



# BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 2 MAY 2002

## MARCH KEY FIGURES

### TREND ESTIMATES

	Mar 2002	% change Feb 2002 to Mar 2002	% change Mar 2001 to Mar 2002
Dwelling units approved			
Private sector houses	9 534	-1.1	47.4
Total dwelling units	13 065	-1.1	34.2

### SEASONALLY ADJUSTED

	Mar 2002	% change Feb 2002 to Mar 2002	% change Mar 2001 to Mar 2002
Dwelling units approved			
Private sector houses	9 270	-3.8	52.8
Total dwelling units	13 800	7.6	46.2

## MARCH KEY POINTS

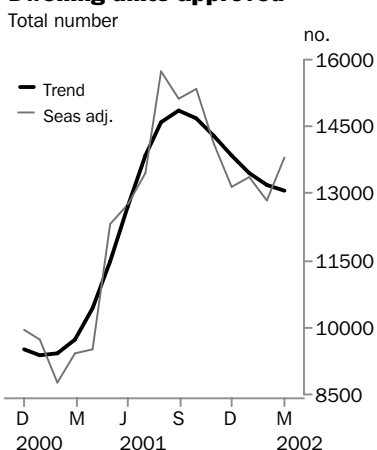
### TREND ESTIMATES

- The trend estimate for total dwelling units approved fell 1.1% in March 2002, the sixth consecutive monthly fall.
- The trend estimate for private sector houses approved fell 1.1% in March 2002. This is the sixth consecutive monthly fall and follows eight months of growth.
- The trend estimate for other dwellings approved fell 1.0% in March 2002, the sixth consecutive monthly fall.

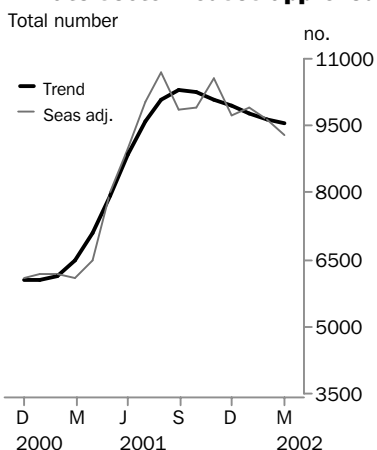
### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved rose 7.6% to 13,800 in March 2002. This was driven by a strong rise in other dwellings.
- The seasonally adjusted estimate for private sector houses approved fell 3.8% to 9,270 in March 2002, following a 2.6% fall in February.
- The seasonally adjusted estimate for other dwellings approved rose 48.1% to 4,407 in March 2002. This is the highest estimate since October 2001 (5,295).

### Dwelling units approved



### Private sector houses approved



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

# NOTES

FORTHCOMING ISSUES	<i>ISSUE</i>	<i>RELEASE DATE</i>
	April 2002	3 June 2002
	May 2002	3 July 2002
	June 2002	30 July 2002



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



DATA NOTES      Two councils have been unable to report on all building approvals within their municipalities this month. Estimates have been included in this issue for Great Lakes in New South Wales and Albany in Western Australia.

A special article on 'Average Value of New Houses' in the years 1987-88 to 2000-01 is included in this issue (see page 36).



REVISIONS THIS MONTH      Revisions have been made to total dwelling units in this issue, mainly as a result of receiving previously unreported data.

	1998-1999	1999-2000	2000-2001	2001-2002
New South Wales	+1	+19	+39	+49
Victoria		+1	+3	
Queensland	+5	+18	+32	+29
Western Australia			+1	-7
Northern Territory			+1	+2
TOTAL	+6	+38	+76	+73



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

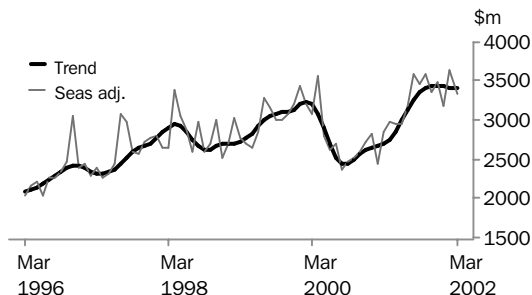
Dennis Trewin  
Australian Statistician



# VALUE OF BUILDING APPROVED

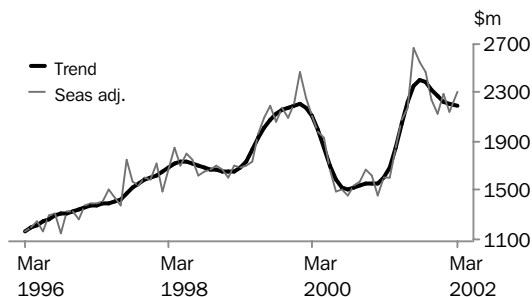
## VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has fallen slightly in the four months from December 2001.



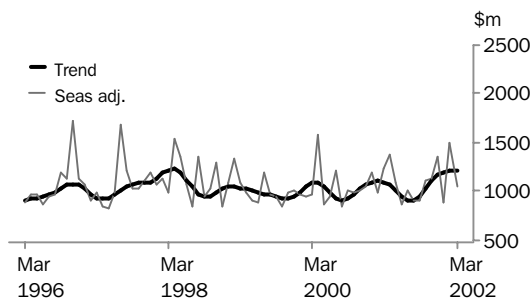
## VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has fallen for the last six months, following eight months of growth.



## VALUE OF NON-RESIDENTIAL

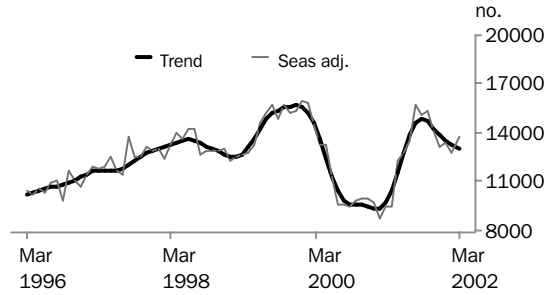
The trend estimate of the value of non-residential building approved fell in March 2002, following seven months of growth.



# DWELLINGS APPROVED

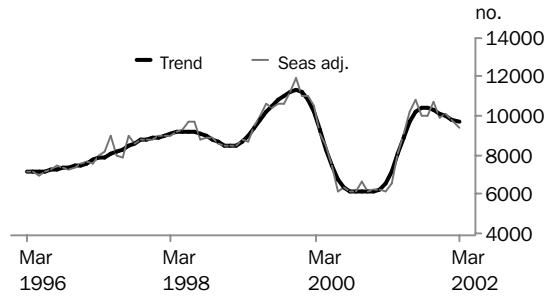
## TOTAL DWELLING UNITS

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



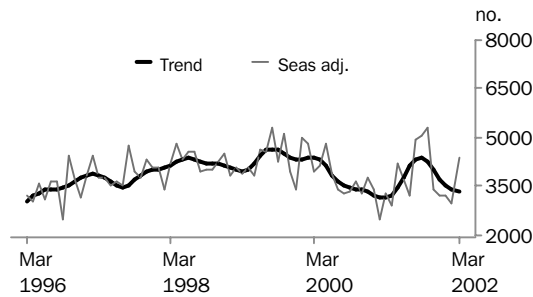
## PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved has fallen for the last six months, following eight months of growth.



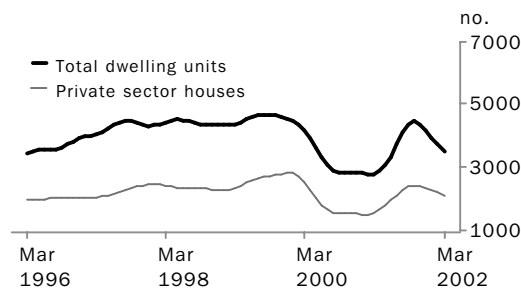
## OTHER DWELLINGS

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



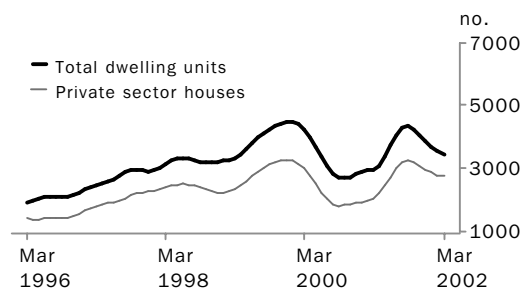
# DWELLING UNITS APPROVED: State Trends

## NEW SOUTH WALES



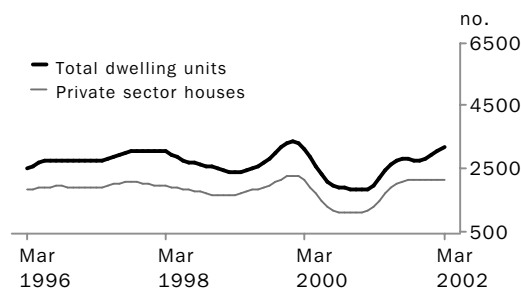
The trend estimate for total dwelling units approved in New South Wales has fallen for the last five months, following seven months of growth.

