



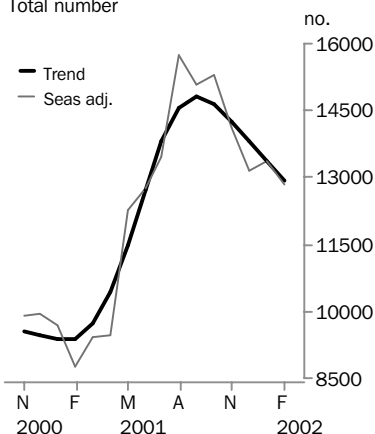
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 3 APR 2002

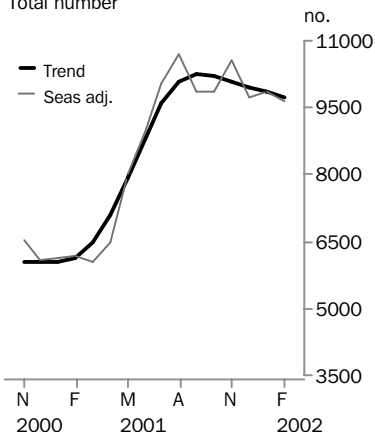
Dwelling units approved

Total number



Private sector houses approved

Total number



FEBRUARY KEY FIGURES

TREND ESTIMATES

	Feb 2002	% change Jan 2002 to Feb 2002	% change Feb 2001 to Feb 2002
Dwelling units approved			
Private sector houses	9 740	-1.1	59.1
Total dwelling units	12 943	-3.3	37.7

SEASONALLY ADJUSTED

	Feb 2002	% change Jan 2002 to Feb 2002	% change Feb 2001 to Feb 2002
Dwelling units approved			
Private sector houses	9 620	-2.5	56.1
Total dwelling units	12 860	-3.7	46.9

FEBRUARY KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved fell 3.3% in February 2002, the fifth consecutive monthly fall.
- The trend estimate for private sector houses approved fell 1.1% in February 2002. The rate of decline has been steady over the last four months.
- The trend estimate for other dwellings approved fell 10.3% in February 2002. This is the fifth consecutive monthly fall, with the rate of decline increasing over those five months.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved fell 3.7% to 12,860 in February 2002, after a rise of 1.6% in January.
- The seasonally adjusted estimate for private sector houses approved fell 2.5% to 9,620 in February 2002, following a rise of 1.3% in January. While the estimate for February is the lowest since June 2001, it is 56.1% above the estimate for February 2001.
- The seasonally adjusted estimate for other dwelling units approved fell 6.9% to 3,031 in February 2002.

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

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
March 2002	2 May 2002
April 2002	3 June 2002
May 2002	3 July 2002



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

Information about ABS Building and Construction statistics and other related data is now available from the 'Building and Construction theme page' on the ABS website (go to the website at www.abs.gov.au, click on the 'Themes' button and then click on 'Building and Construction'). The theme page includes information about:

- the Building and Construction Program's major papers and publications (electronic and hardcopy) and contact details;
- each of our major data collections and examples of uses of building and construction statistics;
- issues of importance to providers and clients, including publication timetables;
- help for providers, including contact details and the survey despatch timetables; and
- alternative sources of Australian building and construction data.



REVISIONS THIS MONTH

Revisions have been made to total dwelling units in this issue, as a result of receiving updated data and amendments to previously reported data.

	2000-2001	2001-2002
New South Wales	+16	-
Victoria	-	+133
Queensland	-26	+1
Western Australia	-	-4
Tasmania	-	+4
TOTAL	-10	+134



SYMBOLS AND OTHER USAGES

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

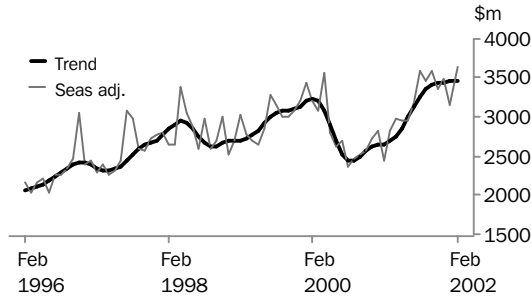
Dennis Trewin
Australian Statistician



VALUE OF BUILDING APPROVED

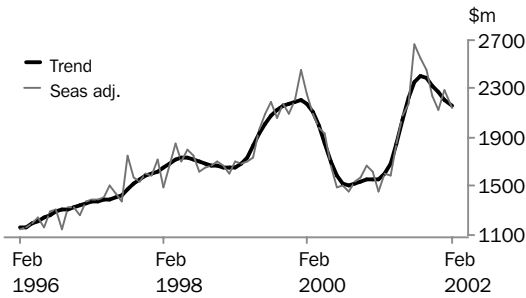
VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has risen since October 2000, although the rate of growth has slowed significantly over recent months.



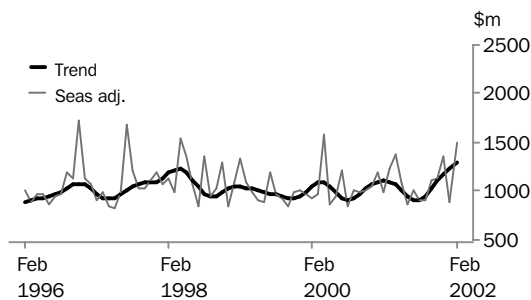
VALUE OF RESIDENTIAL BUILDING

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



VALUE OF NON-RESIDENTIAL

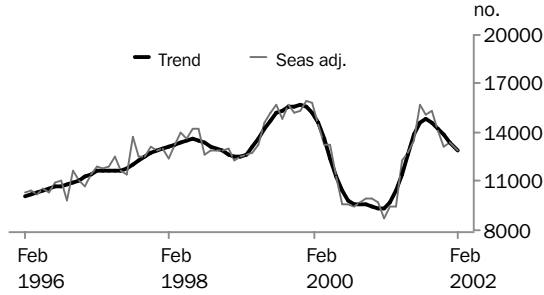
The trend estimate of the value of non-residential building approved has risen for the last seven months.



DWELLINGS APPROVED

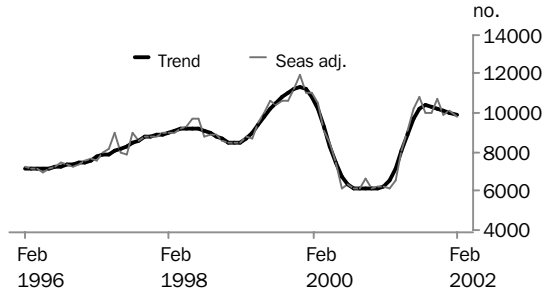
TOTAL DWELLING UNITS

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



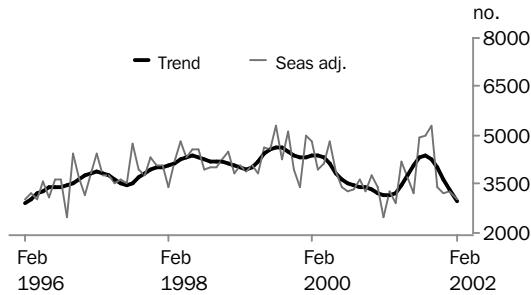
PRIVATE SECTOR HOUSES

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



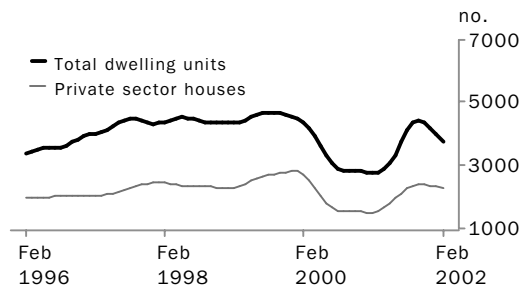
OTHER DWELLINGS

The trend estimate for other dwelling units approved has fallen for the last five months, following seven months of growth.



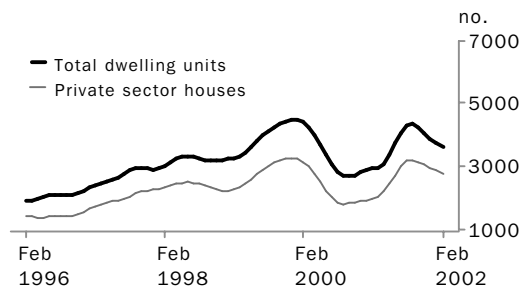
DWELLING UNITS APPROVED: State Trends

NEW SOUTH WALES



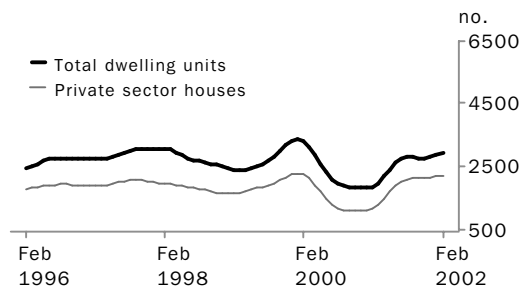
The trend estimate for total dwelling units approved in New South Wales has fallen for the last four months, following eight months of growth.

VICTORIA



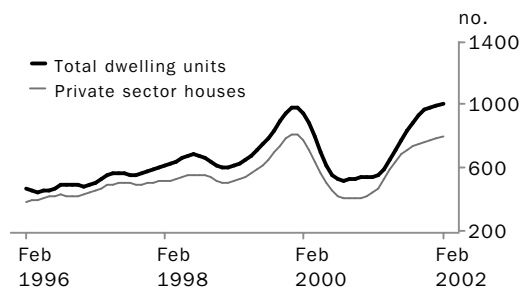
The trend estimate for total dwelling units approved in Victoria has fallen for the last 5 months, following eleven months of growth.

QUEENSLAND



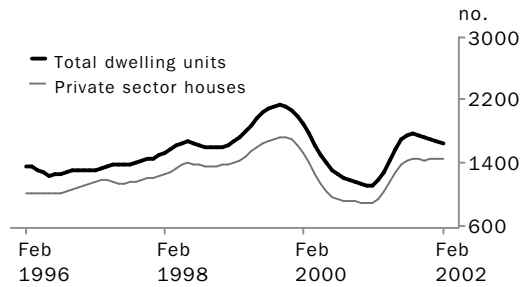
The trend estimate for total dwelling units approved in Queensland has risen for the last four months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia has risen for the last seventeen months.

