549.2	5 309.8	823.7	6 133.4	3 244.6	<b>9 383.0</b>
<b>2002</b>							
March	3 869.0	1 445.8	5 311.4	821.3	6 133.3	3 346.0	<b>9 441.4</b>
TREND ESTIMATES (% change from preceding quarter)							
<b>2000</b>							
December	-12.0	-10.4	-11.5	-4.6	-10.3	1.8	<b>-5.4</b>
<b>2001</b>							
March	12.4	7.9	10.9	3.9	9.6	-0.1	<b>5.3</b>
June	22.9	17.7	21.2	6.9	18.8	-0.2	<b>10.8</b>
September	15.8	10.2	14.0	3.6	12.4	-0.4	<b>7.7</b>
December	8.0	0.1	5.6	1.7	5.0	2.0	<b>3.9</b>
<b>2002</b>							
March	2.9	-6.7	0.0	-0.3	0.0	3.1	<b>0.6</b>

(a) Reference year for chain volume measures is 1999-2000.  
Refer to Explanatory Notes paragraph 23.

(b) Refer to Explanatory Notes paragraph 14.

## VALUE OF TOTAL 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 (\$ million)									
<b>2001</b>									
February	813.7	797.8	385.1	100.9	218.0	19.5	9.1	37.8	2 381.9
March	663.4	1 156.2	495.9	223.2	304.4	21.7	32.0	33.7	2 930.6
April	671.3	791.2	399.8	107.6	524.4	21.8	33.8	38.0	2 587.9
May	926.7	1 172.4	699.9	191.8	377.6	45.6	55.8	53.1	3 522.9
June	892.9	799.6	632.4	139.3	291.0	24.5	47.1	66.1	2 892.9
July	1 199.0	951.5	567.7	160.1	306.7	26.4	22.4	81.9	3 315.7
August	1 106.8	1 493.5	575.4	221.7	341.0	32.4	22.2	33.4	3 826.3
September	1 086.7	961.4	612.4	158.6	284.7	38.1	24.2	38.4	3 204.5
October	1 253.1	1 184.6	578.8	199.6	353.0	51.4	24.8	87.0	3 732.2
November	1 206.0	1 028.8	659.1	173.8	366.3	35.9	17.0	69.3	3 556.1
December	979.2	1 100.9	471.7	163.7	246.8	46.6	23.7	53.5	3 086.0
<b>2002</b>									
January	981.5	880.8	520.1	172.9	302.1	42.0	18.2	21.9	2 939.5
February	1 034.5	1 251.5	685.1	182.2	274.7	31.8	66.8	32.3	3 558.9
March	840.4	1 007.9	764.3	186.2	256.1	37.4	30.6	85.6	3 208.5
April	1 368.7	1 295.9	746.5	180.6	346.7	27.5	24.3	45.2	4 035.4
SEASONALLY ADJUSTED (\$ million)									
<b>2001</b>									
February	852.3	715.0	449.7	99.9	244.3	n.a.	n.a.	n.a.	2 439.6
March	733.1	971.4	482.0	222.8	284.7	n.a.	n.a.	n.a.	2 842.6
April	649.4	865.8	411.3	128.9	615.9	n.a.	n.a.	n.a.	2 978.2
May	811.8	1 057.1	586.9	161.0	299.6	n.a.	n.a.	n.a.	2 952.0
June	927.0	893.2	595.9	155.1	286.6	n.a.	n.a.	n.a.	2 956.4
July	997.7	1 149.2	546.7	138.1	303.6	n.a.	n.a.	n.a.	3 180.0
August	964.4	1 442.9	587.9	184.3	328.7	n.a.	n.a.	n.a.	3 586.9
September	1 233.9	943.3	678.1	154.6	292.8	n.a.	n.a.	n.a.	3 461.1
October	1 229.5	1 224.0	597.4	209.8	315.9	n.a.	n.a.	n.a.	3 587.9
November	1 235.3	982.1	495.5	172.9	342.9	n.a.	n.a.	n.a.	3 363.8
December	1 160.5	1 090.9	655.9	180.4	291.9	n.a.	n.a.	n.a.	3 506.8
<b>2002</b>									
January	1 072.0	998.1	535.1	231.3	348.0	n.a.	n.a.	n.a.	3 164.5
February	1 075.8	1 125.3	802.8	180.5	308.6	n.a.	n.a.	n.a.	3 638.5
March	928.8	925.5	772.6	177.0	262.8	n.a.	n.a.	n.a.	3 394.6
April	1 315.8	1 341.5	705.4	223.9	351.8	n.a.	n.a.	n.a.	4 126.2
TREND (\$ million)									
<b>2001</b>									
February	835.4	853.5	490.7	118.5	259.4	n.a.	n.a.	n.a.	2 662.5
March	797.7	890.7	488.2	123.6	274.1	n.a.	n.a.	n.a.	2 697.4
April	785.7	926.7	498.2	130.5	287.6	n.a.	n.a.	n.a.	2 759.9
May	809.5	964.3	524.4	140.0	296.8	n.a.	n.a.	n.a.	2 861.2
June	874.1	1 000.3	556.7	150.6	302.7	n.a.	n.a.	n.a.	2 994.0
July	971.6	1 030.0	586.1	159.8	306.3	n.a.	n.a.	n.a.	3 143.7
August	1 074.1	1 046.8	597.8	167.7	309.3	n.a.	n.a.	n.a.	3 273.1
September	1 152.0	1 057.8	594.3	175.2	313.9	n.a.	n.a.	n.a.	3 365.9
October	1 186.5	1 064.7	589.6	182.3	317.8	n.a.	n.a.	n.a.	3 416.0
November	1 180.5	1 062.9	595.9	188.1	318.9	n.a.	n.a.	n.a.	3 429.8
December	1 152.5	1 056.0	618.3	192.2	317.3	n.a.	n.a.	n.a.	3 433.7
<b>2002</b>									
January	1 120.9	1 047.2	650.3	194.7	315.2	n.a.	n.a.	n.a.	3 449.9
February	1 100.6	1 037.2	687.2	197.3	313.6	n.a.	n.a.	n.a.	3 488.9
March	1 093.5	1 028.0	721.1	200.4	313.3	n.a.	n.a.	n.a.	3 542.2
April	1 102.1	1 011.7	754.0	201.4	312.5	n.a.	n.a.	n.a.	3 603.8