## VICTORIA



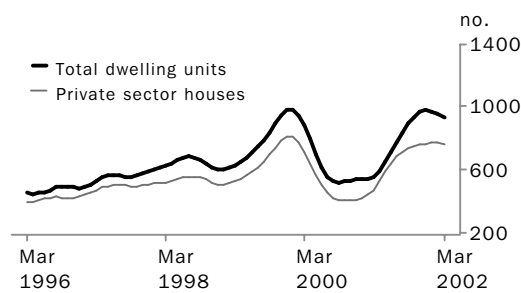
The trend estimate for total dwelling units approved in Victoria has fallen for the last six months, following eleven months of growth.

## QUEENSLAND



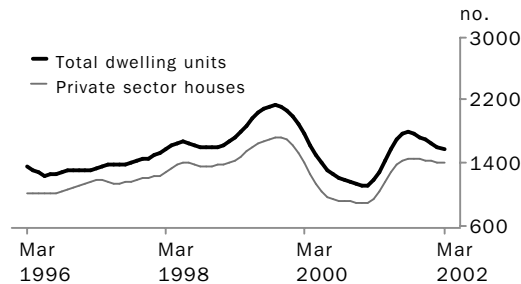
The trend estimate for total dwelling units approved in Queensland has risen for the last five months, following two months of decline.

## SOUTH AUSTRALIA



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

## WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia has fallen for the last six months, following eight months of growth.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

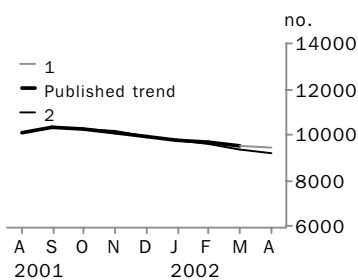
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### TREND REVISIONS

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

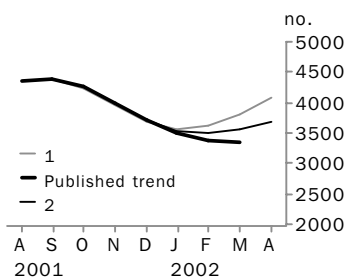
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the April seasonally adjusted estimate is higher than the March estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that the April seasonally adjusted estimate is lower than the March 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 Mar 2002</i>	% change	<b>2</b> <i>falls by 3% on Mar 2002</i>	% change
November 2001	10 098	-1.5	10 115	-1.5	10 134	-1.4
December 2001	9 937	-1.6	9 940	-1.7	9 949	-1.8
January 2002	9 788	-1.5	9 791	-1.5	9 765	-1.9
February 2002	9 638	-1.5	9 657	-1.4	9 572	-2.0
March 2002	9 534	-1.1	9 543	-1.2	9 383	-2.0
April 2002	n.y.a.	n.y.a.	9 430	-1.2	9 188	-2.1

### OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 11% on Mar 2002</i>	% change	<b>2</b> <i>falls by 11% on Mar 2002</i>	% change
November 2001	3 999	-6.1	3 956	-6.7	3 989	-6.3
December 2001	3 714	-7.1	3 693	-6.6	3 710	-7.0
January 2002	3 501	-5.7	3 561	-3.6	3 518	-5.2
February 2002	3 390	-3.2	3 629	1.9	3 485	-0.9
March 2002	3 356	-1.0	3 820	5.3	3 550	1.9
April 2002	n.y.a.	n.y.a.	4 086	7.0	3 677	3.6

## LIST OF TABLES

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

## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS...		TOTAL DWELLING UNITS..		
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL							
<b>2001</b>							
January	5 472	5 570	3 139	3 371	8 611	330	8 941
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	9 000	9 123	3 185	3 378	12 185	316	12 501
<b>2002</b>							
January	8 586	8 783	3 357	3 448	11 943	288	12 231
February	9 858	10 036	2 867	3 072	12 725	383	13 108
March	9 244	9 372	3 739	3 829	12 983	218	13 201
SEASONALLY ADJUSTED							
<b>2001</b>							
January	6 158	6 273	3 205	3 436	9 363	346	9 709
February	6 169	6 251	2 298	2 509	8 467	293	8 760
March	6 068	6 168	3 043	3 269	9 111	326	9 437
April	6 465	6 566	2 655	2 925	9 120	371	9 491
May	8 018	8 102	3 829	4 196	11 847	451	12 298
June	8 994	9 055	3 429	3 706	12 423	338	12 761
July	10 053	10 241	3 011	3 209	13 064	386	13 450
August	10 684	10 822	4 732	4 911	15 416	317	15 733
September	9 849	10 056	4 942	5 054	14 791	319	15 110
October	9 889	10 069	5 130	5 295	15 019	345	15 364
November	10 548	10 709	3 233	3 418	13 781	346	14 127
December	9 742	9 914	3 028	3 233	12 770	377	13 147
<b>2002</b>							
January	9 892	10 122	3 159	3 255	13 051	326	13 377
February	9 637	9 846	2 754	2 975	12 391	430	12 821
March	9 270	9 393	4 316	4 407	13 586	214	13 800
TREND ESTIMATES							
<b>2001</b>							
January	6 042	6 139	3 038	3 244	9 080	303	9 383
February	6 129	6 223	2 951	3 182	9 080	325	9 405
March	6 469	6 560	2 916	3 175	9 385	350	9 735
April	7 103	7 194	2 970	3 247	10 073	368	10 441
May	7 942	8 041	3 175	3 452	11 117	376	11 493
June	8 830	8 945	3 514	3 771	12 344	372	12 716
July	9 581	9 716	3 888	4 114	13 468	362	13 830
August	10 078	10 233	4 164	4 357	14 242	348	14 590
September	10 291	10 463	4 234	4 403	14 526	340	14 866
October	10 252	10 436	4 101	4 260	14 353	343	14 696
November	10 098	10 286	3 838	3 999	13 936	349	14 285
December	9 937	10 125	3 550	3 714	13 488	351	13 839
<b>2002</b>							
January	9 788	9 974	3 341	3 501	13 129	346	13 475
February	9 638	9 821	3 237	3 390	12 875	336	13 211
March	9 534	9 709	3 209	3 356	12 744	321	13 065



## 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>							
January	0.9	1.2	-8.0	-5.2	-2.6	47.3	-1.3
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	-17.5	-19.8	-17.8	-18.1	6.4	-17.6
<b>2002</b>							
January	-4.6	-3.7	5.4	2.1	-2.0	-8.9	-2.2
February	14.8	14.3	-14.6	-10.9	6.5	33.0	7.2
March	-6.2	-6.6	30.4	24.6	2.0	-43.1	0.7
SEASONALLY ADJUSTED (% change from preceding month)							
<b>2001</b>							
January	1.2	1.4	-10.5	-8.3	-3.1	29.6	-2.3
February	0.2	-0.4	-28.3	-27.0	-9.6	-15.3	-9.8
March	-1.6	-1.3	32.4	30.3	7.6	11.3	7.7
April	6.5	6.5	-12.8	-10.5	0.1	13.8	0.6
May	24.0	23.4	44.2	43.5	29.9	21.6	29.6
June	12.2	11.8	-10.4	-11.7	4.9	-25.1	3.8
July	11.8	13.1	-12.2	-13.4	5.2	14.2	5.4
August	6.3	5.7	57.2	53.0	18.0	-17.9	17.0
September	-7.8	-7.1	4.4	2.9	-4.1	0.6	-4.0
October	0.4	0.1	3.8	4.8	1.5	8.2	1.7
November	6.7	6.4	-37.0	-35.4	-8.2	0.3	-8.1
December	-7.6	-7.4	-6.3	-5.4	-7.3	9.0	-6.9
<b>2002</b>							
January	1.5	2.1	4.3	0.7	2.2	-13.5	1.7
February	-2.6	-2.7	-12.8	-8.6	-5.1	31.9	-4.2
March	-3.8	-4.6	56.7	48.1	9.6	-50.2	7.6
TREND ESTIMATES (% change from preceding month)							
<b>2001</b>							
January	-0.3	-0.3	-3.6	-2.7	-1.4	6.7	-1.1
February	1.4	1.4	-2.9	-1.9	0.0	7.3	0.2
March	5.5	5.4	-1.2	-0.2	3.4	7.7	3.5
April	9.8	9.7	1.9	2.3	7.3	5.1	7.3
May	11.8	11.8	6.9	6.3	10.4	2.2	10.1
June	11.2	11.2	10.7	9.2	11.0	-1.1	10.6
July	8.5	8.6	10.6	9.1	9.1	-2.7	8.8
August	5.2	5.3	7.1	5.9	5.7	-3.9	5.5
September	2.1	2.2	1.7	1.1	2.0	-2.3	1.9
October	-0.4	-0.3	-3.1	-3.2	-1.2	0.9	-1.1
November	-1.5	-1.4	-6.4	-6.1	-2.9	1.7	-2.8
December	-1.6	-1.6	-7.5	-7.1	-3.2	0.6	-3.1
<b>2002</b>							
January	-1.5	-1.5	-5.9	-5.7	-2.7	-1.4	-2.6
February	-1.5	-1.5	-3.1	-3.2	-1.9	-2.9	-2.0
March	-1.1	-1.1	-0.9	-1.0	-1.0	-4.5	-1.1