WESTERN AUSTRALIA



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

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

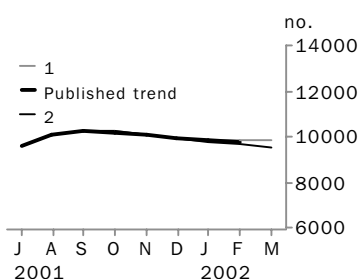
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

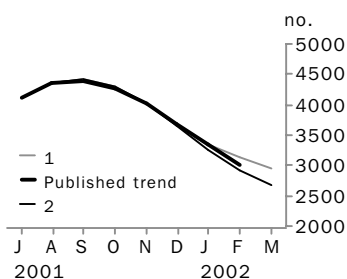
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the March seasonally adjusted estimate is higher than the February estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that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

PRIVATE SECTOR HOUSES APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 3% on Feb 2002</i>	% change	2 <i>falls by 3% on Feb 2002</i>	% change
October 2001	10 191	-0.6	10 218	-0.5	10 238	-0.4
November 2001	10 067	-1.2	10 073	-1.4	10 084	-1.5
December 2001	9 954	-1.1	9 952	-1.2	9 925	-1.6
January 2002	9 844	-1.1	9 871	-0.8	9 783	-1.4
February 2002	9 740	-1.1	9 808	-0.6	9 641	-1.4
March 2002	n.y.a.	n.y.a.	9 798	-0.1	9 547	-1.0

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 11% on Feb 2002</i>	% change	2 <i>falls by 11% on Feb 2002</i>	% change
October 2001	4 277	-2.9	4 286	-2.8	4 309	-2.6
November 2001	4 012	-6.2	4 013	-6.4	4 024	-6.6
December 2001	3 672	-8.5	3 672	-8.5	3 642	-9.5
January 2002	3 339	-9.1	3 358	-8.6	3 260	-10.5
February 2002	2 995	-10.3	3 118	-7.1	2 931	-10.1
March 2002	n.y.a.	n.y.a.	2 942	-5.6	2 661	-9.2

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DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS...		TOTAL DWELLING UNITS..		
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
.....							
ORIGINAL							
2000							
December	5 424	5 504	3 412	3 556	8 836	224	9 060
2001							
January	5 463	5 561	3 139	3 371	8 602	330	8 932
February	6 289	6 360	2 394	2 591	8 683	268	8 951
March	6 574	6 678	2 922	3 145	9 496	327	9 823
April	6 142	6 252	2 626	2 952	8 768	436	9 204
May	9 020	9 114	3 970	4 370	12 990	494	13 484
June	8 492	8 585	3 107	3 575	11 599	561	12 160
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	4 305	4 387	13 828	258	14 086
October	10 535	10 737	4 789	4 936	15 324	349	15 673
November	10 904	11 064	3 970	4 107	14 874	297	15 171
December	9 000	9 123	3 185	3 378	12 185	316	12 501
2002							
January	8 565	8 762	3 357	3 448	11 922	288	12 210
February	9 841	10 019	2 924	3 129	12 765	383	13 148
.....							
SEASONALLY ADJUSTED							
2000							
December	6 083	6 187	3 582	3 745	9 665	267	9 932
2001							
January	6 148	6 263	3 205	3 436	9 353	346	9 699
February	6 163	6 245	2 298	2 509	8 461	293	8 754
March	6 065	6 165	3 043	3 269	9 108	326	9 434
April	6 461	6 562	2 650	2 920	9 111	371	9 482
May	8 010	8 094	3 823	4 190	11 833	451	12 284
June	8 993	9 054	3 420	3 697	12 413	338	12 751
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	4 911	5 023	14 760	319	15 079
October	9 841	10 021	5 118	5 283	14 959	345	15 304
November	10 549	10 710	3 233	3 418	13 782	346	14 128
December	9 742	9 914	3 028	3 233	12 770	377	13 147
2002							
January	9 867	10 097	3 161	3 257	13 028	326	13 354
February	9 620	9 829	2 810	3 031	12 430	430	12 860
.....							
TREND ESTIMATES							
2000							
December	6 055	6 153	3 148	3 333	9 202	284	9 486
2001							
January	6 037	6 134	3 037	3 243	9 074	303	9 377
February	6 124	6 218	2 949	3 180	9 073	325	9 398
March	6 464	6 555	2 913	3 172	9 377	350	9 727
April	7 099	7 190	2 968	3 245	10 067	368	10 435
May	7 939	8 038	3 171	3 448	11 110	376	11 486
June	8 828	8 943	3 508	3 765	12 336	372	12 708
July	9 577	9 712	3 879	4 105	13 455	362	13 817
August	10 072	10 227	4 153	4 346	14 225	348	14 573
September	10 248	10 418	4 235	4 403	14 484	337	14 821
October	10 191	10 371	4 119	4 277	14 310	338	14 648
November	10 067	10 253	3 851	4 012	13 918	347	14 265
December	9 954	10 147	3 506	3 672	13 460	359	13 819
2002							
January	9 844	10 043	3 167	3 339	13 011	371	13 382
February	9 740	9 948	2 817	2 995	12 557	386	12 943

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)							
2000							
December	-22.3	-22.0	-8.6	-8.8	-17.5	-8.6	-17.3
2001							
January	0.7	1.0	-8.0	-5.2	-2.6	47.3	-1.4
February	15.1	14.4	-23.7	-23.1	0.9	-18.8	0.2
March	4.5	5.0	22.1	21.4	9.4	22.0	9.7
April	-6.6	-6.4	-10.1	-6.1	-7.7	33.3	-6.3
May	46.9	45.8	51.2	48.0	48.2	13.3	46.5
June	-5.9	-5.8	-21.7	-18.2	-10.7	13.6	-9.8
July	12.9	13.8	8.2	-1.2	11.6	-37.4	9.4
August	15.2	14.3	39.8	37.4	21.6	-22.8	20.4
September	-13.8	-13.1	-8.4	-9.6	-12.2	-4.8	-12.1
October	10.6	10.7	11.2	12.5	10.8	35.3	11.3
November	3.5	3.0	-17.1	-16.8	-2.9	-14.9	-3.2
December	-17.5	-17.5	-19.8	-17.8	-18.1	6.4	-17.6
2002							
January	-4.8	-4.0	5.4	2.1	-2.2	-8.9	-2.3
February	14.9	14.3	-12.9	-9.3	7.1	33.0	7.7
SEASONALLY ADJUSTED (% change from preceding month)							
2000							
December	-6.9	-6.5	15.8	13.6	0.4	-6.6	0.2
2001							
January	1.1	1.2	-10.5	-8.3	-3.2	29.6	-2.3
February	0.2	-0.3	-28.3	-27.0	-9.5	-15.3	-9.7
March	-1.6	-1.3	32.4	30.3	7.6	11.3	7.8
April	6.5	6.4	-12.9	-10.7	0.0	13.8	0.5
May	24.0	23.3	44.3	43.5	29.9	21.6	29.6
June	12.3	11.9	-10.5	-11.8	4.9	-25.1	3.8
July	11.8	13.1	-12.0	-13.2	5.2	14.2	5.5
August	6.3	5.7	57.2	53.0	18.0	-17.9	17.0
September	-7.8	-7.1	3.8	2.3	-4.3	0.6	-4.2
October	-0.1	-0.3	4.2	5.2	1.3	8.2	1.5
November	7.2	6.9	-36.8	-35.3	-7.9	0.3	-7.7
December	-7.7	-7.4	-6.3	-5.4	-7.3	9.0	-6.9
2002							
January	1.3	1.8	4.4	0.7	2.0	-13.5	1.6
February	-2.5	-2.7	-11.1	-6.9	-4.6	31.9	-3.7
TREND ESTIMATES (% change from preceding month)							
2000							
December	-0.1	-0.1	-2.4	-2.1	-0.9	4.0	-0.8
2001							
January	-0.3	-0.3	-3.5	-2.7	-1.4	6.7	-1.1
February	1.4	1.4	-2.9	-1.9	0.0	7.3	0.2
March	5.6	5.4	-1.2	-0.3	3.4	7.7	3.5
April	9.8	9.7	1.9	2.3	7.4	5.1	7.3
May	11.8	11.8	6.8	6.3	10.4	2.2	10.1
June	11.2	11.3	10.6	9.2	11.0	-1.1	10.6
July	8.5	8.6	10.6	9.0	9.1	-2.7	8.7
August	5.2	5.3	7.1	5.9	5.7	-3.9	5.5
September	1.7	1.9	2.0	1.3	1.8	-3.2	1.7
October	-0.6	-0.5	-2.7	-2.9	-1.2	0.3	-1.2
November	-1.2	-1.1	-6.5	-6.2	-2.7	2.7	-2.6
December	-1.1	-1.0	-9.0	-8.5	-3.3	3.5	-3.1
2002							
January	-1.1	-1.0	-9.7	-9.1	-3.3	3.3	-3.2
February	-1.1	-0.9	-11.1	-10.3	-3.5	4.0	-3.3