(a) Refer to Explanatory Notes paragraph 8.

VALUE OF TOTAL BUILDING APPROVED, States and Australia–Percentage Change(a)

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>2001</b>									
February	-19.4	9.7	-20.8	5.9	-1.5	-33.0	-49.8	-21.5	-9.6
March	-18.5	44.9	28.8	121.3	39.6	11.2	252.2	-10.7	23.0
April	1.2	-31.6	-19.4	-51.8	72.3	0.4	5.5	12.7	-11.7
May	38.0	48.2	75.1	78.4	-28.0	109.0	65.3	39.6	36.1
June	-3.6	-31.8	-9.6	-27.4	-22.9	-46.3	-15.7	24.4	-17.9
July	34.3	19.0	-10.2	14.9	5.4	7.7	-52.5	24.0	14.6
August	-7.7	57.0	1.3	38.4	11.2	22.8	-0.7	-59.2	15.4
September	-1.8	-35.6	6.4	-28.4	-16.5	17.6	8.8	15.1	-16.3
October	15.3	23.2	-5.5	25.8	24.0	35.0	2.7	126.4	16.5
November	-3.8	-13.2	13.9	-12.9	3.8	-30.1	-31.6	-20.3	-4.7
December	-18.8	7.0	-28.4	-5.8	-32.6	29.7	39.6	-22.9	-13.2
<b>2002</b>									
January	0.2	-20.0	10.3	5.6	22.4	-9.8	-23.3	-59.0	-4.7
February	5.4	42.1	31.7	5.4	-9.1	-24.3	268.2	47.1	21.1
March	-18.8	-19.5	11.6	2.2	-6.8	17.7	-54.2	165.2	-9.8
April	62.9	28.6	-2.3	-3.0	35.4	-26.3	-20.7	-47.1	25.8
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2001</b>									
February	-21.5	-16.3	-14.1	-22.1	-7.4	n.a.	n.a.	n.a.	-13.4
March	-14.0	35.9	7.2	123.1	16.5	n.a.	n.a.	n.a.	16.5
April	-11.4	-10.9	-14.7	-42.2	116.3	n.a.	n.a.	n.a.	4.8
May	25.0	22.1	42.7	24.9	-51.4	n.a.	n.a.	n.a.	-0.9
June	14.2	-15.5	1.5	-3.6	-4.3	n.a.	n.a.	n.a.	0.1
July	7.6	28.7	-8.3	-11.0	5.9	n.a.	n.a.	n.a.	7.6
August	-3.3	25.6	7.5	33.4	8.3	n.a.	n.a.	n.a.	12.8
September	27.9	-34.6	15.3	-16.2	-10.9	n.a.	n.a.	n.a.	-3.5
October	-0.4	29.8	-11.9	35.8	7.9	n.a.	n.a.	n.a.	3.7
November	0.5	-19.8	-17.1	-17.6	8.5	n.a.	n.a.	n.a.	-6.2
December	-6.1	11.1	32.4	4.3	-14.9	n.a.	n.a.	n.a.	4.3
<b>2002</b>									
January	-7.6	-8.5	-18.4	28.2	19.2	n.a.	n.a.	n.a.	-9.8
February	0.4	12.7	50.0	-22.0	-11.3	n.a.	n.a.	n.a.	15.0
March	-13.7	-17.8	-3.8	-1.9	-14.8	n.a.	n.a.	n.a.	-6.7
April	41.7	45.0	-8.7	26.5	33.9	n.a.	n.a.	n.a.	21.6
TREND ESTIMATES (% change from preceding month)									
<b>2001</b>									
February	-5.1	3.9	-2.3	2.5	5.3	n.a.	n.a.	n.a.	0.7
March	-4.5	4.4	-0.5	4.3	5.7	n.a.	n.a.	n.a.	1.3
April	-1.5	4.1	2.1	5.6	4.9	n.a.	n.a.	n.a.	2.3
May	3.0	4.1	5.3	7.3	3.2	n.a.	n.a.	n.a.	3.7
June	8.0	3.7	6.2	7.6	2.0	n.a.	n.a.	n.a.	4.6
July	11.2	3.0	5.3	6.1	1.2	n.a.	n.a.	n.a.	5.0
August	10.5	1.6	2.0	4.9	1.0	n.a.	n.a.	n.a.	4.1
September	7.3	1.1	-0.6	4.5	1.5	n.a.	n.a.	n.a.	2.8
October	3.0	0.6	-0.8	4.0	1.2	n.a.	n.a.	n.a.	1.5
November	-0.5	-0.2	1.1	3.2	0.3	n.a.	n.a.	n.a.	0.4
December	-2.4	-0.7	3.8	2.1	-0.5	n.a.	n.a.	n.a.	0.1
<b>2002</b>									
January	-2.7	-0.8	5.2	1.3	-0.7	n.a.	n.a.	n.a.	0.5
February	-1.8	-1.0	5.7	1.3	-0.5	n.a.	n.a.	n.a.	1.1
March	-0.6	-0.9	4.9	1.6	-0.1	n.a.	n.a.	n.a.	1.5
April	0.8	-1.6	4.6	0.5	-0.3	n.a.	n.a.	n.a.	1.7