## 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>					
January	1 209.0	233.4	1 442.4	1 193.0	2 635.5
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	1 722.3	259.5	1 981.9	1 086.6	3 068.5
<b>2002</b>					
January	1 730.9	275.1	2 006.0	945.7	2 951.7
February	1 895.8	306.7	2 202.5	1 362.8	3 565.2
March	1 872.0	310.5	2 182.5	978.2	3 160.7
SEASONALLY ADJUSTED					
<b>2001</b>					
January	1 351.6	275.8	1 627.3	1 190.0	2 817.4
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	1 822.0	300.9	2 122.9	1 364.0	3 486.9
<b>2002</b>					
January	1 968.4	329.8	2 298.2	879.5	3 177.7
February	1 834.7	310.1	2 144.8	1 500.3	3 645.1
March	1 998.8	302.0	2 300.8	1 043.3	3 344.1
TREND ESTIMATES					
<b>2001</b>					
January	1 290.0	262.3	1 552.3	1 091.1	2 643.4
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	949.2	2 994.4
July	1 912.1	315.7	2 227.8	916.2	3 144.0
August	2 033.6	323.0	2 356.6	916.0	3 272.6
September	2 083.0	325.9	2 409.0	956.5	3 365.4
October	2 065.2	324.5	2 389.7	1 030.0	3 419.8
November	2 010.2	320.6	2 330.8	1 107.0	3 437.8
December	1 954.8	316.6	2 271.4	1 164.0	3 435.4
<b>2002</b>					
January	1 916.6	312.8	2 229.5	1 197.6	3 427.1
February	1 894.1	309.4	2 203.5	1 217.4	3 420.9
March	1 883.4	307.4	2 190.8	1 211.5	3 402.2

(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>					
January	-3.3	-12.1	-4.9	33.8	9.5
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	-3.4	-13.7
<b>2002</b>					
January	0.5	6.0	1.2	-13.0	-3.8
February	9.5	11.5	9.8	44.1	20.8
March	-1.3	1.2	-0.9	-28.2	-11.3
SEASONALLY ADJUSTED (% change from preceding month)					
<b>2001</b>					
January	-1.8	-8.5	-3.0	12.6	3.0
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	-5.5	-2.9	-5.2	21.2	3.7
<b>2002</b>					
January	8.0	9.6	8.3	-35.5	-8.9
February	-6.8	-6.0	-6.7	70.6	14.7
March	8.9	-2.6	7.3	-30.5	-8.3
TREND ESTIMATES (% change from preceding month)					
<b>2001</b>					
January	-0.3	0.7	-0.1	2.4	0.9
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	-6.0	4.7
July	9.8	3.8	8.9	-3.5	5.0
August	6.4	2.3	5.8	0.0	4.1
September	2.4	0.9	2.2	4.4	2.8
October	-0.9	-0.4	-0.8	7.7	1.6
November	-2.7	-1.2	-2.5	7.5	0.5
December	-2.8	-1.3	-2.5	5.1	-0.1
<b>2002</b>					
January	-2.0	-1.2	-1.8	2.9	-0.2
February	-1.2	-1.1	-1.2	1.6	-0.2
March	-0.6	-0.6	-0.6	-0.5	-0.5

(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>						
March	6 566	2 704	95	110	24	<b>9 499</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	8 990	2 984	66	130	15	<b>12 185</b>
<b>2002</b>						
January	8 575	3 187	38	131	12	<b>11 943</b>
February	9 846	2 726	44	100	9	<b>12 725</b>
March	9 233	3 483	39	149	79	<b>12 983</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>						
March	103	175	48	1	0	<b>327</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	128	88	1	0	1	<b>218</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>						
March	6 669	2 879	143	111	24	<b>9 826</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	9 113	3 177	66	130	15	<b>12 501</b>
<b>2002</b>						
January	8 772	3 278	38	131	12	<b>12 231</b>
February	10 024	2 927	48	100	9	<b>13 108</b>
March	9 361	3 571	40	149	80	<b>13 201</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>								
March	927.0	383.1	8.6	255.7	23.8	1 598.2	769.6	<b>2 367.9</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	1 271.6	417.8	8.4	224.7	17.1	1 939.6	838.0	<b>2 777.6</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	1 442.3	410.6	5.5	272.8	12.2	2 143.4	1 086.9	<b>3 230.3</b>
March	1 359.3	490.0	3.3	268.8	18.8	2 140.2	756.3	<b>2 896.5</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>								
March	14.4	19.9	2.2	23.5	0.0	60.0	502.7	<b>562.7</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	248.6	<b>290.9</b>
<b>2002</b>								
January	28.3	10.2	0.0	11.3	0.0	49.8	247.0	<b>296.8</b>
February	21.7	21.2	0.0	16.2	0.0	59.0	275.9	<b>334.9</b>
March	13.5	9.2	0.1	19.5	0.0	42.3	221.9	<b>264.2</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>								
March	941.4	403.1	10.8	279.1	23.8	1 658.2	1 272.4	<b>2 930.6</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	1 285.8	436.5	8.4	234.0	17.1	1 981.9	1 086.6	<b>3 068.5</b>
<b>2002</b>								
January	1 265.6	465.4	4.6	240.9	29.6	2 006.0	945.7	<b>2 951.7</b>
February	1 464.0	431.8	5.5	289.0	12.2	2 202.5	1 362.8	<b>3 565.2</b>
March	1 372.8	499.3	3.4	288.3	18.8	2 182.5	978.2	<b>3 160.7</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>									
January	2 757	2 607	1 780	432	1 045	91	45	184	8 941
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	1 464	160	36	180	12 501
<b>2002</b>									
January	3 637	3 404	2 461	764	1 533	284	69	79	12 231
February	3 261	3 820	3 186	971	1 547	151	75	97	13 108
March	3 584	3 497	3 394	904	1 370	167	118	167	13 201
SEASONALLY ADJUSTED									
<b>2001</b>									
January	2 917	3 122	1 945	540	1 171	82	n.a.	n.a.	9 709
February	2 617	2 949	1 657	452	1 079	109	n.a.	n.a.	8 760
March	2 715	2 902	1 796	571	1 125	82	n.a.	n.a.	9 437
April	2 730	2 602	2 105	605	1 467	69	n.a.	n.a.	9 491
May	3 294	3 608	2 765	664	1 450	141	n.a.	n.a.	12 298
June	3 451	3 493	2 619	662	1 612	167	n.a.	n.a.	12 761
July	3 315	4 041	2 701	827	1 749	121	n.a.	n.a.	13 450
August	3 840	5 400	3 105	851	1 835	162	n.a.	n.a.	15 733
September	4 611	4 363	2 772	871	1 763	196	n.a.	n.a.	15 110
October	5 264	4 522	2 553	911	1 698	144	n.a.	n.a.	15 364
November	4 452	3 473	3 034	910	1 818	157	n.a.	n.a.	14 127
December	3 800	3 957	2 595	1 155	1 610	158	n.a.	n.a.	13 147
<b>2002</b>									
January	3 891	3 947	2 640	971	1 689	264	n.a.	n.a.	13 377
February	3 439	3 538	3 383	933	1 664	156	n.a.	n.a.	12 821
March	3 790	3 270	3 407	836	1 464	168	n.a.	n.a.	13 800
TREND ESTIMATES									
<b>2001</b>									
January	2 808	2 905	1 834	538	1 114	84	46	121	9 383
February	2 784	2 941	1 874	543	1 122	85	56	116	9 405
March	2 797	2 980	1 999	557	1 180	92	73	126	9 735
April	2 875	3 106	2 199	593	1 288	105	91	141	10 441
May	3 055	3 372	2 429	651	1 426	122	106	154	11 493
June	3 357	3 735	2 641	714	1 570	138	114	169	12 716
July	3 736	4 076	2 789	774	1 691	149	112	194	13 830
August	4 111	4 301	2 839	833	1 764	158	100	226	14 590
September	4 380	4 367	2 811	892	1 788	164	84	250	14 866
October	4 471	4 272	2 772	940	1 771	169	70	259	14 696
November	4 386	4 086	2 779	970	1 733	175	65	251	14 285
December	4 184	3 883	2 840	979	1 691	180	68	230	13 839
<b>2002</b>									
January	3 948	3 706	2 945	975	1 649	184	76	199	13 475
February	3 737	3 548	3 070	958	1 607	185	86	170	13 211
March	3 539	3 441	3 218	935	1 570	185	98	142	13 065