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					
2000					
December	1 250.4	265.4	1 515.8	891.3	2 407.0
2001					
January	1 207.5	233.2	1 440.7	1 192.9	2 633.6
February	1 239.0	250.4	1 489.3	890.8	2 380.2
March	1 344.2	313.6	1 657.8	1 268.4	2 926.2
April	1 244.9	261.1	1 506.1	1 079.6	2 585.6
May	1 785.8	341.5	2 127.3	1 389.9	3 517.2
June	1 677.8	298.5	1 976.3	917.8	2 894.1
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	2 182.0	356.0	2 538.1	1 185.1	3 723.1
November	2 103.1	328.0	2 431.1	1 125.2	3 556.3
December	1 732.0	259.5	1 991.5	1 086.9	3 078.4
2002					
January	1 725.7	271.2	1 996.9	945.6	2 942.6
February	1 903.4	305.0	2 208.5	1 361.8	3 570.3
SEASONALLY ADJUSTED					
2000					
December	1 375.4	301.3	1 676.7	1 057.1	2 733.8
2001					
January	1 349.8	275.6	1 625.4	1 189.9	2 815.4
February	1 200.9	253.9	1 454.8	983.1	2 437.8
March	1 310.1	291.6	1 601.7	1 236.7	2 838.4
April	1 325.7	270.9	1 596.6	1 379.0	2 975.6
May	1 546.3	306.9	1 853.2	1 094.0	2 947.2
June	1 772.6	309.4	2 082.0	875.6	2 957.6
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	2 126.0	333.9	2 459.9	1 119.2	3 579.1
November	1 928.5	310.0	2 238.5	1 125.5	3 363.9
December	1 832.2	300.9	2 133.1	1 365.1	3 498.2
2002					
January	1 962.5	325.2	2 287.6	880.2	3 167.8
February	1 842.1	308.4	2 150.5	1 499.7	3 650.2
TREND ESTIMATES					
2000					
December	1 292.3	260.0	1 552.3	1 065.1	2 617.4
2001					
January	1 288.8	262.0	1 550.8	1 090.2	2 640.9
February	1 292.8	264.9	1 557.7	1 102.2	2 660.0
March	1 328.7	270.1	1 598.8	1 096.0	2 694.8
April	1 415.7	278.6	1 694.2	1 063.3	2 757.5
May	1 560.0	290.9	1 850.9	1 008.5	2 859.4
June	1 740.7	304.2	2 044.9	948.0	2 992.9
July	1 911.7	315.7	2 227.3	915.5	3 142.8
August	2 032.8	323.0	2 355.8	915.7	3 271.5
September	2 079.3	325.2	2 404.5	953.7	3 358.2
October	2 061.3	323.1	2 384.4	1 024.1	3 408.5
November	2 009.9	319.4	2 329.3	1 103.6	3 432.9
December	1 953.3	315.9	2 269.2	1 176.6	3 445.7
2002					
January	1 902.0	312.9	2 214.8	1 239.7	3 454.5
February	1 850.5	309.1	2 159.6	1 306.0	3 465.5

(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)					
2000					
December	-15.0	-0.2	-12.8	-7.8	-11.0
2001					
January	-3.4	-12.1	-5.0	33.8	9.4
February	2.6	7.3	3.4	-25.3	-9.6
March	8.5	25.2	11.3	42.4	22.9
April	-7.4	-16.7	-9.2	-14.9	-11.6
May	43.4	30.8	41.3	28.7	36.0
June	-6.0	-12.6	-7.1	-34.0	-17.7
July	10.8	3.6	9.7	25.0	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	7.9	9.2	8.1	38.5	16.2
November	-3.6	-7.9	-4.2	-5.1	-4.5
December	-17.6	-20.9	-18.1	-3.4	-13.4
2002					
January	-0.4	4.5	0.3	-13.0	-4.4
February	10.3	12.5	10.6	44.0	21.3
SEASONALLY ADJUSTED (% change from preceding month)					
2000					
December	4.3	18.3	6.5	4.7	5.8
2001					
January	-1.9	-8.5	-3.1	12.6	3.0
February	-11.0	-7.9	-10.5	-17.4	-13.4
March	9.1	14.8	10.1	25.8	16.4
April	1.2	-7.1	-0.3	11.5	4.8
May	16.6	13.3	16.1	-20.7	-1.0
June	14.6	0.8	12.3	-20.0	0.4
July	5.7	-2.9	4.4	15.0	7.5
August	24.4	12.8	22.8	-8.8	12.8
September	-4.8	-3.5	-4.6	-0.3	-3.5
October	-4.2	2.1	-3.4	22.2	3.4
November	-9.3	-7.2	-9.0	0.6	-6.0
December	-5.0	-2.9	-4.7	21.3	4.0
2002					
January	7.1	8.1	7.2	-35.5	-9.4
February	-6.1	-5.1	-6.0	70.4	15.2
TREND ESTIMATES (% change from preceding month)					
2000					
December	0.6	0.9	0.7	3.5	1.8
2001					
January	-0.3	0.8	-0.1	2.4	0.9
February	0.3	1.1	0.4	1.1	0.7
March	2.8	1.9	2.6	-0.6	1.3
April	6.5	3.1	6.0	-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	-3.4	5.0
August	6.3	2.3	5.8	0.0	4.1
September	2.3	0.7	2.1	4.1	2.6
October	-0.9	-0.7	-0.8	7.4	1.5
November	-2.5	-1.1	-2.3	7.8	0.7
December	-2.8	-1.1	-2.6	6.6	0.4
2002					
January	-2.6	-0.9	-2.4	5.4	0.3
February	-2.7	-1.2	-2.5	5.3	0.3

(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)						
1998-1999	104 598	42 956	666	2 541	482	151 243
1999-2000	121 389	47 671	817	1 905	522	172 304
2000-2001	78 531	34 978	763	2 083	154	116 509
2001						
February	6 279	2 269	61	66	8	8 683
March	6 563	2 704	95	110	24	9 496
April	6 135	2 441	41	143	8	8 768
May	9 004	3 676	47	257	6	12 990
June	8 490	2 857	50	188	14	11 599
July	9 579	3 304	29	31	6	12 949
August	11 039	4 603	43	40	21	15 746
September	9 513	3 914	48	309	44	13 828
October	10 520	4 680	46	70	8	15 324
November	10 891	3 899	41	31	12	14 874
December	8 990	2 984	66	130	15	12 185
2002						
January	8 555	3 187	38	130	12	11 922
February	9 829	2 783	44	100	9	12 765
PUBLIC SECTOR (Number)						
1998-1999	2 723	2 986	35	2	4	5 750
1999-2000	1 755	2 547	64	6	9	4 381
2000-2001	1 108	2 518	105	105	2	3 838
2001						
February	67	193	8	0	0	268
March	103	175	48	1	0	327
April	110	325	1	0	0	436
May	94	399	1	0	0	494
June	93	445	23	0	0	561
July	180	171	0	0	0	351
August	115	156	0	0	0	271
September	176	81	1	0	0	258
October	202	147	0	0	0	349
November	159	136	1	1	0	297
December	123	193	0	0	0	316
2002						
January	197	91	0	0	0	288
February	178	201	4	0	0	383
TOTAL (Number)						
1998-1999	107 321	45 942	701	2 543	486	156 993
1999-2000	123 144	50 218	881	1 911	531	176 685
2000-2001	79 639	37 496	868	2 188	156	120 347
2001						
February	6 346	2 462	69	66	8	8 951
March	6 666	2 879	143	111	24	9 823
April	6 245	2 766	42	143	8	9 204
May	9 098	4 075	48	257	6	13 484
June	8 583	3 302	73	188	14	12 160
July	9 759	3 475	29	31	6	13 300
August	11 154	4 759	43	40	21	16 017
September	9 689	3 995	49	309	44	14 086
October	10 722	4 827	46	70	8	15 673
November	11 050	4 035	42	32	12	15 171
December	9 113	3 177	66	130	15	12 501
2002						
January	8 752	3 278	38	130	12	12 210
February	10 007	2 984	48	100	9	13 148

(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)								
1998-1999	12 389.8	4 681.8	67.8	2 515.0	245.8	19 900.7	9 020.2	28 920.9
1999-2000	15 495.2	5 779.2	94.5	3 097.7	234.5	24 701.2	9 029.5	33 730.6
2000-2001	10 903.9	4 767.4	76.9	2 747.9	278.0	18 774.1	9 464.2	28 238.2
2001								
February	889.1	319.1	7.2	221.2	2.4	1 438.9	718.0	2 156.9
March	926.8	383.1	8.6	255.5	23.8	1 597.8	769.7	2 367.5
April	859.9	334.4	4.0	219.7	20.1	1 438.0	929.2	2 367.2
May	1 253.0	477.4	7.1	286.0	28.7	2 052.2	1 107.1	3 159.3
June	1 182.7	422.8	4.2	249.8	33.1	1 892.6	642.4	2 535.0
July	1 388.9	430.3	3.0	276.7	6.7	2 105.6	939.6	3 045.1
August	1 579.9	828.0	5.2	328.8	3.9	2 745.8	701.4	3 447.2
September	1 353.1	636.0	5.7	282.0	29.8	2 306.7	730.8	3 037.5
October	1 490.5	649.2	5.0	331.9	11.8	2 488.4	892.1	3 380.5
November	1 537.9	530.0	3.8	303.1	2.9	2 377.5	812.7	3 190.2
December	1 281.2	417.8	8.4	224.7	17.1	1 949.3	838.4	2 787.7
2002								
January	1 232.1	455.2	4.6	225.7	29.6	1 947.2	698.6	2 645.8
February	1 440.5	420.1	5.5	271.1	12.2	2 149.4	1 086.0	3 235.4
PUBLIC SECTOR (\$ million)								
1998-1999	292.7	240.1	4.3	88.2	0.1	625.0	3 578.2	4 203.1
1999-2000	201.1	243.4	4.1	102.9	0.9	552.5	3 149.3	3 701.9
2000-2001	146.8	284.1	7.6	157.7	13.7	609.8	3 367.3	3 977.2
2001								
February	9.2	21.7	0.9	18.7	0.0	50.4	172.9	223.3
March	14.4	19.9	2.2	23.5	0.0	60.0	498.7	558.7
April	16.0	34.7	0.1	17.2	0.0	68.0	150.4	218.4
May	12.4	42.9	0.2	19.5	0.0	75.1	282.8	357.9
June	11.5	60.7	1.6	9.8	0.0	83.6	275.4	359.1
July	21.7	18.1	0.0	22.8	0.0	62.6	207.9	270.5
August	15.4	16.9	0.0	7.0	0.0	39.3	339.7	379.1
September	24.6	8.7	0.2	8.3	0.0	41.8	125.2	167.0
October	28.1	14.1	0.0	7.4	0.0	49.6	292.9	342.6
November	21.0	14.2	0.1	18.1	0.1	53.6	312.5	366.0
December	14.2	18.8	0.0	9.3	0.0	42.2	248.5	290.7
2002								
January	28.3	10.2	0.0	11.3	0.0	49.8	247.0	296.8
February	21.7	21.2	0.0	16.2	0.0	59.0	275.8	334.8
TOTAL (\$ million)								
1998-1999	12 682.5	4 922.0	72.2	2 603.4	245.8	20 525.6	12 598.3	33 124.1
1999-2000	15 696.1	6 022.7	98.7	3 200.5	235.4	25 253.7	12 178.8	37 432.5
2000-2001	11 050.7	5 051.6	84.7	2 905.4	291.7	19 384.1	12 831.5	32 215.5
2001								
February	898.2	340.7	8.2	239.8	2.4	1 489.3	890.8	2 380.2
March	941.1	403.1	10.8	279.0	23.8	1 657.8	1 268.4	2 926.2
April	875.9	369.0	4.1	236.9	20.1	1 506.1	1 079.6	2 585.6
May	1 265.5	520.4	7.3	305.6	28.7	2 127.3	1 389.9	3 517.2
June	1 194.2	483.6	5.8	259.6	33.1	1 976.3	917.8	2 894.1
July	1 410.6	448.4	3.0	299.5	6.7	2 168.2	1 147.5	3 315.7
August	1 595.3	844.9	5.2	335.9	3.9	2 785.2	1 041.1	3 826.3
September	1 377.7	644.8	5.9	290.4	29.8	2 348.6	855.9	3 204.5
October	1 518.6	663.4	5.0	339.3	11.8	2 538.1	1 185.1	3 723.1
November	1 558.9	544.2	3.9	321.2	2.9	2 431.1	1 125.2	3 556.3
December	1 295.4	436.5	8.4	234.0	17.1	1 991.5	1 086.9	3 078.4
2002								
January	1 260.4	465.4	4.6	237.0	29.6	1 996.9	945.6	2 942.6
February	1 462.2	441.2	5.5	287.3	12.2	2 208.5	1 361.8	3 570.3