(a) Refer to Explanatory Notes paragraph 8.

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (\$ million)									
<b>2001</b>									
February	391.8	258.1	139.2	36.6	45.5	4.1	3.9	12.4	891.7
March	212.6	501.5	230.2	141.9	140.6	8.1	19.3	18.0	1 272.4
April	217.1	346.9	97.3	40.5	339.4	11.0	7.6	19.8	1 079.6
May	273.3	517.2	274.2	95.7	151.0	26.7	35.3	20.3	1 393.8
June	260.3	216.4	298.6	40.8	66.3	6.8	8.5	21.1	918.9
July	492.2	289.3	188.3	45.9	63.8	9.9	7.8	50.2	1 147.5
August	355.9	299.6	144.5	118.4	93.5	11.3	10.0	7.9	1 041.1
September	327.2	235.4	145.9	48.3	57.8	10.7	12.9	17.8	855.9
October	349.3	435.7	155.3	81.9	104.3	29.0	7.5	22.1	1 185.2
November	405.9	371.6	158.9	57.3	98.4	12.0	7.7	13.3	1 125.2
December	379.4	439.9	119.0	42.9	56.8	27.4	16.2	23.6	1 105.0
<b>2002</b>									
January	337.0	248.7	168.2	73.0	88.1	8.2	5.7	4.5	933.5
February	444.9	527.5	196.7	59.6	52.0	11.8	52.7	10.6	1 356.0
March	205.6	363.4	232.6	74.9	47.6	13.2	12.4	54.3	1 004.0
April	473.2	527.0	296.3	53.1	91.4	7.0	9.6	16.2	1 473.7
TREND (\$ million)									
<b>2001</b>									
February	365.5	325.1	216.3	45.4	92.2	n.a.	n.a.	n.a.	1 103.5
March	317.2	357.3	199.9	47.3	101.1	n.a.	n.a.	n.a.	1 097.6
April	274.0	371.7	187.1	50.0	103.9	n.a.	n.a.	n.a.	1 065.1
May	245.0	362.0	184.5	53.5	98.6	n.a.	n.a.	n.a.	1 010.1
June	241.7	333.4	185.8	57.9	87.6	n.a.	n.a.	n.a.	948.8
July	270.9	303.7	187.0	61.3	75.6	n.a.	n.a.	n.a.	915.9
August	319.9	284.5	180.1	63.5	67.9	n.a.	n.a.	n.a.	916.5
September	371.5	287.3	169.6	65.2	68.0	n.a.	n.a.	n.a.	957.5
October	414.0	313.7	161.7	66.9	73.8	n.a.	n.a.	n.a.	1 029.4
November	438.0	345.8	163.4	68.6	80.4	n.a.	n.a.	n.a.	1 106.4
December	440.4	367.3	178.2	69.9	84.3	n.a.	n.a.	n.a.	1 166.0
<b>2002</b>									
January	424.7	370.0	199.6	70.8	84.9	n.a.	n.a.	n.a.	1 202.8
February	398.5	357.0	224.7	72.0	83.6	n.a.	n.a.	n.a.	1 223.7
March	369.6	337.3	248.8	73.6	82.3	n.a.	n.a.	n.a.	1 237.4
April	345.0	310.6	272.6	73.0	79.5	n.a.	n.a.	n.a.	1 243.5

(a) Seasonally adjusted data is not available due to the volatility of the data. Also refer to Explanatory Notes paragraph 8.



Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>2001</b>									
February	-29.2	-3.3	-39.1	4.0	-28.1	-74.8	-58.6	-37.9	-25.3
March	-45.7	94.3	65.4	287.3	208.8	95.5	391.2	45.5	42.7
April	2.1	-30.8	-57.7	-71.5	141.3	36.2	-60.5	9.7	-15.2
May	25.9	49.1	182.0	136.3	-55.5	142.4	362.6	2.8	29.1
June	-4.7	-58.2	8.9	-57.3	-56.1	-74.7	-75.8	3.7	-34.1
July	89.1	33.7	-36.9	12.4	-3.8	46.8	-9.2	138.0	24.9
August	-27.7	3.5	-23.3	158.0	46.4	13.8	28.7	-84.2	-9.3
September	-8.1	-21.4	0.9	-59.2	-38.1	-5.3	28.9	123.5	-17.8
October	6.7	85.1	6.5	69.6	80.4	171.0	-41.9	24.7	38.5
November	16.2	-14.7	2.3	-30.1	-5.6	-58.4	2.1	-40.0	-5.1
December	-6.5	18.4	-25.1	-25.2	-42.3	127.2	111.4	78.1	-1.8
<b>2002</b>									
January	-11.2	-43.5	41.4	70.4	55.1	-70.1	-64.5	-80.8	-15.5
February	32.0	112.1	17.0	-18.3	-40.9	43.9	818.2	134.3	45.3
March	-53.8	-31.1	18.2	25.6	-8.6	12.0	-76.4	411.3	-26.0
April	130.2	45.0	27.4	-29.1	92.0	-47.3	-22.4	-70.2	46.8
TREND ESTIMATES (% change from preceding month)									
<b>2001</b>									
February	-8.8	8.9	-7.5	1.2	13.2	n.a.	n.a.	n.a.	1.1
March	-13.2	9.9	-7.6	4.4	9.6	n.a.	n.a.	n.a.	-0.5
April	-13.6	4.0	-6.4	5.5	2.9	n.a.	n.a.	n.a.	-3.0
May	-10.6	-2.6	-1.4	7.2	-5.1	n.a.	n.a.	n.a.	-5.2
June	-1.4	-7.9	0.7	8.2	-11.2	n.a.	n.a.	n.a.	-6.1
July	12.1	-8.9	0.7	5.8	-13.7	n.a.	n.a.	n.a.	-3.5
August	18.1	-6.3	-3.7	3.6	-10.2	n.a.	n.a.	n.a.	0.1
September	16.1	1.0	-5.8	2.6	0.2	n.a.	n.a.	n.a.	4.5
October	11.4	9.2	-4.7	2.6	8.6	n.a.	n.a.	n.a.	7.5
November	5.8	10.2	1.0	2.6	9.0	n.a.	n.a.	n.a.	7.5
December	0.6	6.2	9.1	1.9	4.9	n.a.	n.a.	n.a.	5.4
<b>2002</b>									
January	-3.6	0.7	12.0	1.3	0.6	n.a.	n.a.	n.a.	3.1
February	-6.2	-3.5	12.6	1.7	-1.4	n.a.	n.a.	n.a.	1.7
March	-7.2	-5.5	10.7	2.3	-1.6	n.a.	n.a.	n.a.	1.1
April	-6.7	-7.9	9.5	-0.8	-3.5	n.a.	n.a.	n.a.	0.5

(a) Seasonally adjusted data is not available due to the volatility of the data. Also refer to Explanatory Notes paragraph 8.

## VALUE OF BUILDING APPROVED, By State: Original(a)

<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(b)</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	357.9	398.4	6.6	122.5	3.8	889.2	420.6	1 309.8
Victoria	508.1	165.1	1.2	90.1	2.2	766.7	197.0	963.7
Queensland	298.3	107.9	0.6	38.8	0.0	445.6	103.5	549.1
South Australia	81.8	28.0	0.2	16.0	0.0	125.9	36.6	162.5
Western Australia	190.1	37.5	0.1	18.3	0.0	246.0	60.2	306.1
Tasmania	14.8	0.6	0.0	3.3	0.0	18.7	4.1	22.8
Northern Territory	5.5	4.1	0.0	1.5	0.0	11.0	6.8	17.8
Australian Capital Territory	15.0	8.9	0.0	5.2	0.0	29.0	6.5	35.5
Australia	1 471.4	750.5	8.6	295.6	6.0	2 532.2	835.2	3 367.3
PUBLIC SECTOR								
New South Wales	0.2	4.6	0.0	1.6	0.0	6.3	52.6	58.9
Victoria	0.7	0.3	0.0	1.2	0.0	2.2	330.0	332.2
Queensland	1.8	0.7	0.0	2.1	0.0	4.6	192.7	197.3
South Australia	1.2	0.4	0.0	0.0	0.0	1.6	16.5	18.1
Western Australia	5.8	3.5	0.0	0.0	0.0	9.3	31.2	40.5
Tasmania	1.3	0.6	0.0	0.0	0.0	1.9	2.9	4.8
Northern Territory	3.6	0.0	0.0	0.0	0.0	3.6	2.8	6.4
Australian Capital Territory	0.0	0.0	0.0	0.0	0.0	0.0	9.8	9.8
Australia	14.7	10.1	0.0	4.9	0.0	29.6	638.5	668.1
TOTAL								
New South Wales	358.0	403.0	6.6	124.0	3.8	895.5	473.2	1 368.7
Victoria	508.8	165.5	1.2	91.2	2.2	769.0	527.0	1 295.9
Queensland	300.1	108.6	0.6	40.8	0.0	450.2	296.3	746.5
South Australia	83.0	28.3	0.2	16.0	0.0	127.5	53.1	180.6
Western Australia	195.9	41.0	0.1	18.3	0.0	255.3	91.4	346.7
Tasmania	16.1	1.2	0.0	3.3	0.0	20.6	7.0	27.5
Northern Territory	9.0	4.1	0.0	1.6	0.0	14.7	9.6	24.3
Australian Capital Territory	15.0	8.9	0.0	5.2	0.0	29.0	16.2	45.2
Australia	1 486.0	760.6	8.6	300.5	6.0	2 561.7	1 473.7	4 035.4