## 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>									
January	2.0	-13.5	9.1	-5.7	-1.7	59.6	21.6	89.7	-1.3
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	-27.4	-5.9	-28.0	-52.4	-17.6
<b>2002</b>									
January	2.1	-12.8	10.5	-21.1	4.7	77.5	91.7	-56.1	-2.2
February	-10.3	12.2	29.5	27.1	0.9	-46.8	8.7	22.8	7.2
March	9.9	-8.5	6.5	-6.9	-11.4	10.6	57.3	72.2	0.7
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2001</b>									
January	-0.1	-0.5	2.0	-1.7	0.2	51.8	n.a.	n.a.	-2.3
February	-10.3	-5.5	-14.8	-16.2	-7.9	32.7	n.a.	n.a.	-9.8
March	3.7	-1.6	8.4	26.5	4.3	-24.6	n.a.	n.a.	7.7
April	0.6	-10.3	17.2	5.8	30.4	-16.0	n.a.	n.a.	0.6
May	20.6	38.6	31.4	9.8	-1.2	104.1	n.a.	n.a.	29.6
June	4.8	-3.2	-5.3	-0.4	11.2	18.6	n.a.	n.a.	3.8
July	-3.9	15.7	3.1	25.0	8.5	-27.6	n.a.	n.a.	5.4
August	15.8	33.6	14.9	2.9	4.9	33.5	n.a.	n.a.	17.0
September	20.1	-19.2	-10.7	2.4	-3.9	21.3	n.a.	n.a.	-4.0
October	14.2	3.6	-7.9	4.6	-3.7	-26.4	n.a.	n.a.	1.7
November	-15.4	-23.2	18.8	-0.1	7.1	8.4	n.a.	n.a.	-8.1
December	-14.6	13.9	-14.5	27.0	-11.4	0.6	n.a.	n.a.	-6.9
<b>2002</b>									
January	2.4	-0.3	1.7	-15.9	4.9	67.8	n.a.	n.a.	1.7
February	-11.6	-10.4	28.1	-4.0	-1.5	-41.2	n.a.	n.a.	-4.2
March	10.2	-7.6	0.7	-10.3	-12.0	8.3	n.a.	n.a.	7.6
TREND ESTIMATES (% change from preceding month)									
<b>2001</b>									
January	-1.2	2.7	-0.6	0.2	-1.7	-4.1	1.2	-10.3	-1.1
February	-0.9	1.2	2.2	0.9	0.7	1.5	21.5	-4.1	0.2
March	0.5	1.3	6.7	2.7	5.2	8.5	30.2	8.5	3.5
April	2.8	4.2	10.0	6.4	9.2	14.4	25.1	11.5	7.3
May	6.2	8.6	10.5	9.8	10.7	15.6	16.8	9.2	10.1
June	9.9	10.8	8.7	9.7	10.1	13.4	7.5	10.0	10.6
July	11.3	9.1	5.6	8.4	7.7	8.2	-2.1	14.9	8.8
August	10.0	5.5	1.8	7.6	4.3	5.6	-10.0	16.1	5.5
September	6.5	1.5	-1.0	7.0	1.4	4.0	-16.3	10.7	1.9
October	2.1	-2.2	-1.4	5.4	-1.0	3.0	-16.3	3.7	-1.1
November	-1.9	-4.4	0.2	3.1	-2.1	3.4	-7.8	-2.8	-2.8
December	-4.6	-5.0	2.2	1.0	-2.4	3.4	5.0	-8.6	-3.1
<b>2002</b>									
January	-5.6	-4.6	3.7	-0.5	-2.5	2.1	11.2	-13.5	-2.6
February	-5.4	-4.3	4.2	-1.7	-2.6	0.7	13.9	-14.7	-2.0
March	-5.3	-3.0	4.8	-2.5	-2.3	-0.4	13.3	-16.5	-1.1

## PRIVATE SECTOR HOUSES APPROVED, States and Australia

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
<b>2001</b>									
January	1 450	1 649	1 065	364	776	89	22	57	5 472
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	1 261	157	28	107	9 000
<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	1 343	136	44	68	9 858
March	1 948	2 958	2 051	756	1 173	166	47	145	9 244
SEASONALLY ADJUSTED									
<b>2001</b>									
January	1 556	1 993	1 274	453	883	n.a.	n.a.	n.a.	6 158
February	1 576	2 053	1 088	375	898	n.a.	n.a.	n.a.	6 169
March	1 455	1 914	1 155	453	877	n.a.	n.a.	n.a.	6 068
April	1 545	1 936	1 367	538	958	n.a.	n.a.	n.a.	6 465
May	1 748	2 507	1 781	594	1 233	n.a.	n.a.	n.a.	8 018
June	2 077	2 632	1 874	632	1 314	n.a.	n.a.	n.a.	8 994
July	2 118	3 164	2 284	736	1 479	n.a.	n.a.	n.a.	10 053
August	2 301	3 574	2 281	721	1 430	n.a.	n.a.	n.a.	10 684
September	2 290	2 922	1 938	740	1 482	n.a.	n.a.	n.a.	9 849
October	2 512	3 357	1 952	748	1 397	n.a.	n.a.	n.a.	9 889
November	2 645	2 972	2 235	707	1 475	n.a.	n.a.	n.a.	10 548
December	2 224	2 988	2 196	797	1 340	n.a.	n.a.	n.a.	9 742
<b>2002</b>									
January	2 281	2 858	2 211	836	1 530	n.a.	n.a.	n.a.	9 892
February	2 223	2 742	2 253	759	1 462	n.a.	n.a.	n.a.	9 637
March	1 998	2 773	1 991	711	1 298	n.a.	n.a.	n.a.	9 270
TREND ESTIMATES									
<b>2001</b>									
January	1 514	1 934	1 138	423	884	n.a.	n.a.	n.a.	6 042
February	1 507	1 958	1 180	442	900	n.a.	n.a.	n.a.	6 129
March	1 551	2 037	1 295	475	955	n.a.	n.a.	n.a.	6 469
April	1 647	2 201	1 480	525	1 051	n.a.	n.a.	n.a.	7 103
May	1 785	2 452	1 698	586	1 171	n.a.	n.a.	n.a.	7 942
June	1 951	2 744	1 899	644	1 294	n.a.	n.a.	n.a.	8 830
July	2 127	3 002	2 046	690	1 388	n.a.	n.a.	n.a.	9 581
August	2 283	3 178	2 121	720	1 442	n.a.	n.a.	n.a.	10 078
September	2 393	3 238	2 144	740	1 461	n.a.	n.a.	n.a.	10 291
October	2 434	3 186	2 141	754	1 456	n.a.	n.a.	n.a.	10 252
November	2 417	3 078	2 143	763	1 445	n.a.	n.a.	n.a.	10 098
December	2 362	2 968	2 154	769	1 436	n.a.	n.a.	n.a.	9 937
<b>2002</b>									
January	2 286	2 877	2 167	771	1 426	n.a.	n.a.	n.a.	9 788
February	2 203	2 800	2 168	770	1 414	n.a.	n.a.	n.a.	9 638
March	2 124	2 764	2 172	764	1 397	n.a.	n.a.	n.a.	9 534