(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									
2000									
December	2 702	3 015	1 631	458	1 063	57	37	97	9 060
2001									
January	2 750	2 607	1 779	432	1 045	91	44	184	8 932
February	2 478	3 186	1 558	469	1 003	106	28	123	8 951
March	2 519	3 394	1 826	635	1 178	88	117	66	9 823
April	2 535	2 456	2 030	515	1 303	68	178	119	9 204
May	3 742	3 702	3 156	709	1 722	134	132	187	13 484
June	3 249	3 329	2 472	736	1 779	127	183	285	12 160
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	2 835	863	1 570	190	75	106	14 086
October	5 315	4 187	2 835	904	1 748	170	103	411	15 673
November	4 740	3 808	3 078	931	2 016	170	50	378	15 171
December	3 563	3 903	2 227	968	1 464	160	36	180	12 501
2002									
January	3 616	3 404	2 461	764	1 533	284	69	79	12 210
February	3 294	3 820	3 186	971	1 554	151	75	97	13 148
SEASONALLY ADJUSTED									
2000									
December	2 918	3 137	1 907	549	1 169	54	n.a.	n.a.	9 932
2001									
January	2 910	3 122	1 944	540	1 171	82	n.a.	n.a.	9 699
February	2 614	2 949	1 654	452	1 079	109	n.a.	n.a.	8 754
March	2 714	2 902	1 794	571	1 125	82	n.a.	n.a.	9 434
April	2 721	2 602	2 105	605	1 467	69	n.a.	n.a.	9 482
May	3 284	3 605	2 765	664	1 449	141	n.a.	n.a.	12 284
June	3 463	3 493	2 598	662	1 612	167	n.a.	n.a.	12 751
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	2 744	871	1 763	196	n.a.	n.a.	15 079
October	5 204	4 522	2 553	911	1 698	144	n.a.	n.a.	15 304
November	4 453	3 473	3 034	910	1 818	157	n.a.	n.a.	14 128
December	3 800	3 957	2 595	1 155	1 610	158	n.a.	n.a.	13 147
2002									
January	3 869	3 947	2 640	971	1 689	264	n.a.	n.a.	13 354
February	3 474	3 538	3 383	933	1 671	156	n.a.	n.a.	12 860
TREND ESTIMATES									
2000									
December	2 839	2 829	1 845	537	1 133	87	45	135	9 486
2001									
January	2 804	2 905	1 834	538	1 114	84	46	121	9 377
February	2 779	2 941	1 873	543	1 122	85	55	116	9 398
March	2 792	2 979	1 997	557	1 180	92	72	126	9 727
April	2 873	3 105	2 196	593	1 288	105	91	141	10 435
May	3 054	3 371	2 424	651	1 425	122	106	154	11 486
June	3 357	3 734	2 634	714	1 570	138	114	169	12 708
July	3 733	4 076	2 780	774	1 691	149	111	194	13 817
August	4 103	4 300	2 830	833	1 763	158	100	226	14 573
September	4 354	4 348	2 808	887	1 780	163	85	250	14 821
October	4 436	4 242	2 778	932	1 759	167	73	260	14 648
November	4 365	4 075	2 783	966	1 728	174	66	252	14 265
December	4 190	3 908	2 819	989	1 702	181	64	227	13 819
2002									
January	3 976	3 760	2 877	1 002	1 679	188	64	188	13 382
February	3 731	3 618	2 939	1 009	1 660	192	66	149	12 943

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)									
2000									
December	-21.1	-3.2	-26.8	-30.7	-13.5	-50.9	-39.3	-22.4	-17.3
2001									
January	1.8	-13.5	9.1	-5.7	-1.7	59.6	18.9	89.7	-1.4
February	-9.9	22.2	-12.4	8.6	-4.0	16.5	-36.4	-33.2	0.2
March	1.7	6.5	17.2	35.4	17.4	-17.0	317.9	-46.3	9.7
April	0.6	-27.6	11.2	-18.9	10.6	-22.7	52.1	80.3	-6.3
May	47.6	50.7	55.5	37.7	32.2	97.1	-25.8	57.1	46.5
June	-13.2	-10.1	-21.7	3.8	3.3	-5.2	38.6	52.4	-9.8
July	18.6	12.7	4.4	32.5	-1.9	-7.1	-48.6	-36.1	9.4
August	5.1	52.3	25.1	-15.4	6.2	26.3	-20.2	-33.0	20.4
September	2.7	-24.9	-12.2	4.6	-15.3	27.5	0.0	-13.1	-12.1
October	27.8	-2.4	0.0	4.8	11.3	-10.5	37.3	287.7	11.3
November	-10.8	-9.1	8.6	3.0	15.3	0.0	-51.5	-8.0	-3.2
December	-24.8	2.5	-27.6	4.0	-27.4	-5.9	-28.0	-52.4	-17.6
2002									
January	1.5	-12.8	10.5	-21.1	4.7	77.5	91.7	-56.1	-2.3
February	-8.9	12.2	29.5	27.1	1.4	-46.8	8.7	22.8	7.7
SEASONALLY ADJUSTED (% change from preceding month)									
2000									
December	-2.6	8.9	-4.4	-16.6	5.1	-51.3	n.a.	n.a.	0.2
2001									
January	-0.3	-0.5	1.9	-1.7	0.2	51.8	n.a.	n.a.	-2.3
February	-10.2	-5.5	-14.9	-16.2	-7.9	32.7	n.a.	n.a.	-9.7
March	3.8	-1.6	8.5	26.5	4.3	-24.6	n.a.	n.a.	7.8
April	0.3	-10.3	17.3	5.8	30.4	-16.0	n.a.	n.a.	0.5
May	20.7	38.5	31.4	9.8	-1.2	104.1	n.a.	n.a.	29.6
June	5.4	-3.1	-6.1	-0.4	11.2	18.6	n.a.	n.a.	3.8
July	-4.3	15.7	4.0	25.0	8.5	-27.6	n.a.	n.a.	5.5
August	15.8	33.6	14.9	2.9	4.9	33.5	n.a.	n.a.	17.0
September	20.1	-19.2	-11.6	2.4	-3.9	21.3	n.a.	n.a.	-4.2
October	12.9	3.6	-7.0	4.6	-3.7	-26.4	n.a.	n.a.	1.5
November	-14.4	-23.2	18.8	-0.1	7.1	8.4	n.a.	n.a.	-7.7
December	-14.7	13.9	-14.5	27.0	-11.4	0.6	n.a.	n.a.	-6.9
2002									
January	1.8	-0.3	1.7	-15.9	4.9	67.8	n.a.	n.a.	1.6
February	-10.2	-10.4	28.1	-4.0	-1.0	-41.2	n.a.	n.a.	-3.7
TREND ESTIMATES (% change from preceding month)									
2000									
December	-0.4	3.1	-1.1	0.9	-2.3	-5.0	-14.3	-8.3	-0.8
2001									
January	-1.2	2.7	-0.6	0.2	-1.7	-4.1	1.1	-10.3	-1.1
February	-0.9	1.2	2.1	0.9	0.7	1.5	21.7	-4.1	0.2
March	0.5	1.3	6.6	2.7	5.2	8.5	30.3	8.5	3.5
April	2.9	4.2	10.0	6.4	9.2	14.4	25.2	11.5	7.3
May	6.3	8.6	10.4	9.8	10.7	15.6	16.9	9.2	10.1
June	9.9	10.8	8.7	9.7	10.1	13.4	7.5	10.0	10.6
July	11.2	9.1	5.5	8.4	7.7	8.2	-2.1	14.9	8.7
August	9.9	5.5	1.8	7.6	4.3	5.6	-10.0	16.1	5.5
September	6.1	1.1	-0.8	6.4	0.9	3.5	-14.8	10.9	1.7
October	1.9	-2.4	-1.1	5.1	-1.2	2.7	-14.6	4.1	-1.2
November	-1.6	-3.9	0.2	3.6	-1.7	3.9	-9.0	-3.0	-2.6
December	-4.0	-4.1	1.3	2.4	-1.5	4.3	-3.4	-10.2	-3.1
2002									
January	-5.1	-3.8	2.1	1.3	-1.3	3.8	0.6	-16.8	-3.2
February	-6.1	-3.8	2.2	0.6	-1.1	1.6	2.0	-21.0	-3.3