(a) Refer to Explanatory Notes paragraph 8.

(b) See Glossary for definition.

## VALUE OF NON-RESIDENTIAL BUILDING APPROVED, By State: Original(a)

State/Territory	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total non-residential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
New South Wales	24.4	28.8	44.5	234.2	19.4	13.0	3.1	29.7	18.3	5.3	420.6
Victoria	0.6	55.3	14.2	20.0	74.8	7.1	5.3	2.9	6.6	10.2	197.0
Queensland	7.7	29.5	1.6	13.3	15.4	7.2	0.9	2.6	4.8	20.6	103.5
South Australia	0.4	4.3	0.4	11.5	4.5	2.8	0.1	11.2	0.4	1.0	36.6
Western Australia	2.0	10.9	1.4	15.5	17.7	1.1	0.0	9.3	1.2	1.0	60.2
Tasmania	0.1	1.2	0.2	0.9	0.6	0.5	0.0	0.1	0.3	0.2	4.1
Northern Territory	0.0	0.2	0.2	0.3	1.4	1.2	0.0	0.3	3.2	0.0	6.8
Australian Capital Territory	0.0	0.6	0.0	0.6	2.0	1.7	0.0	0.0	1.7	0.0	6.5
Australia	35.2	130.8	62.4	296.2	135.9	34.6	9.4	56.1	36.3	38.3	835.2
PUBLIC SECTOR											
New South Wales	0.0	1.1	0.0	3.1	0.9	26.9	0.0	8.0	7.6	5.1	52.6
Victoria	0.1	0.0	0.0	1.4	1.2	20.8	0.0	277.4	6.1	23.0	330.0
Queensland	0.0	0.2	0.0	117.9	0.8	6.8	0.0	5.6	7.0	54.4	192.7
South Australia	0.0	0.0	0.0	2.1	0.0	4.8	0.0	9.0	0.0	0.6	16.5
Western Australia	0.0	0.0	0.0	0.8	2.8	23.2	0.0	0.0	0.0	4.4	31.2
Tasmania	0.0	0.0	0.0	0.0	0.1	0.7	0.0	2.2	0.0	0.0	2.9
Northern Territory	0.0	0.0	0.0	0.3	0.0	2.1	0.0	0.3	0.0	0.3	2.8
Australian Capital Territory	0.0	0.0	0.0	5.6	0.0	1.2	0.0	2.7	0.0	0.3	9.8
Australia	0.1	1.2	0.0	131.2	5.8	86.4	0.0	305.0	20.7	88.1	638.5
TOTAL											
New South Wales	24.4	29.9	44.5	237.2	20.3	39.8	3.1	37.6	25.9	10.4	473.2
Victoria	0.7	55.3	14.2	21.4	76.0	27.8	5.3	280.3	12.7	33.2	527.0
Queensland	7.7	29.7	1.6	131.2	16.2	14.0	0.9	8.2	11.8	75.0	296.3
South Australia	0.4	4.3	0.4	13.6	4.5	7.6	0.1	20.2	0.4	1.7	53.1
Western Australia	2.0	10.9	1.4	16.3	20.5	24.3	0.0	9.3	1.2	5.4	91.4
Tasmania	0.1	1.2	0.2	0.9	0.6	1.2	0.0	2.3	0.3	0.2	7.0
Northern Territory	0.0	0.2	0.2	0.6	1.4	3.3	0.0	0.5	3.2	0.3	9.6
Australian Capital Territory	0.0	0.6	0.0	6.2	2.0	2.9	0.0	2.7	1.7	0.3	16.2
Australia	35.3	132.1	62.4	427.4	141.6	121.0	9.4	361.1	57.0	126.4	1 473.7

(a) Refer to Explanatory Notes paragraph 8.