## 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>									
January	5.8	-3.1	14.6	-4.5	-13.6	67.9	4.8	-19.7	0.9
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	-23.3	-7.6	-6.7	7.0	-17.5
<b>2002</b>									
January	-4.5	-15.7	6.8	-4.4	3.5	14.6	46.4	-46.7	-4.6
February	3.1	30.3	20.1	15.4	2.9	-24.4	7.3	19.3	14.8
March	-8.4	-3.2	-11.4	-1.8	-12.7	22.1	6.8	113.2	-6.2
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2001</b>									
January	6.1	6.9	11.2	3.7	-5.5	n.a.	n.a.	n.a.	1.2
February	1.3	3.0	-14.6	-17.1	1.7	n.a.	n.a.	n.a.	0.2
March	-7.6	-6.8	6.1	20.7	-2.3	n.a.	n.a.	n.a.	-1.6
April	6.2	1.1	18.4	18.8	9.3	n.a.	n.a.	n.a.	6.5
May	13.1	29.5	30.3	10.3	28.7	n.a.	n.a.	n.a.	24.0
June	18.9	5.0	5.2	6.4	6.6	n.a.	n.a.	n.a.	12.2
July	2.0	20.2	21.9	16.6	12.5	n.a.	n.a.	n.a.	11.8
August	8.7	12.9	-0.1	-2.1	-3.4	n.a.	n.a.	n.a.	6.3
September	-0.5	-18.2	-15.0	2.6	3.6	n.a.	n.a.	n.a.	-7.8
October	9.7	14.9	0.7	1.0	-5.7	n.a.	n.a.	n.a.	0.4
November	5.3	-11.5	14.5	-5.4	5.6	n.a.	n.a.	n.a.	6.7
December	-15.9	0.5	-1.8	12.8	-9.1	n.a.	n.a.	n.a.	-7.6
<b>2002</b>									
January	2.6	-4.4	0.7	4.8	14.1	n.a.	n.a.	n.a.	1.5
February	-2.5	-4.0	1.9	-9.1	-4.4	n.a.	n.a.	n.a.	-2.6
March	-10.1	1.1	-11.6	-6.4	-11.2	n.a.	n.a.	n.a.	-3.8
TREND ESTIMATES (% change from preceding month)									
<b>2001</b>									
January	-1.4	1.5	-0.3	2.2	-1.1	n.a.	n.a.	n.a.	-0.3
February	-0.4	1.3	3.7	4.5	1.8	n.a.	n.a.	n.a.	1.4
March	2.9	4.0	9.8	7.6	6.1	n.a.	n.a.	n.a.	5.5
April	6.2	8.1	14.3	10.3	10.1	n.a.	n.a.	n.a.	9.8
May	8.3	11.4	14.7	11.6	11.4	n.a.	n.a.	n.a.	11.8
June	9.3	11.9	11.9	10.0	10.4	n.a.	n.a.	n.a.	11.2
July	9.1	9.4	7.7	7.1	7.3	n.a.	n.a.	n.a.	8.5
August	7.3	5.9	3.7	4.4	3.9	n.a.	n.a.	n.a.	5.2
September	4.8	1.9	1.1	2.8	1.3	n.a.	n.a.	n.a.	2.1
October	1.7	-1.6	-0.1	1.8	-0.4	n.a.	n.a.	n.a.	-0.4
November	-0.7	-3.4	0.1	1.2	-0.8	n.a.	n.a.	n.a.	-1.5
December	-2.3	-3.6	0.6	0.8	-0.6	n.a.	n.a.	n.a.	-1.6
<b>2002</b>									
January	-3.2	-3.1	0.6	0.3	-0.7	n.a.	n.a.	n.a.	-1.5
February	-3.6	-2.7	0.1	-0.2	-0.8	n.a.	n.a.	n.a.	-1.5
March	-3.6	-1.3	0.2	-0.8	-1.2	n.a.	n.a.	n.a.	-1.1

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

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin(a)	Canberra
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>								
March	1 552	2 710	870	447	783	42	21	66
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	1 000	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	1 923	512	969	79	89	163
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>								
March	38	19	18	6	130	0	0	0
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	6	15	17	56	0	0	4
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>								
March	1 590	2 729	888	453	913	42	21	66
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	1 030	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	2 536	1 938	529	1 025	79	89	167

(a) Refer to Explanatory Notes paragraph 24.

DWELLING UNITS APPROVED, By State: **Original**

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
<b>PRIVATE SECTOR</b>						
New South Wales	1 946	1 503	13	56	3	<b>3 521</b>
Victoria	2 949	444	16	1	76	<b>3 486</b>
Queensland	2 051	1 205	10	92	0	<b>3 358</b>
South Australia	756	130	0	0	0	<b>886</b>
Western Australia	1 173	127	0	0	0	<b>1 300</b>
Tasmania	166	1	0	0	0	<b>167</b>
Northern Territory	47	55	0	0	0	<b>102</b>
Australian Capital Territory	145	18	0	0	0	<b>163</b>
<b>Australia</b>	<b>9 233</b>	<b>3 483</b>	<b>39</b>	<b>149</b>	<b>79</b>	<b>12 983</b>
<b>PUBLIC SECTOR</b>						
New South Wales	2	61	0	0	0	<b>63</b>
Victoria	6	4	0	0	1	<b>11</b>
Queensland	20	16	0	0	0	<b>36</b>
South Australia	18	0	0	0	0	<b>18</b>
Western Australia	66	3	1	0	0	<b>70</b>
Tasmania	0	0	0	0	0	<b>0</b>
Northern Territory	16	0	0	0	0	<b>16</b>
Australian Capital Territory	0	4	0	0	0	<b>4</b>
<b>Australia</b>	<b>128</b>	<b>88</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>218</b>
<b>TOTAL</b>						
New South Wales	1 948	1 564	13	56	3	<b>3 584</b>
Victoria	2 955	448	16	1	77	<b>3 497</b>
Queensland	2 071	1 221	10	92	0	<b>3 394</b>
South Australia	774	130	0	0	0	<b>904</b>
Western Australia	1 239	130	1	0	0	<b>1 370</b>
Tasmania	166	1	0	0	0	<b>167</b>
Northern Territory	63	55	0	0	0	<b>118</b>
Australian Capital Territory	145	22	0	0	0	<b>167</b>
<b>Australia</b>	<b>9 361</b>	<b>3 571</b>	<b>40</b>	<b>149</b>	<b>80</b>	<b>13 201</b>

(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>										
January	5 558	601	776	1 377	178	286	1 355	1 819	3 196	<b>8 754</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	9 113	649	933	1 582	221	196	1 178	1 595	3 177	<b>12 290</b>
<b>2002</b>										
January	8 772	662	710	1 372	201	329	1 376	1 906	3 278	<b>12 050</b>
February	10 024	495	662	1 157	300	465	1 005	1 770	2 927	<b>12 951</b>
March	9 361	624	762	1 386	217	388	1 580	2 185	3 571	<b>12 932</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>										
January	778.6	54.5	93.0	147.4	14.8	38.4	229.8	283.0	430.4	<b>1 209.0</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	1 285.8	59.8	118.8	178.6	24.3	27.1	206.5	257.9	436.5	<b>1 722.3</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	1 464.0	44.9	91.7	136.5	29.9	55.9	209.4	295.3	431.8	<b>1 895.8</b>
March	1 372.8	57.0	96.9	154.0	23.0	58.1	264.2	345.3	499.3	<b>1 872.0</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	12 776.7	<b>30 132.6</b>
<b>2000</b>							
September	2 213.4	1 075.4	3 288.8	675.1	3 963.8	3 182.4	<b>7 146.2</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	3 359.8	<b>8 373.6</b>
September	3 809.6	1 788.3	5 597.9	850.2	6 448.1	3 002.5	<b>9 450.6</b>
December	3 759.0	1 521.0	5 280.0	810.9	6 090.8	3 311.7	<b>9 402.6</b>
SEASONALLY ADJUSTED (\$ million)							
<b>2000</b>							
September	2 193.5	1 130.5	3 324.0	663.1	3 987.1	3 042.8	<b>7 029.9</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	3 308.1	<b>8 229.7</b>
September	3 808.1	1 891.3	5 699.3	840.7	6 540.1	2 799.2	<b>9 339.3</b>
December	3 738.0	1 430.9	5 168.9	814.3	5 983.2	3 515.5	<b>9 498.6</b>
TREND ESTIMATES (\$ million)							
<b>2000</b>							
September	2 475.0	1 235.1	3 709.7	738.2	4 447.9	3 146.1	<b>7 596.4</b>
December	2 177.7	1 105.9	3 283.5	704.1	3 987.5	3 201.5	<b>7 189.8</b>
<b>2001</b>							
March	2 447.8	1 192.9	3 640.8	731.2	4 372.0	3 200.0	<b>7 571.4</b>
June	2 984.7	1 389.3	4 371.3	778.7	5 150.0	3 194.2	<b>8 355.9</b>
September	3 493.8	1 558.3	5 050.7	810.7	5 861.4	3 178.0	<b>9 045.7</b>
December	3 942.1	1 641.5	5 616.5	839.1	6 455.6	3 219.5	<b>9 532.7</b>
TREND ESTIMATES (% change from preceding quarter)							
<b>2000</b>							
September	-22.7	-9.6	-18.8	-8.5	-17.2	1.7	<b>-10.3</b>
December	-12.0	-10.5	-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	0.0	<b>5.3</b>
June	21.9	16.5	20.1	6.5	17.8	-0.2	<b>10.4</b>
September	17.1	12.2	15.5	4.1	13.8	-0.5	<b>8.3</b>
December	12.8	5.3	11.2	3.5	10.1	1.3	<b>5.4</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>									
January	1 009.8	727.3	486.3	95.3	221.3	29.1	18.1	48.1	2 635.5
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	247.7	28.2	23.7	53.5	3 068.5
<b>2002</b>									
January	981.5	893.7	520.1	172.9	302.1	41.4	18.2	21.9	2 951.7
February	1 043.5	1 251.1	685.1	182.2	274.7	29.6	66.8	32.3	3 565.2
March	839.7	995.9	745.3	175.2	255.6	32.9	30.6	85.6	3 160.7
SEASONALLY ADJUSTED (\$ million)									
<b>2001</b>									
January	1 085.2	854.4	523.6	128.3	263.7	n.a.	n.a.	n.a.	2 817.4
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	293.0	n.a.	n.a.	n.a.	3 486.9
<b>2002</b>									
January	1 072.0	1 012.7	535.1	231.3	348.0	n.a.	n.a.	n.a.	3 177.7
February	1 085.2	1 124.9	802.8	180.5	308.6	n.a.	n.a.	n.a.	3 645.1
March	928.0	914.4	753.3	166.5	262.3	n.a.	n.a.	n.a.	3 344.1
TREND (\$ million)									
<b>2001</b>									
January	880.4	821.1	502.2	115.7	246.3	n.a.	n.a.	n.a.	2 643.4
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.	2 994.4
July	971.6	1 029.7	586.1	159.8	306.2	n.a.	n.a.	n.a.	3 144.0
August	1 073.9	1 046.4	597.8	167.7	309.3	n.a.	n.a.	n.a.	3 272.6
September	1 151.7	1 058.0	594.7	175.4	314.0	n.a.	n.a.	n.a.	3 365.4
October	1 188.8	1 065.9	589.8	183.0	318.8	n.a.	n.a.	n.a.	3 419.8
November	1 186.7	1 065.9	596.1	189.1	320.6	n.a.	n.a.	n.a.	3 437.8
December	1 157.2	1 058.7	617.2	192.1	318.3	n.a.	n.a.	n.a.	3 435.4
<b>2002</b>									
January	1 112.0	1 046.6	648.4	192.0	313.0	n.a.	n.a.	n.a.	3 427.1
February	1 062.8	1 032.3	684.5	189.8	305.5	n.a.	n.a.	n.a.	3 420.9
March	1 004.6	1 014.0	718.8	187.6	298.3	n.a.	n.a.	n.a.	3 402.2