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									
2000									
December	1 370	1 701	929	381	898	53	21	71	5 424
2001									
January	1 443	1 649	1 064	364	776	89	21	57	5 463
February	1 498	2 282	1 109	380	824	83	22	91	6 289
March	1 534	2 185	1 296	516	890	84	25	44	6 574
April	1 448	1 811	1 335	475	880	65	54	74	6 142
May	2 011	2 658	1 980	655	1 397	130	84	105	9 020
June	1 873	2 615	1 777	641	1 336	116	78	56	8 492
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	2 572	3 309	2 106	778	1 488	163	38	81	10 535
November	2 762	3 107	2 328	764	1 643	170	30	100	10 904
December	2 162	2 783	1 804	698	1 261	157	28	107	9 000
2002									
January	2 043	2 346	1 926	667	1 305	180	41	57	8 565
February	2 103	3 056	2 314	770	1 350	136	44	68	9 841
SEASONALLY ADJUSTED									
2000									
December	1 466	1 864	1 145	436	934	n.a.	n.a.	n.a.	6 083
2001									
January	1 548	1 993	1 273	453	883	n.a.	n.a.	n.a.	6 148
February	1 572	2 053	1 085	375	898	n.a.	n.a.	n.a.	6 163
March	1 455	1 914	1 153	453	877	n.a.	n.a.	n.a.	6 065
April	1 542	1 936	1 367	538	958	n.a.	n.a.	n.a.	6 461
May	1 742	2 506	1 781	594	1 232	n.a.	n.a.	n.a.	8 010
June	2 077	2 632	1 874	632	1 314	n.a.	n.a.	n.a.	8 993
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	2 463	3 357	1 952	748	1 397	n.a.	n.a.	n.a.	9 841
November	2 646	2 972	2 235	707	1 475	n.a.	n.a.	n.a.	10 549
December	2 224	2 988	2 196	797	1 340	n.a.	n.a.	n.a.	9 742
2002									
January	2 257	2 858	2 211	836	1 530	n.a.	n.a.	n.a.	9 867
February	2 197	2 742	2 253	759	1 470	n.a.	n.a.	n.a.	9 620
TREND ESTIMATES									
2000									
December	1 531	1 905	1 141	414	893	n.a.	n.a.	n.a.	6 055
2001									
January	1 510	1 934	1 137	423	884	n.a.	n.a.	n.a.	6 037
February	1 504	1 958	1 179	442	900	n.a.	n.a.	n.a.	6 124
March	1 547	2 037	1 294	475	955	n.a.	n.a.	n.a.	6 464
April	1 645	2 201	1 479	525	1 051	n.a.	n.a.	n.a.	7 099
May	1 784	2 452	1 697	586	1 171	n.a.	n.a.	n.a.	7 939
June	1 949	2 743	1 899	644	1 293	n.a.	n.a.	n.a.	8 828
July	2 124	3 002	2 046	690	1 388	n.a.	n.a.	n.a.	9 577
August	2 277	3 178	2 121	720	1 442	n.a.	n.a.	n.a.	10 072
September	2 372	3 229	2 135	737	1 455	n.a.	n.a.	n.a.	10 248
October	2 404	3 173	2 128	749	1 447	n.a.	n.a.	n.a.	10 191
November	2 395	3 074	2 138	761	1 442	n.a.	n.a.	n.a.	10 067
December	2 364	2 974	2 166	773	1 445	n.a.	n.a.	n.a.	9 954
2002									
January	2 321	2 878	2 196	783	1 451	n.a.	n.a.	n.a.	9 844
February	2 267	2 791	2 234	794	1 462	n.a.	n.a.	n.a.	9 740

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)									
2000									
December	-16.8	-27.9	-27.0	-16.8	-12.6	-52.7	-40.0	4.4	-22.3
2001									
January	5.3	-3.1	14.5	-4.5	-13.6	67.9	0.0	-19.7	0.7
February	3.8	38.4	4.2	4.4	6.2	-6.7	4.8	59.6	15.1
March	2.4	-4.3	16.9	35.8	8.0	1.2	13.6	-51.6	4.5
April	-5.6	-17.1	3.0	-7.9	-1.1	-22.6	116.0	68.2	-6.6
May	38.9	46.8	48.3	37.9	58.8	100.0	55.6	41.9	46.9
June	-6.9	-1.6	-10.3	-2.1	-4.4	-10.8	-7.1	-46.7	-5.9
July	15.5	8.3	17.7	19.3	8.3	-1.7	-19.2	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	18.1	10.7	4.1	9.3	9.3	12.4	0.0	8.0	10.6
November	7.4	-6.1	10.5	-1.8	10.4	4.3	-21.1	23.5	3.5
December	-21.7	-10.4	-22.5	-8.6	-23.3	-7.6	-6.7	7.0	-17.5
2002									
January	-5.5	-15.7	6.8	-4.4	3.5	14.6	46.4	-46.7	-4.8
February	2.9	30.3	20.1	15.4	3.4	-24.4	7.3	19.3	14.9
SEASONALLY ADJUSTED (% change from preceding month)									
2000									
December	-4.2	-15.5	-1.1	2.9	0.2	n.a.	n.a.	n.a.	-6.9
2001									
January	5.6	6.9	11.1	3.7	-5.5	n.a.	n.a.	n.a.	1.1
February	1.5	3.0	-14.8	-17.1	1.7	n.a.	n.a.	n.a.	0.2
March	-7.5	-6.8	6.3	20.7	-2.3	n.a.	n.a.	n.a.	-1.6
April	6.0	1.1	18.5	18.8	9.3	n.a.	n.a.	n.a.	6.5
May	12.9	29.5	30.3	10.3	28.6	n.a.	n.a.	n.a.	24.0
June	19.3	5.0	5.2	6.4	6.7	n.a.	n.a.	n.a.	12.3
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	7.6	14.9	0.7	1.0	-5.7	n.a.	n.a.	n.a.	-0.1
November	7.4	-11.5	14.5	-5.4	5.6	n.a.	n.a.	n.a.	7.2
December	-15.9	0.5	-1.8	12.8	-9.1	n.a.	n.a.	n.a.	-7.7
2002									
January	1.5	-4.4	0.7	4.8	14.1	n.a.	n.a.	n.a.	1.3
February	-2.7	-4.0	1.9	-9.1	-3.9	n.a.	n.a.	n.a.	-2.5
TREND ESTIMATES (% change from preceding month)									
2000									
December	-0.6	2.1	0.0	1.2	-1.6	n.a.	n.a.	n.a.	-0.1
2001									
January	-1.4	1.5	-0.4	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.	5.6
April	6.3	8.1	14.3	10.3	10.1	n.a.	n.a.	n.a.	9.8
May	8.4	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	9.0	9.4	7.7	7.1	7.3	n.a.	n.a.	n.a.	8.5
August	7.2	5.9	3.7	4.4	3.8	n.a.	n.a.	n.a.	5.2
September	4.2	1.6	0.6	2.4	0.9	n.a.	n.a.	n.a.	1.7
October	1.3	-1.7	-0.3	1.6	-0.5	n.a.	n.a.	n.a.	-0.6
November	-0.4	-3.1	0.4	1.5	-0.4	n.a.	n.a.	n.a.	-1.2
December	-1.3	-3.3	1.3	1.6	0.2	n.a.	n.a.	n.a.	-1.1
2002									
January	-1.8	-3.2	1.4	1.4	0.4	n.a.	n.a.	n.a.	-1.1
February	-2.3	-3.0	1.7	1.3	0.8	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								
1998-1999	34 687	30 182	13 144	5 350	14 032	549	1 144	1 956
1999-2000	33 007	38 611	15 546	6 847	16 054	813	931	2 317
2000-2001	21 856	27 511	11 594	4 788	10 699	487	436	1 640
2001								
February	1 414	2 514	719	324	733	57	10	119
March	1 552	2 710	868	447	783	42	21	66
April	1 560	1 832	969	342	921	26	70	110
May	2 556	2 790	1 471	486	1 182	59	83	120
June	2 113	2 490	1 163	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	1 179	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
2002								
January	2 241	2 564	1 122	499	1 148	54	38	57
February	1 908	2 780	1 270	550	1 145	80	43	97
PUBLIC SECTOR								
1998-1999	1 112	666	473	151	549	0	243	117
1999-2000	644	629	271	87	775	21	119	55
2000-2001	701	374	326	75	689	16	228	107
2001								
February	123	25	22	3	0	0	1	4
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
2002								
January	15	19	4	22	44	38	0	22
February	90	26	13	35	55	0	0	0
TOTAL								
1998-1999	35 799	30 848	13 617	5 501	14 581	549	1 387	2 073
1999-2000	33 651	39 240	15 817	6 934	16 829	834	1 050	2 372
2000-2001	22 557	27 885	11 920	4 863	11 388	503	664	1 747
2001								
February	1 537	2 539	741	327	733	57	11	123
March	1 590	2 729	886	453	913	42	21	66
April	1 627	1 851	992	353	1 013	26	141	119
May	2 639	2 805	1 539	489	1 293	59	83	187
June	2 129	2 541	1 227	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	1 189	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
2002								
January	2 256	2 583	1 126	521	1 192	92	38	79
February	1 998	2 806	1 283	585	1 200	80	43	97

(a) Refer to Explanatory Notes paragraph 24.

DWELLING UNITS APPROVED, By State: Original

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR						
New South Wales	2 099	965	32	56	5	3 157
Victoria	3 054	674	4	39	1	3 772
Queensland	2 314	833	2	0	1	3 150
South Australia	767	128	0	3	1	899
Western Australia	1 347	135	3	0	0	1 485
Tasmania	136	8	0	2	1	147
Northern Territory	44	13	1	0	0	58
Australian Capital Territory	68	27	2	0	0	97
Australia	9 829	2 783	44	100	9	12 765
PUBLIC SECTOR						
New South Wales	3	134	0	0	0	137
Victoria	27	21	0	0	0	48
Queensland	10	26	0	0	0	36
South Australia	69	3	0	0	0	72
Western Australia	48	17	4	0	0	69
Tasmania	4	0	0	0	0	4
Northern Territory	17	0	0	0	0	17
Australian Capital Territory	0	0	0	0	0	0
Australia	178	201	4	0	0	383
TOTAL						
New South Wales	2 102	1 099	32	56	5	3 294
Victoria	3 081	695	4	39	1	3 820
Queensland	2 324	859	2	0	1	3 186
South Australia	836	131	0	3	1	971
Western Australia	1 395	152	7	0	0	1 554
Tasmania	140	8	0	2	1	151
Northern Territory	61	13	1	0	0	75
Australian Capital Territory	68	27	2	0	0	97
Australia	10 007	2 984	48	100	9	13 148