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

Period	<i>Hotels, motels and other short term accommodation....</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
<b>2002</b>												
February	24	2.5	219	19.1	43	4.5	117	11.6	125	11.7	60	6.4
March	29	3.1	244	22.5	42	3.9	151	15.5	109	11.1	57	6.0
April	18	1.8	299	27.6	42	4.7	139	13.6	124	11.5	54	5.6
Value—\$200,000–\$499,999												
<b>2002</b>												
February	10	3.0	50	14.4	38	11.9	54	16.7	60	17.6	52	16.9
March	8	2.7	62	18.2	46	14.7	52	15.4	46	14.2	40	12.4
April	10	3.7	64	19.1	42	12.7	58	17.1	54	16.8	31	10.6
Value—\$500,000–\$999,999												
<b>2002</b>												
February	4	2.3	23	15.4	13	8.3	26	17.6	25	17.0	23	16.5
March	7	4.7	17	11.2	6	3.6	33	21.9	21	15.3	26	19.4
April	0	0.0	24	16.8	16	9.9	35	23.5	23	14.6	14	10.3
Value—\$1,000,000–\$4,999,999												
<b>2002</b>												
February	5	11.2	21	43.4	10	19.1	27	48.3	21	47.5	37	65.6
March	4	6.7	16	37.7	13	19.6	34	65.1	36	62.7	27	48.2
April	3	7.3	16	28.6	8	16.1	18	38.8	26	55.9	29	61.5
Value—\$5,000,000 and over												
<b>2002</b>												
February	2	11.6	4	173.3	1	7.0	9	366.5	2	12.7	6	77.4
March	1	5.6	5	59.4	3	22.2	8	203.3	2	10.4	6	51.5
April	1	22.5	3	40.0	2	19.0	9	334.4	4	42.9	4	33.0
Value—Total												
<b>1998-1999</b>	638	831.5	4 673	2 456.0	2 068	950.4	3 216	1 779.3	2 957	2 046.3	1 390	1 412.4
<b>1999-2000</b>	767	753.4	5 342	2 360.2	2 147	979.9	3 643	1 935.2	3 391	1 783.5	1 553	1 492.7
<b>2000-2001</b>	501	473.1	4 750	2 139.3	1 684	790.4	3 654	2 633.5	2 758	1 665.6	1 744	1 995.4
<b>2002</b>												
February	45	30.6	317	265.6	105	50.8	233	460.8	233	106.4	178	182.9
March	49	22.7	344	149.0	110	64.0	278	321.2	214	113.7	156	137.5
April	32	35.3	406	132.1	110	62.4	259	427.4	231	141.6	132	121.0

(a) Refer to Explanatory Notes paragraph 8.

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										
<b>2002</b>										
February	3	0.3	26	2.4	44	4.4	55	5.8	716	68.8
March	7	0.6	28	3.0	38	3.4	59	5.6	764	74.5
April	7	0.9	29	2.8	29	3.2	59	5.7	800	77.4
Value—\$200,000–\$499,999										
<b>2002</b>										
February	6	1.4	13	4.1	14	4.1	23	7.2	320	97.3
March	3	0.9	13	4.2	10	3.1	25	8.0	305	93.7
April	6	2.1	15	4.6	22	6.4	28	8.4	330	101.4
Value—\$500,000–\$999,999										
<b>2002</b>										
February	5	3.7	5	3.4	16	10.2	4	2.7	144	97.1
March	1	0.6	7	4.6	7	4.5	11	6.9	136	92.6
April	2	1.5	9	6.2	7	4.9	11	7.1	141	94.9
Value—\$1,000,000–\$4,999,999										
<b>2002</b>										
February	0	0.0	15	31.6	6	10.4	12	26.0	154	303.1
March	1	1.5	4	10.0	7	12.9	6	14.4	148	278.9
April	3	4.8	24	54.5	13	30.5	12	32.2	152	330.1
Value—\$5,000,000 and over										
<b>2002</b>										
February	0	0.0	10	72.3	2	13.6	3	55.4	39	789.8
March	0	0.0	6	65.8	2	10.1	6	36.1	39	464.3
April	0	0.0	5	293.1	2	12.0	3	73.1	33	870.0
Value—Total										
<b>1998-1999</b>	232	93.5	801	1 314.2	994	1 199.5	1 075	517.4	18 044	12 600.2
<b>1999-2000</b>	245	128.7	799	1 098.8	1 023	803.8	1 116	853.1	20 026	12 189.4
<b>2000-2001</b>	219	105.0	733	1 315.8	944	919.4	1 081	807.3	18 068	12 844.9
<b>2002</b>										
February	14	5.5	69	113.7	82	42.7	97	97.1	1 373	1 356.0
March	12	3.5	58	87.5	64	34.0	107	70.9	1 392	1 004.0
April	18	9.4	82	361.1	73	57.0	113	126.4	1 456	1 473.7