(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>									
January	45.5	-15.5	3.9	-16.5	8.9	32.6	11.7	67.7	9.5
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	-32.4	-21.5	39.6	-22.9	-13.7
<b>2002</b>									
January	0.2	-18.8	10.3	5.6	22.0	46.8	-23.3	-59.0	-3.8
February	6.3	40.0	31.7	5.4	-9.0	-28.6	268.2	47.1	20.8
March	-19.5	-20.4	8.8	-3.8	-7.0	11.3	-54.2	165.2	-11.3
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2001</b>									
January	27.2	-2.6	-11.5	1.4	14.2	n.a.	n.a.	n.a.	3.0
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	-14.6	n.a.	n.a.	n.a.	3.7
<b>2002</b>									
January	-7.6	-7.2	-18.4	28.2	18.8	n.a.	n.a.	n.a.	-8.9
February	1.2	11.1	50.0	-22.0	-11.3	n.a.	n.a.	n.a.	14.7
March	-14.5	-18.7	-6.2	-7.7	-15.0	n.a.	n.a.	n.a.	-8.3
TREND ESTIMATES (% change from preceding month)									
<b>2001</b>									
January	-2.8	4.7	-2.9	0.8	4.2	n.a.	n.a.	n.a.	0.9
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.	4.7
July	11.2	2.9	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	7.2	1.1	-0.5	4.6	1.5	n.a.	n.a.	n.a.	2.8
October	3.2	0.7	-0.8	4.3	1.5	n.a.	n.a.	n.a.	1.6
November	-0.2	0.0	1.1	3.3	0.6	n.a.	n.a.	n.a.	0.5
December	-2.5	-0.7	3.5	1.6	-0.7	n.a.	n.a.	n.a.	-0.1
<b>2002</b>									
January	-3.9	-1.1	5.0	0.0	-1.7	n.a.	n.a.	n.a.	-0.2
February	-4.4	-1.4	5.6	-1.2	-2.4	n.a.	n.a.	n.a.	-0.2
March	-5.5	-1.8	5.0	-1.2	-2.3	n.a.	n.a.	n.a.	-0.5

(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>									
January	553.1	266.8	228.6	35.2	63.4	16.4	9.5	20.0	1 193.0
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	9.0	16.2	23.6	1 086.6
<b>2002</b>									
January	337.0	261.5	168.2	73.0	88.1	7.6	5.7	4.5	945.7
February	453.9	527.5	196.7	59.6	52.0	9.6	52.7	10.6	1 362.8
March	205.5	364.8	221.0	63.9	47.5	8.7	12.4	54.3	978.2
TREND (\$ million)									
<b>2001</b>									
January	400.8	298.5	233.9	44.8	81.5	n.a.	n.a.	n.a.	1 091.1
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.	949.2
July	270.9	303.4	187.0	61.3	75.6	n.a.	n.a.	n.a.	916.2
August	319.7	284.1	180.1	63.5	67.9	n.a.	n.a.	n.a.	916.0
September	371.3	287.3	169.9	65.4	68.0	n.a.	n.a.	n.a.	956.5
October	412.4	312.8	163.3	67.3	74.6	n.a.	n.a.	n.a.	1 030.0
November	436.2	344.4	166.0	69.0	81.5	n.a.	n.a.	n.a.	1 107.0
December	440.7	368.2	178.8	69.5	84.8	n.a.	n.a.	n.a.	1 164.0
<b>2002</b>									
January	428.3	379.7	195.7	69.0	83.7	n.a.	n.a.	n.a.	1 197.6
February	405.7	386.1	214.1	67.6	79.5	n.a.	n.a.	n.a.	1 217.4
March	372.6	376.2	230.0	67.3	74.7	n.a.	n.a.	n.a.	1 211.5

(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>									
January	164.6	-14.4	-4.7	-33.1	44.9	32.2	-3.6	63.2	33.8
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	-25.6	111.4	78.1	-3.4
<b>2002</b>									
January	-11.2	-40.5	41.4	70.4	55.1	-15.6	-64.5	-80.8	-13.0
February	34.7	101.7	17.0	-18.3	-40.9	26.5	818.2	134.3	44.1
March	-54.7	-30.8	12.3	7.1	-8.7	-9.0	-76.4	411.3	-28.2
TREND ESTIMATES (% change from preceding month)									
<b>2001</b>									
January	-1.9	7.4	-6.6	-1.5	12.3	n.a.	n.a.	n.a.	2.4
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.	-6.0
July	12.1	-9.0	0.7	5.8	-13.7	n.a.	n.a.	n.a.	-3.5
August	18.0	-6.3	-3.7	3.6	-10.2	n.a.	n.a.	n.a.	0.0
September	16.1	1.1	-5.7	2.9	0.2	n.a.	n.a.	n.a.	4.4
October	11.1	8.9	-3.9	3.0	9.7	n.a.	n.a.	n.a.	7.7
November	5.8	10.1	1.7	2.5	9.4	n.a.	n.a.	n.a.	7.5
December	1.0	6.9	7.7	0.7	4.0	n.a.	n.a.	n.a.	5.1
<b>2002</b>									
January	-2.8	3.1	9.4	-0.8	-1.2	n.a.	n.a.	n.a.	2.9
February	-5.3	1.7	9.4	-1.9	-5.1	n.a.	n.a.	n.a.	1.6
March	-8.2	-2.6	7.5	-0.4	-6.0	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>
<b>PRIVATE SECTOR</b>								
New South Wales	317.9	206.4	1.6	94.6	6.7	627.2	140.1	767.3
Victoria	458.9	65.6	1.2	94.5	0.5	620.7	292.9	913.6
Queensland	291.2	171.0	0.5	36.1	11.5	510.3	199.1	709.4
South Australia	84.7	10.7	0.0	13.8	0.0	109.2	43.0	152.2
Western Australia	157.3	27.8	0.0	17.4	0.0	202.5	39.5	242.0
Tasmania	19.4	0.1	0.0	4.6	0.0	24.2	8.3	32.5
Northern Territory	7.5	6.2	0.0	1.5	0.0	15.1	10.3	25.4
Australian Capital Territory	22.4	2.3	0.0	6.3	0.0	31.0	23.1	54.0
Australia	1 359.3	490.0	3.3	268.8	18.8	2 140.2	756.3	2 896.5
<b>PUBLIC SECTOR</b>								
New South Wales	0.3	5.6	0.0	1.1	0.0	7.0	65.4	72.4
Victoria	1.1	0.3	0.0	8.9	0.0	10.4	71.9	82.3
Queensland	3.0	2.8	0.0	8.1	0.0	13.9	22.0	35.9
South Australia	1.7	0.0	0.0	0.5	0.0	2.1	20.9	23.0
Western Australia	4.6	0.2	0.1	0.7	0.0	5.6	8.0	13.6
Tasmania	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.4
Northern Territory	2.8	0.0	0.0	0.3	0.0	3.1	2.1	5.2
Australian Capital Territory	0.0	0.3	0.0	0.0	0.0	0.3	31.2	31.5
Australia	13.5	9.2	0.1	19.5	0.0	42.3	221.9	264.2
<b>TOTAL</b>								
New South Wales	318.2	212.1	1.6	95.6	6.7	634.2	205.5	839.7
Victoria	460.0	65.9	1.2	103.4	0.5	631.0	364.8	995.9
Queensland	294.3	173.7	0.5	44.3	11.5	524.3	221.0	745.3
South Australia	86.3	10.7	0.0	14.3	0.0	111.3	63.9	175.2
Western Australia	161.9	28.0	0.1	18.1	0.0	208.1	47.5	255.6
Tasmania	19.4	0.1	0.0	4.6	0.0	24.2	8.7	32.9
Northern Territory	10.3	6.2	0.0	1.7	0.0	18.2	12.4	30.6
Australian Capital Territory	22.4	2.6	0.0	6.3	0.0	31.2	54.3	85.6
Australia	1 372.8	499.3	3.4	288.3	18.8	2 182.5	978.2	3 160.7