(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										
1998-1999	107 321	10 209	11 975	22 184	4 704	5 069	13 985	23 758	45 942	153 263
1999-2000	123 144	10 445	12 908	23 353	5 392	4 846	16 627	26 865	50 218	173 362
2000-2001	79 639	7 379	8 487	15 866	2 864	4 187	14 579	21 630	37 496	117 135
2000										
December	5 494	512	805	1 317	197	340	1 412	1 949	3 266	8 760
2001										
January	5 549	601	776	1 377	178	286	1 355	1 819	3 196	8 745
February	6 346	463	767	1 230	283	196	753	1 232	2 462	8 808
March	6 666	585	650	1 235	321	300	1 023	1 644	2 879	9 545
April	6 245	599	695	1 294	207	315	950	1 472	2 766	9 011
May	9 098	821	1 050	1 871	326	662	1 216	2 204	4 075	13 173
June	8 583	618	689	1 307	442	283	1 270	1 995	3 302	11 885
July	9 759	827	1 015	1 842	287	347	999	1 633	3 475	13 234
August	11 154	983	811	1 794	358	529	2 078	2 965	4 759	15 913
September	9 689	639	864	1 503	228	323	1 941	2 492	3 995	13 684
October	10 722	633	947	1 580	279	669	2 299	3 247	4 827	15 549
November	11 050	823	881	1 704	275	348	1 708	2 331	4 035	15 085
December	9 113	649	933	1 582	221	196	1 178	1 595	3 177	12 290
2002										
January	8 752	662	710	1 372	201	329	1 376	1 906	3 278	12 030
February	10 007	554	660	1 214	300	465	1 005	1 770	2 984	12 991

VALUE (\$ million)

1998-1999	12 682.5	797.9	1 192.1	1 990.1	395.2	515.1	2 021.7	2 932.0	4 922.0	17 604.5
1999-2000	15 696.1	872.2	1 346.7	2 218.8	499.5	506.8	2 798.0	3 804.2	6 022.7	21 718.9
2000-2001	11 050.7	640.2	1 000.7	1 640.7	301.7	510.3	2 598.7	3 410.4	5 051.6	16 102.4
2000										
December	780.6	41.5	86.5	128.0	19.9	36.9	284.9	341.7	469.8	1 250.4
2001										
January	777.0	54.5	93.0	147.4	14.8	38.4	229.8	283.0	430.4	1 207.5
February	898.2	43.5	91.4	134.9	27.9	29.7	148.2	205.8	340.7	1 239.0
March	941.1	52.1	77.6	129.6	25.1	43.6	204.7	273.4	403.1	1 344.2
April	875.9	54.8	88.9	143.7	26.5	33.3	165.5	225.3	369.0	1 244.9
May	1 265.5	75.4	113.9	189.3	40.5	77.5	213.1	331.0	520.4	1 785.8
June	1 194.2	52.4	87.5	139.9	52.1	34.0	257.5	343.6	483.6	1 677.8
July	1 410.6	78.4	129.7	208.1	29.5	47.1	163.7	240.3	448.4	1 859.0
August	1 595.3	97.0	99.6	196.6	30.8	71.0	546.5	648.2	844.9	2 440.2
September	1 377.7	64.4	125.5	189.9	27.9	60.6	366.4	454.9	644.8	2 022.5
October	1 518.6	55.9	106.8	162.7	30.3	83.2	387.1	500.7	663.4	2 182.0
November	1 558.9	75.9	118.2	194.0	35.1	42.3	272.8	350.2	544.2	2 103.1
December	1 295.4	59.8	118.8	178.6	24.3	27.1	206.5	257.9	436.5	1 732.0
2002										
January	1 260.4	60.3	96.1	156.3	27.8	35.3	245.9	309.0	465.4	1 725.7
February	1 462.2	51.6	94.4	146.0	29.9	55.9	209.4	295.3	441.2	1 903.4

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$ million)							
1998-1999	13 439.8	5 253.9	18 693.3	3 104.4	21 797.6	12 976.1	34 824.9
1999-2000	15 696.1	6 022.8	21 718.8	3 534.7	25 253.5	12 178.9	37 432.4
2000-2001	9 746.4	4 707.1	14 453.5	2 891.0	17 344.5	12 763.0	30 107.5
2000							
September	2 212.2	1 075.2	3 287.4	674.2	3 961.6	3 181.8	7 143.4
December	2 297.9	1 255.4	3 553.3	725.3	4 278.6	2 890.2	7 168.8
2001							
March	2 301.5	1 090.2	3 391.7	700.5	4 092.2	3 336.2	7 428.4
June	2 934.8	1 286.3	4 221.0	791.1	5 012.1	3 354.8	8 366.9
September	3 809.6	1 788.3	5 597.9	850.2	6 448.1	3 002.5	9 450.6
December	3 761.9	1 519.9	5 281.7	809.8	6 091.6	3 311.8	9 403.4
SEASONALLY ADJUSTED (\$ million)							
2000							
September	2 192.4	1 130.2	3 322.6	662.2	3 984.8	3 042.1	7 026.9
December	2 320.1	1 225.1	3 545.2	737.0	4 282.2	3 036.4	7 318.6
2001							
March	2 351.6	1 088.2	3 439.8	717.6	4 157.4	3 381.2	7 538.6
June	2 882.3	1 263.6	4 145.9	774.2	4 920.2	3 303.3	8 223.5
September	3 808.1	1 891.3	5 699.4	840.8	6 540.2	2 799.1	9 339.3
December	3 742.1	1 429.2	5 171.3	813.3	5 984.6	3 516.3	9 501.0
TREND ESTIMATES (\$ million)							
2000							
September	2 473.6	1 234.8	3 708.0	737.1	4 445.0	3 144.8	7 592.3
December	2 175.7	1 105.4	3 281.1	703.0	3 984.0	3 198.3	7 183.1
2001							
March	2 445.5	1 192.7	3 638.3	730.5	4 368.8	3 195.5	7 563.8
June	2 983.6	1 389.1	4 370.0	778.4	5 148.4	3 190.7	8 350.8
September	3 494.6	1 557.8	5 051.0	810.5	5 861.5	3 176.7	9 044.4
December	3 945.1	1 640.4	5 618.4	838.6	6 457.0	3 219.9	9 534.5
TREND ESTIMATES (% change from preceding quarter)							
2000							
September	-22.7	-9.7	-18.8	-8.5	-17.3	1.7	-10.3
December	-12.0	-10.5	-11.5	-4.6	-10.4	1.7	-5.4
2001							
March	12.4	7.9	10.9	3.9	9.7	-0.1	5.3
June	22.0	16.5	20.1	6.6	17.8	-0.2	10.4
September	17.1	12.1	15.6	4.1	13.9	-0.4	8.3
December	12.9	5.3	11.2	3.5	10.2	1.4	5.4

(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)									
2000									
December	693.6	861.1	468.1	114.1	203.3	22.0	16.2	28.7	2 407.0
2001									
January	1 008.5	727.3	486.1	95.3	221.3	29.1	17.8	48.1	2 633.6
February	813.5	797.6	384.4	100.8	217.6	19.5	9.1	37.8	2 380.2
March	661.4	1 156.2	493.6	223.2	304.4	21.7	32.0	33.7	2 926.2
April	669.0	791.2	399.8	107.6	524.4	21.8	33.8	38.0	2 585.6
May	924.6	1 171.9	699.2	191.8	377.4	45.6	55.8	50.9	3 517.2
June	897.4	799.6	629.2	139.3	291.0	24.5	47.0	66.1	2 894.1
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	1 244.0	1 184.6	578.8	199.6	353.0	51.4	24.8	87.0	3 723.1
November	1 206.1	1 028.8	659.1	173.8	366.3	35.9	17.0	69.3	3 556.3
December	979.2	1 101.2	471.7	163.7	257.3	28.2	23.7	53.5	3 078.4
2002									
January	972.4	893.7	520.1	172.9	302.1	41.4	18.2	21.9	2 942.6
February	1 047.2	1 251.1	685.1	182.2	276.1	29.6	66.8	32.3	3 570.3
SEASONALLY ADJUSTED (\$ million)									
2000									
December	852.2	877.4	591.3	126.5	230.9	n.a.	n.a.	n.a.	2 733.8
2001									
January	1 083.7	854.4	523.3	128.3	263.7	n.a.	n.a.	n.a.	2 815.4
February	852.1	714.7	448.9	99.8	243.9	n.a.	n.a.	n.a.	2 437.8
March	730.9	971.4	479.8	222.8	284.7	n.a.	n.a.	n.a.	2 838.4
April	647.2	865.8	411.3	128.9	615.9	n.a.	n.a.	n.a.	2 975.6
May	810.0	1 056.6	586.3	161.0	299.4	n.a.	n.a.	n.a.	2 947.2
June	931.7	893.2	592.9	155.1	286.6	n.a.	n.a.	n.a.	2 957.6
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	1 220.6	1 224.0	597.4	209.8	315.9	n.a.	n.a.	n.a.	3 579.1
November	1 235.4	982.1	495.5	172.9	342.9	n.a.	n.a.	n.a.	3 363.9
December	1 160.5	1 091.2	655.9	180.4	304.3	n.a.	n.a.	n.a.	3 498.2
2002									
January	1 062.0	1 012.7	535.1	231.3	348.0	n.a.	n.a.	n.a.	3 167.8
February	1 089.0	1 124.9	802.8	180.5	310.1	n.a.	n.a.	n.a.	3 650.2
TREND (\$ million)									
2000									
December	904.5	784.2	516.6	114.8	236.2	n.a.	n.a.	n.a.	2 617.4
2001									
January	878.8	821.1	501.5	115.7	246.2	n.a.	n.a.	n.a.	2 640.9
February	833.9	853.4	490.0	118.5	259.3	n.a.	n.a.	n.a.	2 660.0
March	796.5	890.5	487.2	123.6	274.0	n.a.	n.a.	n.a.	2 694.8
April	785.2	926.6	497.1	130.4	287.5	n.a.	n.a.	n.a.	2 757.5
May	809.5	964.2	523.3	140.0	296.7	n.a.	n.a.	n.a.	2 859.4
June	874.4	1 000.2	555.7	150.6	302.5	n.a.	n.a.	n.a.	2 992.9
July	971.8	1 029.6	585.4	159.8	305.9	n.a.	n.a.	n.a.	3 142.8
August	1 073.4	1 046.4	597.4	167.7	309.2	n.a.	n.a.	n.a.	3 271.5
September	1 143.4	1 054.3	595.8	174.5	313.3	n.a.	n.a.	n.a.	3 358.2
October	1 174.7	1 059.3	592.3	181.6	318.2	n.a.	n.a.	n.a.	3 408.5
November	1 178.6	1 063.0	597.8	188.5	321.9	n.a.	n.a.	n.a.	3 432.9
December	1 166.0	1 067.0	613.3	193.9	324.2	n.a.	n.a.	n.a.	3 445.7
2002									
January	1 144.3	1 069.5	636.3	198.0	325.4	n.a.	n.a.	n.a.	3 454.5
February	1 119.0	1 081.9	660.1	199.0	325.4	n.a.	n.a.	n.a.	3 465.5