(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** Some of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals.
- 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><b>24</b> Area statistics are now being classified to the <i>Australian Standard Geographical Classification (ASGC), 2001 Edition</i> (Cat. no 1216.0), effective from July 2001. Building work approved before July 2001 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><b>25</b> 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><b>26</b> Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"><li>▪ <i>Building Activity, Australia</i> (Cat. no. 8752.0–8752.7)</li><li>▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (Cat. no. 8750.0)</li><li>▪ <i>Building Approvals</i> (Cat. no. 8731.1–8731.7)</li><li>▪ <i>Construction Work Done, Australia, Preliminary</i> (Cat. no. 8755.0)</li><li>▪ <i>Engineering Construction Activity, Australia</i> (Cat. no. 8762.0)</li><li>▪ <i>House Price Indexes: Eight Capital Cities</i> (Cat. no. 6416.0)</li><li>▪ <i>Housing Finance for Owner Occupation, Australia</i> (Cat. no. 5609.0)</li><li>▪ <i>Producer Price Indexes, Australia</i> (Cat. no. 6427.0).</li></ul> <p><b>27</b> 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><b>28</b> 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

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

## G L O S S A R Y

<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>New other residential buildings</b>	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
<b>New residential</b>	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
<b>Non-residential building</b>	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the January 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 5). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.
<b>Offices</b>	Includes banks, post offices and council chambers.
<b>Other business premises</b>	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
<b>Other dwellings</b>	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
<b>Other residential building</b>	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 13 of this publication.
<b>Religious</b>	Includes convents, churches, temples, mosques, monasteries and noviciates.
<b>Residential building</b>	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
<b>Semi-detached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Shops</b>	Includes retail shops, restaurants, taverns and shopping arcades.

## INTRODUCTION

Construction is an integral component of the Australian economy. In 1999–2000, the construction industry contributed 5.5% to the gross product of all industries, as measured by production-based Gross Domestic Product. In May 2000 it employed 709,300 people, either as employees or as self-employed contractors. This represented 7.8% of employment in all industries.

Statistics about the Construction Industry, and all other industries, are available from the ABS's annual Economic Activity Survey (EAS). The series includes employing businesses and provides a time series from 1992–93 to 2000–2001.

The ABS has also produced experimental estimates from this collection which extend the range of annual business performance data available by using data sourced from the Business Income Tax records. As these estimates are experimental, users should refer to the methodology and various caveats described in *Australian Industry 1999–2000* (Cat. no. 8155.0).

This article highlights the range and depth of information that can now be accessed.

## RESULTS

The following tables present examples of experimental estimates which show Australia's Construction sector business characteristics at a detailed industry level (Australian and New Zealand Standard Industry Classification (ANZSIC)). These estimates are available at the national level.

In 1999–2000, general construction businesses contributed a greater amount of both total operating income and expenses than construction trade services businesses. However, construction trade services businesses contributed more than twice the operating profit before tax than general construction businesses.

# CONSTRUCTION INDUSTRY INFORMATION *continued*

## CONSTRUCTION SECTOR ESTIMATES, Selected items by ANSZIC class, Australia—1999–2000

Industry class		Total operating income	Total operating expenses	Operating profit before tax
ANZSIC Code	Description	\$m	\$m	\$m
<b>4</b>	<b>Construction</b>	<b>102 669</b>	<b>93 118</b>	<b>10 376</b>
	<i>Employing businesses</i>	86 782	82 947	4 660
	<i>Non-employing businesses</i>	15 887	10 171	5 715
<b>41</b>	<b>General construction</b>	<b>55 901</b>	<b>53 338</b>	<b>3 180</b>
	<i>Employing businesses</i>	51 692	49 934	2 376
	<i>Non-employing businesses</i>	4 209	3 405	804
411	Building construction	41 263	39 245	2 608
4111	House construction	22 458	21 414	1 274
4112	Residential building construction n.e.c.	4 242	4 077	584
4113	Non-residential building construction	14 563	13 753	750
412	Non-building construction	14 639	14 094	572
4121	Road and bridge construction	3 411	3 427	-17
4122	Non-building construction n.e.c.	11 228	10 667	589
<b>42</b>	<b>Construction trade services</b>	<b>46 767</b>	<b>39 780</b>	<b>7 195</b>
	<i>Employing businesses</i>	35 090	33 013	2 284
	<i>Non-employing businesses</i>	11 678	6 767	4 911
421	Site preparation services	5 713	5 245	465
4210	Site preparation services	5 713	5 245	465
422	Building structure services	8 028	6 587	1 444
4221	Concreting services	3 459	3 019	438
4222	Bricklaying services	1 742	1 093	649
4223	Roofing services	1 874	1 612	265
4224	Structural steel erection services	954	863	93
423	Installation trade services	16 023	14 608	1 594
4231	Plumbing services	5 006	4 273	740
4232	Electrical services	7 088	6 714	534
4233	Air conditioning and heating services	2 644	2 446	209
4234	Fire and security system services	1 285	1 175	111
424	Building completion services	12 887	9 858	3 047
4241	Plastering and ceiling services	2 968	2 311	655
4242	Carpentry services	4 659	3 502	1 151
4243	Tiling and carpentry	1 601	1 175	436
4244	Painting and decorating services	2 625	1 953	682
4245	Glazing services	1 035	917	123
425	Other construction services	4 116	3 482	645
4251	Landscaping services	1 617	1 356	262
4259	Construction services n.e.c.	2 499	2 126	384

## FINER LEVEL INFORMATION

For selected industry classes more 'experimental' detailed information is available. For example, detailed income and expense items are available for specific trades within the group 422 Building Structure Services. The following table illustrates this.