(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	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
New South Wales	4.8	41.4	24.5	22.8	11.6	16.3	1.0	5.9	8.9	3.0	140.1
Victoria	3.2	32.9	20.2	161.0	36.5	13.5	0.2	3.2	5.2	17.0	292.9
Queensland	5.7	48.7	10.0	50.0	29.7	7.6	2.1	29.5	3.5	12.2	199.1
South Australia	0.1	5.5	10.4	3.1	9.0	8.2	0.1	1.1	1.7	3.7	43.0
Western Australia	0.9	8.6	2.2	8.4	6.9	3.9	0.1	6.2	1.0	1.4	39.5
Tasmania	0.1	6.0	0.4	0.1	0.4	0.0	0.0	1.0	0.0	0.3	8.3
Northern Territory	5.9	0.1	0.0	1.9	1.0	1.0	0.0	0.0	0.2	0.2	10.3
Australian Capital Territory	1.8	0.8	0.0	12.2	4.2	4.0	0.0	0.0	0.0	0.0	23.1
Australia	22.6	143.9	67.7	259.6	99.4	54.4	3.5	46.9	20.5	37.7	756.3
PUBLIC SECTOR											
New South Wales	0.0	0.0	0.0	8.2	6.0	26.1	0.0	10.1	7.3	7.7	65.4
Victoria	0.0	0.9	0.0	10.3	0.7	24.5	0.0	16.3	0.9	18.3	71.9
Queensland	0.0	0.1	0.0	4.5	2.0	9.7	0.0	0.2	5.3	0.2	22.0
South Australia	0.0	0.1	0.0	6.9	3.9	7.8	0.0	0.4	0.0	1.9	20.9
Western Australia	0.2	0.3	0.0	1.0	0.4	4.0	0.0	1.1	0.0	1.0	8.0
Tasmania	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.4
Northern Territory	0.0	0.0	0.0	0.7	0.0	0.2	0.0	0.5	0.0	0.8	2.1
Australian Capital Territory	0.0	0.0	0.0	30.1	0.3	0.4	0.0	0.5	0.0	0.0	31.2
Australia	0.2	1.3	0.0	61.6	13.3	73.0	0.0	29.0	13.5	29.9	221.9
TOTAL											
New South Wales	4.8	41.4	24.5	31.0	17.6	42.3	1.0	16.0	16.2	10.8	205.5
Victoria	3.2	33.8	20.2	171.3	37.3	37.9	0.2	19.5	6.1	35.3	364.8
Queensland	5.7	48.7	10.0	54.5	31.7	17.3	2.1	29.7	8.8	12.4	221.0
South Australia	0.1	5.6	10.4	10.0	12.9	16.0	0.1	1.5	1.7	5.6	63.9
Western Australia	1.1	8.9	2.2	9.4	7.3	8.0	0.1	7.3	1.0	2.3	47.5
Tasmania	0.1	6.0	0.4	0.1	0.4	0.4	0.0	1.0	0.0	0.3	8.7
Northern Territory	5.9	0.1	0.0	2.6	1.0	1.2	0.0	0.5	0.2	1.0	12.4
Australian Capital Territory	1.8	0.8	0.0	42.3	4.5	4.4	0.0	0.5	0.0	0.0	54.3
Australia	22.7	145.2	67.7	321.2	112.7	127.5	3.5	76.0	34.0	67.7	978.2

(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>												
January	19	1.6	170	15.5	47	5.3	123	12.9	92	9.0	68	8.0
February	24	2.5	219	19.1	43	4.5	117	11.6	125	11.7	60	6.4
March	29	3.1	243	22.4	42	3.9	151	15.5	107	10.9	57	6.0
Value—\$200,000–\$499,999												
<b>2002</b>												
January	14	4.2	42	11.9	30	8.7	48	15.7	50	14.4	41	11.9
February	10	3.0	50	14.4	38	11.9	54	16.7	60	17.6	49	15.7
March	8	2.7	62	18.2	46	14.7	52	15.4	45	14.0	40	12.4
Value—\$500,000–\$999,999												
<b>2002</b>												
January	3	2.1	9	6.0	17	11.4	20	13.9	28	18.9	17	11.8
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	22	16.0	23	17.5
Value—\$1,000,000–\$4,999,999												
<b>2002</b>												
January	7	16.4	12	26.9	10	20.2	26	53.1	38	82.1	29	53.7
February	5	11.2	21	43.4	10	19.1	27	48.3	21	47.5	37	65.6
March	4	6.7	15	34.0	14	23.4	34	65.1	35	61.4	27	47.1
Value—\$5,000,000 and over												
<b>2002</b>												
January	2	45.6	4	41.2	2	15.7	8	87.7	5	47.4	8	94.3
February	2	11.6	4	173.3	1	7.0	9	366.5	3	21.7	6	77.4
March	1	5.6	5	59.4	3	22.2	8	203.3	2	10.4	6	44.5
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>												
January	45	69.9	237	101.5	106	61.2	225	183.3	213	171.6	163	179.7
February	45	30.6	317	265.6	105	50.8	233	460.8	234	115.4	175	181.7
March	49	22.7	342	145.2	111	67.7	278	321.2	211	112.7	153	127.5

(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>										
January	11	1.0	23	2.5	34	3.8	32	3.1	619	62.8
February	3	0.3	26	2.4	44	4.4	55	5.8	716	68.8
March	7	0.6	27	2.9	38	3.4	59	5.6	760	74.2
Value—\$200,000–\$499,999										
<b>2002</b>										
January	4	1.5	17	5.6	14	4.4	21	6.9	281	85.1
February	6	1.4	13	4.1	14	4.1	22	6.9	316	95.8
March	3	0.9	12	3.9	10	3.1	21	6.3	299	91.6
Value—\$500,000–\$999,999										
<b>2002</b>										
January	3	2.1	7	4.6	6	4.0	10	7.7	120	82.5
February	5	3.7	5	3.4	15	9.5	4	2.7	143	96.3
March	1	0.6	7	4.6	7	4.5	8	5.3	131	89.9
Value—\$1,000,000–\$4,999,999										
<b>2002</b>										
January	2	7.0	10	20.7	13	30.3	13	33.5	160	343.9
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	147	276.5
Value—\$5,000,000 and over										
<b>2002</b>										
January	0	0.0	1	10.8	2	20.0	1	8.9	33	371.5
February	0	0.0	10	72.3	2	13.6	3	55.4	40	798.8
March	0	0.0	6	54.5	2	10.1	6	36.1	39	446.1
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>										
January	20	11.6	58	44.2	69	62.5	77	60.1	1 213	945.7
February	14	5.5	69	113.7	81	42.0	96	96.8	1 369	1 362.8
March	12	3.5	56	76.0	64	34.0	100	67.7	1 376	978.2

(a) Refer to Explanatory Notes paragraph 8.