(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)									
2000									
December	-19.2	4.2	-19.1	-10.8	-13.7	-23.6	-26.8	7.0	-11.0
2001									
January	45.4	-15.5	3.8	-16.5	8.9	32.6	10.0	67.7	9.4
February	-19.3	9.7	-20.9	5.8	-1.7	-33.0	-49.0	-21.5	-9.6
March	-18.7	45.0	28.4	121.4	39.9	11.2	252.2	-10.7	22.9
April	1.1	-31.6	-19.0	-51.8	72.3	0.4	5.5	12.7	-11.6
May	38.2	48.1	74.9	78.4	-28.0	109.0	65.3	33.8	36.0
June	-2.9	-31.8	-10.0	-27.4	-22.9	-46.3	-15.9	29.8	-17.7
July	33.6	19.0	-9.8	14.9	5.4	7.7	-52.4	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	14.5	23.2	-5.5	25.8	24.0	35.0	2.7	126.4	16.2
November	-3.0	-13.2	13.9	-12.9	3.8	-30.1	-31.6	-20.3	-4.5
December	-18.8	7.0	-28.4	-5.8	-29.8	-21.5	39.6	-22.9	-13.4
2002									
January	-0.7	-18.8	10.3	5.6	17.4	46.8	-23.3	-59.0	-4.4
February	7.7	40.0	31.7	5.4	-8.6	-28.6	268.2	47.1	21.3
SEASONALLY ADJUSTED (% change from preceding month)									
2000									
December	0.7	16.6	25.0	11.5	4.2	n.a.	n.a.	n.a.	5.8
2001									
January	27.2	-2.6	-11.5	1.4	14.2	n.a.	n.a.	n.a.	3.0
February	-21.4	-16.4	-14.2	-22.2	-7.5	n.a.	n.a.	n.a.	-13.4
March	-14.2	35.9	6.9	123.3	16.8	n.a.	n.a.	n.a.	16.4
April	-11.4	-10.9	-14.3	-42.2	116.3	n.a.	n.a.	n.a.	4.8
May	25.2	22.0	42.5	24.9	-51.4	n.a.	n.a.	n.a.	-1.0
June	15.0	-15.5	1.1	-3.6	-4.3	n.a.	n.a.	n.a.	0.4
July	7.1	28.7	-7.8	-11.0	5.9	n.a.	n.a.	n.a.	7.5
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	-1.1	29.8	-11.9	35.8	7.9	n.a.	n.a.	n.a.	3.4
November	1.2	-19.8	-17.1	-17.6	8.5	n.a.	n.a.	n.a.	-6.0
December	-6.1	11.1	32.4	4.3	-11.2	n.a.	n.a.	n.a.	4.0
2002									
January	-8.5	-7.2	-18.4	28.2	14.4	n.a.	n.a.	n.a.	-9.4
February	2.5	11.1	50.0	-22.0	-10.9	n.a.	n.a.	n.a.	15.2
TREND ESTIMATES (% change from preceding month)									
2000									
December	1.7	4.6	-0.6	-0.5	1.8	n.a.	n.a.	n.a.	1.8
2001									
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	4.3	-0.6	4.3	5.7	n.a.	n.a.	n.a.	1.3
April	-1.4	4.0	2.0	5.6	4.9	n.a.	n.a.	n.a.	2.3
May	3.1	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	1.9	n.a.	n.a.	n.a.	4.7
July	11.1	2.9	5.3	6.1	1.1	n.a.	n.a.	n.a.	5.0
August	10.5	1.6	2.0	4.9	1.1	n.a.	n.a.	n.a.	4.1
September	6.5	0.8	-0.3	4.1	1.3	n.a.	n.a.	n.a.	2.6
October	2.7	0.5	-0.6	4.0	1.5	n.a.	n.a.	n.a.	1.5
November	0.3	0.4	0.9	3.8	1.2	n.a.	n.a.	n.a.	0.7
December	-1.1	0.4	2.6	2.9	0.7	n.a.	n.a.	n.a.	0.4
2002									
January	-1.9	0.2	3.7	2.1	0.4	n.a.	n.a.	n.a.	0.3
February	-2.2	1.2	3.7	0.5	0.0	n.a.	n.a.	n.a.	0.3

(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)									
2000									
December	208.9	311.6	239.8	52.6	43.7	12.4	9.9	12.2	891.3
2001									
January	553.1	266.8	228.5	35.2	63.4	16.4	9.5	20.0	1 192.9
February	391.8	257.8	139.0	36.6	45.1	4.1	3.9	12.4	890.8
March	210.8	501.5	228.1	141.9	140.6	8.1	19.3	18.0	1 268.4
April	217.1	346.9	97.3	40.5	339.4	11.0	7.6	19.8	1 079.6
May	272.2	517.2	273.6	95.7	151.0	26.7	35.3	18.1	1 389.9
June	260.3	216.4	297.5	40.8	66.3	6.8	8.5	21.1	917.8
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	349.1	435.7	155.3	81.9	104.3	29.0	7.5	22.1	1 185.1
November	405.9	371.6	158.9	57.3	98.4	12.0	7.7	13.3	1 125.2
December	379.4	440.2	119.0	42.9	56.8	9.0	16.2	23.6	1 086.9
2002									
January	336.9	261.5	168.2	73.0	88.1	7.6	5.7	4.5	945.6
February	453.0	527.5	196.7	59.6	52.0	9.6	52.7	10.6	1 361.8
TREND (\$ million)									
2000									
December	408.4	277.8	249.8	45.5	72.4	n.a.	n.a.	n.a.	1 065.1
2001									
January	400.5	298.4	233.3	44.8	81.4	n.a.	n.a.	n.a.	1 090.2
February	364.9	325.1	215.8	45.4	92.1	n.a.	n.a.	n.a.	1 102.2
March	316.6	357.3	199.3	47.3	101.0	n.a.	n.a.	n.a.	1 096.0
April	273.4	371.7	186.4	50.0	103.9	n.a.	n.a.	n.a.	1 063.3
May	244.5	362.0	183.9	53.5	98.6	n.a.	n.a.	n.a.	1 008.5
June	241.3	333.4	185.4	57.9	87.6	n.a.	n.a.	n.a.	948.0
July	270.7	303.4	186.8	61.3	75.6	n.a.	n.a.	n.a.	915.5
August	319.6	284.1	180.0	63.5	67.9	n.a.	n.a.	n.a.	915.7
September	366.4	287.2	170.4	65.0	67.3	n.a.	n.a.	n.a.	953.7
October	403.4	312.2	164.0	66.9	73.3	n.a.	n.a.	n.a.	1 024.1
November	431.8	343.9	166.7	68.8	80.8	n.a.	n.a.	n.a.	1 103.6
December	451.9	370.9	177.6	70.2	87.4	n.a.	n.a.	n.a.	1 176.6
2002									
January	463.5	389.7	194.2	71.1	92.6	n.a.	n.a.	n.a.	1 239.7
February	472.4	416.4	210.5	70.7	95.6	n.a.	n.a.	n.a.	1 306.0

(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)									
2000									
December	-22.7	7.3	-9.7	6.2	-30.5	-5.3	-9.2	165.2	-7.8
2001									
January	164.8	-14.4	-4.7	-33.1	44.9	32.2	-3.6	63.2	33.8
February	-29.2	-3.4	-39.1	3.8	-28.8	-74.8	-58.6	-37.9	-25.3
March	-46.2	94.5	64.1	288.0	211.7	95.5	391.2	45.5	42.4
April	3.0	-30.8	-57.4	-71.5	141.3	36.2	-60.5	9.7	-14.9
May	25.4	49.1	181.3	136.3	-55.5	142.4	362.6	-8.3	28.7
June	-4.4	-58.2	8.7	-57.3	-56.1	-74.7	-75.8	16.2	-34.0
July	89.1	33.7	-36.7	12.4	-3.8	46.8	-9.2	138.0	25.0
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	16.3	-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
2002									
January	-11.2	-40.6	41.4	70.4	55.1	-15.6	-64.5	-80.8	-13.0
February	34.4	101.7	17.0	-18.3	-40.9	26.5	818.2	134.3	44.0
TREND ESTIMATES (% change from preceding month)									
2000									
December	6.2	6.0	-2.5	-4.1	4.2	n.a.	n.a.	n.a.	3.5
2001									
January	-1.9	7.4	-6.6	-1.5	12.3	n.a.	n.a.	n.a.	2.4
February	-8.9	8.9	-7.5	1.2	13.2	n.a.	n.a.	n.a.	1.1
March	-13.3	9.9	-7.6	4.4	9.6	n.a.	n.a.	n.a.	-0.6
April	-13.6	4.0	-6.5	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	-1.3	-7.9	0.8	8.2	-11.1	n.a.	n.a.	n.a.	-6.0
July	12.2	-9.0	0.8	5.8	-13.7	n.a.	n.a.	n.a.	-3.4
August	18.1	-6.3	-3.6	3.6	-10.2	n.a.	n.a.	n.a.	0.0
September	14.6	1.1	-5.3	2.4	-0.8	n.a.	n.a.	n.a.	4.1
October	10.1	8.7	-3.8	2.8	8.8	n.a.	n.a.	n.a.	7.4
November	7.0	10.2	1.6	2.9	10.4	n.a.	n.a.	n.a.	7.8
December	4.6	7.9	6.6	2.0	8.1	n.a.	n.a.	n.a.	6.6
2002									
January	2.6	5.1	9.4	1.3	5.9	n.a.	n.a.	n.a.	5.4
February	1.9	6.9	8.4	-0.6	3.3	n.a.	n.a.	n.a.	5.3