# CONSTRUCTION INDUSTRY INFORMATION *continued*

## CONSTRUCTION SECTOR ESTIMATES, Building Structure Services, Australia—1999–2000

### 422 BUILDING STRUCTURE SERVICES.....

	4221	4222	4223	4224	
	Concreting services	Bricklaying services	Roofing services	Structural steel erection services	Group total
	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Income items</b>					
Sales of goods	296 048	150 110	144 025	80 868	671 049
Income from services	3 122 463	1 569 231	1 707 552	862 970	7 262 216
Rent, leasing and hiring income	19 171	11 571	11 102	4 727	46 570
Interest income	7 686	4 106	4 345	2 023	18 160
Royalties income	482	292	280	259	1 312
Government funding	2 050	1 240	1 190	502	4 983
Other operating income	10 784	5 655	5 426	2 294	24 159
<b>Total operating income</b>	<b>3 458 684</b>	<b>1 742 204</b>	<b>1 873 919</b>	<b>953 644</b>	<b>8 028 450</b>
<b>Expense items</b>					
Labour costs					
Wages and salaries	427 060	98 108	222 627	210 506	958 300
Employer contributions to superannuation	49 968	15 042	27 928	16 111	109 048
Workers compensation costs	28 066	8 438	16 323	7 840	60 667
<b>Total labour costs</b>	<b>505 093</b>	<b>121 588</b>	<b>266 877</b>	<b>234 457</b>	<b>1 128 016</b>
Insurance premiums	24 827	10 187	13 966	6 070	55 049
Interest expenses	23 093	7 803	7 167	7 279	45 343
Depreciation	61 644	32 343	31 032	18 979	143 998
Bad or doubtful debts	15 273	1 208	810	3 333	20 624
Purchases					
Purchases of finished goods for resale	273 118	94 658	138 635	81 157	587 568
Purchases of materials and components	1 121 649	413 851	622 172	273 744	2 431 416
Electricity and gas expenses	6 418	2 326	3 473	1 665	13 882
Petrol products and other fuel expenses	36 790	13 564	20 385	9 004	79 743
<b>Total purchases</b>	<b>1 437 975</b>	<b>524 400</b>	<b>784 664</b>	<b>365 570</b>	<b>3 112 609</b>
Computer software expenses	10 798	4 815	6 344	2 587	24 544
Fringe benefits tax	2 749	863	1 693	1 896	7 201
Payroll tax	13 081	3 681	6 842	7 114	30 717
Land tax and land rates	4 403	1 651	2 498	1 012	9 564
Other bank charges	10 875	4 085	6 184	2 484	23 627
Royalties expenses	2 157	39	161	108	2 464
Freight expenses	22 570	8 318	12 499	5 531	48 918
Postal and mailing expenses	3 067	1 116	1 669	784	6 637
Telecommunication service expenses	30 519	11 066	16 520	7 909	66 015
Repair and maintenance expenses	32 681	5 980	7 816	6 460	52 937
Rent, leasing and hiring expenses	99 841	37 173	56 086	23 571	216 671
Motor vehicle running expenses	124 683	95 220	52 752	26 605	299 260
Audit expenses	12 995	4 890	7 408	2 946	28 238
Legal expenses	3 579	1 322	1 989	869	7 760
Advertising expenses	17 053	6 143	9 145	4 516	36 857
Paper and printing expenses	8 356	3 034	4 532	2 156	18 077
Staff training expenses	3 007	1 082	1 609	800	6 498
Travel and accommodation expenses	19 139	6 999	10 485	4 819	41 442
Other management expenses	43 884	16 331	24 635	10 380	95 230
Cleaning expenses	2 304	832	1 239	606	4 981
Sales commission expenses	2 765	947	1 380	848	5 939
Commission expenses on own materials	3 124	1 183	1 798	689	6 794
Other contract, sub-contract expenses	432 264	162 439	245 976	98 503	939 182
Other operating expenses	45 295	16 707	25 764	13 686	101 452
<b>Total operating expenses</b>	<b>3 019 094</b>	<b>1 093 444</b>	<b>1 611 540</b>	<b>862 567</b>	<b>6 586 645</b>
<b>Operating profit before tax</b>	<b>437 896</b>	<b>648 760</b>	<b>264 565</b>	<b>92 572</b>	<b>1 443 792</b>

More detailed information for other groups of the Construction industry and other sectors of Australia's economy, with accompanying explanatory material is contained in *Australian Industry 1999–2000* (Cat. no. 8155.0).

Experimental estimates are also available at the State/Territory dimension down to a two digit (Subdivision) ANZSIC level. This publication, *Australian Industry; a State Perspective* (Cat. no. 8156.0) is currently available for 1999–2000 and 1998–99 reference years.

For further information about these and related statistics, contact Joe Whelan on Canberra 02 6252 7497 or the National Information and Referral Service on 1300 135 070.

## 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.
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