# EXPLANATORY NOTES

## INTRODUCTION

**1** This publication presents monthly details of building work approved.

## SCOPE AND COVERAGE

**2** Statistics of building work approved are compiled from:

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

**3** The scope of the survey comprises the following:

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

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

**5** From July 1990, the statistics include:

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

## VALUE DATA

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

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

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

## EXPLANATORY NOTES

### OWNERSHIP

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

### BUILDING CLASSIFICATION

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

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

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

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

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

### SEASONAL ADJUSTMENT

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

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

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

## EXPLANATORY NOTES

### SEASONAL ADJUSTMENT *continued*

**18** 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.

## GLOSSARY

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<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.

# AVERAGE VALUE OF NEW HOUSES

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## INTRODUCTION

The increase in the price of newly completed houses is a topic that is currently of great interest. This article presents the average value of new houses over a thirteen year time period, from 1987–88 to 2000–01, along with estimates of the average value per square metre.

## METHOD

The data used in this study relates only to new, completed houses and has been obtained from the quarterly Building Activity Survey. The value represents the actual completion value based, where practicable, on the market or contract price of jobs including site preparation costs but excluding the value of land and landscaping.

The average value per new house is calculated using the ratio:

$$\frac{\text{total value of new houses completed in the year}}{\text{number of new houses completed in the year}}$$

A value per square metre was calculated using the ratio:

$$\frac{\text{total value of new houses completed in the year}}{\text{stated floor area of new houses completed in the year}}$$

Floor area was not stated for about 10% of houses and therefore these houses were excluded from the analysis on average value per square metre.

This analysis assumes a simple relationship between the value of a new house and its size. As such it ignores any impact of changes in building quality (e.g. inclusions, fittings, etc.) that have occurred over time.

## RESULTS

### Average value per new house

The table below shows the average value per new house for the States and Territories and Australia. It also illustrates the percentage change over the last five years and the last thirteen years. For Australia, the average value of new houses has increased by 40% from 1995–96, and by 125% from 1987–88.

The average value of new houses in New South Wales, Victoria, Northern Territory and the Australian Capital Territory are all above the national average of \$145,726. The largest percentage change over the last five years occurred in Victoria, which increased by 49%. The smallest percentage change was in Tasmania with an increase of 28%.

# AVERAGE VALUE OF NEW HOUSES *continued*

RESULTS *continued*

## AVERAGE VALUE PER HOUSE—New houses

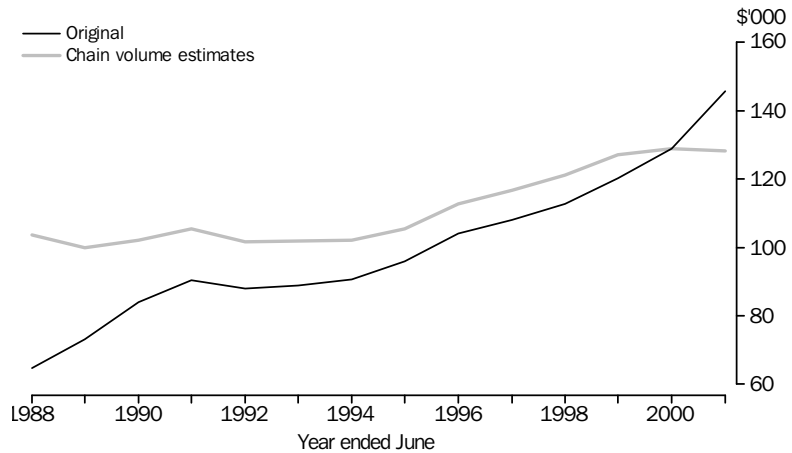
	1987-88	1995-96	2000-01	1987-88 to 2000-01 % change	1995-96 to 2000-01 % change
	\$'000	\$'000	\$'000		
NSW	67.3	118.1	162.2	141	37
Vic.	71.5	100.3	149.3	109	49
Qld	59.6	99.4	139.7	134	41
SA	59.4	86.5	119.0	100	37
WA	56.0	99.3	132.1	136	33
Tas.	56.3	91.7	117.6	109	28
NT	73.8	110.2	154.7	110	40
ACT	74.4	112.7	153.2	106	36
<b>Aust.</b>	<b>64.7</b>	<b>104.1</b>	<b>145.7</b>	<b>125</b>	<b>40</b>

The following graph presents the average value per new house in both original and chain volume terms, for Australia, over the last thirteen years. The chain volume estimates measure the change in value after the direct effects of price changes have been eliminated.

In original terms, steep increases in prices of average value of new houses occurred before 1990-91. After stabilising for several years the average value grew steadily through the second half of the 1990's. Following the introduction of the GST in July 2000, the growth in average value rose strongly.

In chain volume terms, a rise over the thirteen year period is evident but the average value has been relatively steady over the last two years.

Average value per new house, Original and chain volume terms(a)—Australia



(a) Chain volume measures, reference year 1999-2000.

# AVERAGE VALUE OF NEW HOUSES *continued*

## RESULTS *continued*

### Average value per square metre

The July 2001 issue of *Building Approvals, Australia* (Cat. no. 8731.0) included an article on the average floor area of new dwellings. It indicated that there has been an increase in the size of houses over time. The following tables examine the average value per square metre of new houses which has the effect of removing the size of houses as a factor in increases in the value of houses.

In Australia, over the last thirteen years, the average value per square metre has increased steadily. There has been an increase of 74% between 1987–88 and 2000–01, from \$364 to \$633. The largest increase occurred in Western Australia over this time period. Over the last five years, the largest increases have occurred in the Northern Territory, South Australia and Western Australia.

### AVERAGE VALUE PER SQUARE METRE—New houses

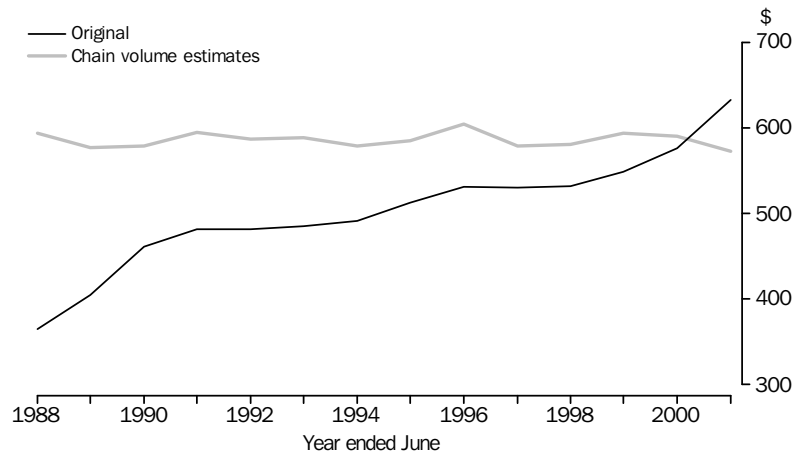
	1987–88	1995–96	2000–01	1987–88 to 2000–01	1995–96 to 2000–01
	\$	\$	\$	% change	% change
NSW	379	592	650	72	10
Vic.	407	552	685	68	24
Qld	341	509	591	73	16
SA	351	457	575	64	26
WA	283	452	571	102	26
Tas.	376	538	603	60	12
NT	508	632	855	68	35
ACT	443	647	676	53	4
<b>Aust.</b>	<b>364</b>	<b>531</b>	<b>633</b>	<b>74</b>	<b>19</b>

The graph below compares the average value per square metre of new houses in original and chain volume terms. In original terms, noticeable increases occurred during the period up to 1990–91, in the late nineties, and in particular 2000–01. This is a similar picture to the analysis above on average value of completed houses. However, in chain volume terms, where the effect of price increases are removed, the average value per square metre for new houses has remained relatively flat over this time period. This suggests that the main reason for an increase in the value of new houses over time, once the effect of price change has been removed, has been due to the increase in house sizes.

# AVERAGE VALUE OF NEW HOUSES *continued*

RESULTS *continued*

Average value per square metre, Original and chain volume terms(a)—Australia



(a) Chain volume measures, reference year 1999–2000.

## Ratio of earnings to average value of new houses

It is interesting to analyse average earnings and its relation to the average value of new houses. When average earnings are a greater proportion of the average value of new houses, with other factors such as savings, interest rates etc. aside, new houses become more affordable.

Annual earnings estimates were calculated using data from *Average Weekly Earnings, Australia* (Cat. no. 6302.0).

The following graph depicts the ratio of average earnings to average value of houses over time. There was a sharp drop from the mid eighties up to 1990–91, followed by a slight increase in the early nineties, but the ratio has generally tapered off since 1994, with a noticeable decline in the last three years.

One of the reasons for the decline observed over much of the period is the increase in the size of houses over time.

Average annual earnings as a percentage of average value per house—Australia



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

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