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

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

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversion(b)</i>	<i>Total residential building</i>	<i>Non-residential building(a)</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
PRIVATE SECTOR								
New South Wales	341.7	131.4	4.4	90.8	8.0	576.3	343.1	919.3
Victoria	473.7	132.7	0.5	99.9	3.9	710.6	404.3	1 115.0
Queensland	325.4	117.7	0.1	35.6	0.0	478.8	168.2	647.0
South Australia	84.1	12.0	0.0	16.7	0.2	113.0	52.8	165.8
Western Australia	181.9	18.9	0.3	17.1	0.0	218.1	49.4	267.6
Tasmania	14.9	0.7	0.0	3.9	0.1	19.5	8.5	28.0
Northern Territory	7.4	2.6	0.1	1.4	0.0	11.4	52.4	63.8
Australian Capital Territory	11.6	4.3	0.1	5.7	0.0	21.6	7.2	28.9
Australia	1 440.5	420.1	5.5	271.1	12.2	2 149.4	1 086.0	3 235.4
PUBLIC SECTOR								
New South Wales	0.5	14.7	0.0	2.8	0.0	17.9	109.9	127.9
Victoria	4.2	2.0	0.0	6.7	0.0	12.9	123.2	136.1
Queensland	1.5	2.8	0.0	5.2	0.0	9.5	28.5	38.0
South Australia	8.5	0.3	0.0	0.8	0.0	9.5	6.9	16.4
Western Australia	4.4	1.4	0.0	0.1	0.0	5.9	2.6	8.5
Tasmania	0.4	0.0	0.0	0.0	0.0	0.5	1.1	1.6
Northern Territory	2.3	0.0	0.0	0.5	0.0	2.8	0.2	3.0
Australian Capital Territory	0.0	0.0	0.0	0.0	0.0	0.0	3.4	3.4
Australia	21.7	21.2	0.0	16.2	0.0	59.0	275.8	334.8
TOTAL								
New South Wales	342.2	146.0	4.4	93.6	8.0	594.2	453.0	1 047.2
Victoria	477.9	134.7	0.5	106.5	3.9	723.5	527.5	1 251.1
Queensland	326.8	120.5	0.1	40.9	0.0	488.3	196.7	685.1
South Australia	92.6	12.2	0.0	17.5	0.2	122.6	59.6	182.2
Western Australia	186.2	20.3	0.3	17.2	0.0	224.1	52.0	276.1
Tasmania	15.3	0.7	0.0	4.0	0.1	20.0	9.6	29.6
Northern Territory	9.6	2.6	0.1	1.9	0.0	14.1	52.7	66.8
Australian Capital Territory	11.6	4.3	0.1	5.7	0.0	21.6	10.6	32.3
Australia	1 462.2	441.2	5.5	287.3	12.2	2 208.5	1 361.8	3 570.3

(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	5.7	182.1	14.0	39.7	41.4	26.8	1.6	13.0	15.1	3.7	343.1
Victoria	5.0	40.1	13.4	229.8	30.5	15.3	2.6	46.0	6.5	15.2	404.3
Queensland	8.9	11.1	3.6	91.4	19.2	4.8	0.0	23.7	1.9	3.8	168.2
South Australia	0.2	7.6	12.1	16.9	3.0	1.5	0.0	6.7	0.3	4.6	52.8
Western Australia	10.3	9.0	7.5	9.0	6.4	1.4	0.3	3.7	0.8	1.0	49.4
Tasmania	0.0	0.1	0.0	0.9	4.8	0.0	0.0	1.5	0.0	1.2	8.5
Northern Territory	0.0	10.2	0.2	33.7	0.8	0.2	0.0	0.3	0.0	7.1	52.4
Australian Capital Territory	0.0	1.9	0.0	2.2	1.2	0.1	0.7	0.1	1.1	0.0	7.2
Australia	30.1	262.1	50.6	423.5	107.3	50.0	5.2	94.8	25.8	36.6	1 086.0
PUBLIC SECTOR											
New South Wales	0.0	2.8	0.0	8.2	6.5	34.0	0.0	5.2	9.5	43.8	109.9
Victoria	0.0	0.5	0.0	21.7	0.9	68.7	0.0	12.8	4.2	14.4	123.2
Queensland	0.0	0.0	0.2	4.5	0.5	21.3	0.0	0.0	1.2	0.9	28.5
South Australia	0.1	0.0	0.0	0.5	0.1	4.9	0.0	0.8	0.3	0.3	6.9
Western Australia	0.0	0.0	0.0	1.3	0.1	0.3	0.0	0.0	0.7	0.2	2.6
Tasmania	0.0	0.0	0.0	0.1	0.0	0.1	0.0	0.0	0.3	0.7	1.1
Northern Territory	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.2
Australian Capital Territory	0.0	0.0	0.0	1.0	0.0	2.3	0.0	0.1	0.0	0.0	3.4
Australia	0.1	3.2	0.2	37.3	8.1	131.6	0.0	18.9	16.2	60.2	275.8
TOTAL											
New South Wales	5.7	184.8	14.0	47.9	48.0	60.8	1.6	18.2	24.5	47.5	453.0
Victoria	5.0	40.6	13.4	251.6	31.4	84.0	2.6	58.8	10.6	29.5	527.5
Queensland	8.9	11.1	3.7	95.9	19.7	26.1	0.0	23.7	3.1	4.7	196.7
South Australia	0.3	7.6	12.1	17.3	3.1	6.4	0.0	7.4	0.6	4.9	59.6
Western Australia	10.3	9.0	7.5	10.3	6.5	1.7	0.3	3.7	1.6	1.2	52.0
Tasmania	0.0	0.1	0.0	0.9	4.8	0.1	0.0	1.5	0.3	1.9	9.6
Northern Territory	0.0	10.2	0.2	33.7	0.8	0.3	0.0	0.3	0.1	7.1	52.7
Australian Capital Territory	0.0	1.9	0.0	3.2	1.2	2.4	0.7	0.2	1.1	0.0	10.6
Australia	30.2	265.3	50.8	460.8	115.4	181.7	5.2	113.7	42.0	96.8	1 361.8

(a) Refer to Explanatory Notes paragraph 8.

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

Period	Hotels, motels and other short term accommodation....		Shops.....		Factories.....		Offices.....		Other business premises.....		Educational.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
2001												
December	22	2.5	224	19.5	57	5.9	146	14.1	115	11.1	120	11.8
2002												
January	19	1.6	169	15.4	47	5.3	123	12.9	92	9.0	68	8.0
February	24	2.5	218	19.0	43	4.5	117	11.6	125	11.7	60	6.4
Value—\$200,000–\$499,999												
2001												
December	12	3.8	58	18.0	28	8.8	68	21.0	68	21.4	57	17.6
2002												
January	14	4.2	42	11.9	30	8.7	48	15.7	50	14.4	41	11.9
February	9	2.6	49	14.2	38	11.9	54	16.7	60	17.6	49	15.7
Value—\$500,000–\$999,999												
2001												
December	8	5.4	20	14.3	18	11.2	18	11.7	26	17.6	22	15.6
2002												
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
Value—\$1,000,000–\$4,999,999												
2001												
December	3	4.0	18	36.0	10	19.5	21	41.3	24	62.7	41	83.0
2002												
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
Value—\$5,000,000 and over												
2001												
December	3	31.5	2	40.0	0	0.0	5	198.1	5	76.1	3	46.7
2002												
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
Value—Total												
1998-1999	638	831.5	4 671	2 455.8	2 066	949.9	3 214	1 779.0	2 957	2 046.3	1 389	1 412.1
1999-2000	767	753.4	5 340	2 360.0	2 144	978.3	3 636	1 933.7	3 389	1 782.4	1 550	1 492.3
2000-2001	501	473.1	4 744	2 138.5	1 681	788.3	3 647	2 632.0	2 755	1 665.3	1 738	1 991.9
2001												
December	48	47.4	322	127.9	113	45.4	258	286.1	238	188.9	243	174.7
2002												
January	45	69.9	236	101.4	106	61.2	225	183.3	213	171.6	163	179.7
February	44	30.2	315	265.3	105	50.8	233	460.8	234	115.4	175	181.7

(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										
2001										
December	7	0.5	28	2.9	25	2.5	51	4.8	795	75.7
2002										
January	11	1.0	23	2.5	34	3.8	32	3.1	618	62.7
February	3	0.3	26	2.4	44	4.4	55	5.8	715	68.7
Value—\$200,000–\$499,999										
2001										
December	3	0.9	10	3.2	15	4.6	22	6.5	341	105.8
2002										
January	4	1.5	17	5.6	14	4.4	21	6.9	281	85.1
February	5	1.2	13	4.1	14	4.1	22	6.9	313	94.9
Value—\$500,000–\$999,999										
2001										
December	4	2.1	5	3.4	7	5.3	4	2.8	132	89.3
2002										
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
Value—\$1,000,000–\$4,999,999										
2001										
December	2	5.2	8	11.7	17	40.4	5	9.3	149	313.0
2002										
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
Value—\$5,000,000 and over										
2001										
December	1	5.4	3	17.8	1	22.1	1	65.4	24	503.1
2002										
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
Value—Total										
1998-1999	232	93.5	799	1 313.5	994	1 199.5	1 075	517.4	18 035	12 598.3
1999-2000	245	128.7	798	1 098.7	1 022	803.0	1 114	848.3	20 005	12 178.8
2000-2001	219	105.0	733	1 315.8	942	918.5	1 077	802.9	18 037	12 831.5
2001										
December	17	14.1	54	39.0	65	74.8	83	88.9	1 441	1 086.9
2002										
January	20	11.6	58	44.2	69	62.5	77	60.1	1 212	945.6
February	13	5.2	69	113.7	81	42.0	96	96.8	1 365	1 361.8

(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>24 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>25 As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.</p>
RELATED PUBLICATIONS	<p>26 Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none">▪ <i>Building Activity, Australia</i> (Cat. no. 8752.0–8752.7)▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (Cat. no. 8750.0)▪ <i>Building Approvals</i> (Cat. no. 8731.1–8731.7)▪ <i>Construction Work Done, Australia, Preliminary</i> (Cat. no. 8755.0)▪ <i>Engineering Construction Activity, Australia</i> (Cat. no. 8762.0)▪ <i>House Price Indexes: Eight Capital Cities</i> (Cat. no. 6416.0)▪ <i>Housing Finance for Owner Occupation, Australia</i> (Cat. no. 5609.0)▪ <i>Producer Price Indexes, Australia</i> (Cat. no. 6427.0). <p>27 While building approvals value series are shown inclusive of GST, this is different to building activity — <i>Building Activity, Australia</i> (Cat. no. 8752.0) and <i>Construction Work Done, Australia, Preliminary</i> (Cat. no 8755.0) — in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the Engineering Construction Survey — <i>Engineering Construction Activity, Australia</i> (Cat. no. 8762.0) all values will exclude GST.</p>
ROUNDING	<p>28 When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>

G L O S S A R Y

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

GLOSSARY

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

FOR MORE INFORMATION...

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