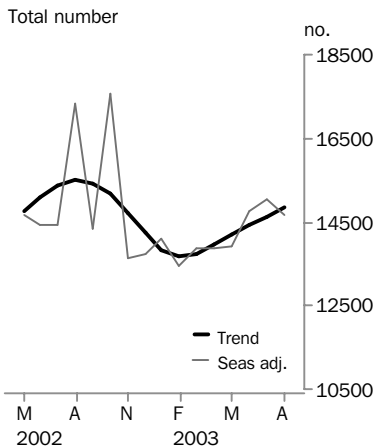


BUILDING APPROVALS

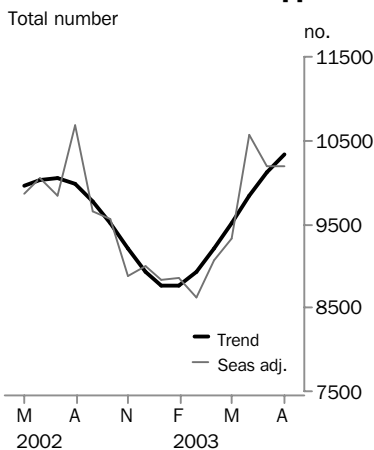
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 30 SEP 2003

Dwelling units approved



Private sector houses approved



AUGUST KEY FIGURES

TREND ESTIMATES

	Aug 2003	% change Jul 2003 to Aug 2003	% change Aug 2002 to Aug 2003
Dwelling units approved			
Private sector houses	10 337	2.2	3.7
Total dwelling units	14 836	1.4	-4.2

SEASONALLY ADJUSTED

	Aug 2003	% change Jul 2003 to Aug 2003	% change Aug 2002 to Aug 2003
Dwelling units approved			
Private sector houses	10 181	-0.1	-4.7
Total dwelling units	14 677	-2.4	-15.3

AUGUST KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved rose 1.4% in August 2003. The trend is now showing rises over the last six months.
- The trend estimate for private sector houses approved rose 2.2% in August 2003, the sixth consecutive monthly rise.
- The trend estimate for other dwellings approved fell 0.2% in August 2003, the tenth consecutive monthly fall.
- The trend estimate for the value of total building approved is now showing rises over the last six months, rising by 1.6% in August 2003. New Residential building has risen for the sixth successive month, while non-residential has risen for the fifth successive month. The trend estimate for alterations and additions to residential buildings has risen for the last nine months.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved fell 2.4%, to 14,677 in August 2003. This followed rises in each of the previous five months.
- The seasonally adjusted estimate for private sector houses approved fell 0.1%, to 10,181 in August 2003.
- The seasonally adjusted estimate for other dwellings approved fell 7.3%, to 4,401 in August 2003, following a 20.4% rise in July 2003.
- The seasonally adjusted estimate for the value of total building approved fell 4.5% to \$4,224.6 million in August 2003. Residential building fell 7.0% while non-residential building rose 0.5%.

INQUIRIES

- For further information about these and related statistics, contact Sophia Colangelo 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>
September 2003	31 October 2003
October 2003	02 December 2003
November 2003	07 January 2004
December 2003	03 February 2004
January 2004	04 March 2004
February 2004	30 March 2004



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

Estimates have been included in this issue for four councils unable to report all building work approved in their municipalities this month: Wingecarribee (New South Wales), Cooloolo (Queensland), Cairns (Queensland) and Redcliffe (Queensland).



REVISIONS THIS MONTH

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

	2002-2003	2003-2004
New South Wales	+48	+17
Victoria	+74	+75
Queensland	+7	
South Australia		+29
Western Australia	+8	+1
TOTAL	+137	+122



SYMBOLS AND OTHER USAGES

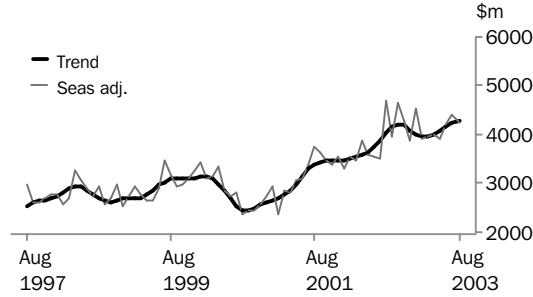
n.a. not available
n.y.a. not yet available

Dennis Trewin
Australian Statistician

VALUE OF BUILDING APPROVED

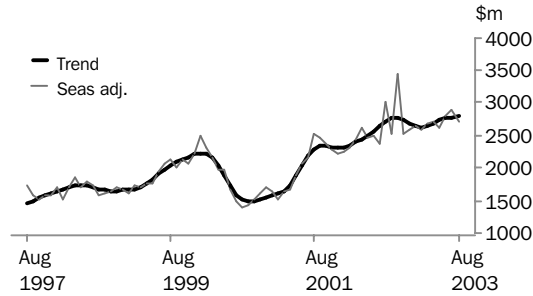
VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved is showing rises over the last six months, following four months of decline. The trend rose 1.6% in August 2003.



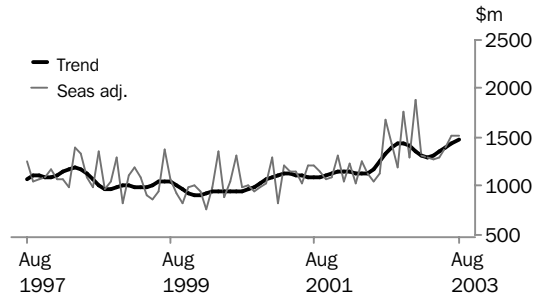
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has risen for the last six months, following four months of decline. The trend rose 0.7% in August 2003.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate of the value of non-residential building approved has risen for the last five months, following four months of decline. The trend rose 3.2% in August 2003.



DWELLINGS APPROVED: 2002—2003

TYPE OF DWELLING

The number of dwelling units approved in Australia during 2002–2003 is shown in the table below, for each type of dwelling category, together with the distribution of each dwelling category as a percentage of total dwelling units approved and the percentage change in the number of dwellings approved compared with 2001–2002.

Type of dwelling	DWELLING UNITS BY TYPE		
	2002–2003 Number of units	2002–2003 % of total dwellings	2001–2002 % of total dwellings
New residential			
Houses	114 694	65.5	70.3
Other residential building			
Semi-detached, row or terrace houses, townhouses etc of:			
1 storey	9 442	5.4	5.3
2 or more storeys	11 624	6.6	6.1
Total	21 066	12.0	11.4
Flats, units, apartments in a building of:			
1 or 2 storeys	3 490	2.0	2.0
3 storeys	5 307	3.0	2.9
4 or more storeys	27 603	15.8	11.9
Total	36 400	20.8	16.7
<i>Total other residential building</i>	57 466	32.8	28.1
Other			
Alterations and additions to residential building	826	0.5	0.3
Conversions	1 817	1.0	1.1
Non-residential building	385	0.2	0.2
Total dwelling units	175 188	100.0	100.0

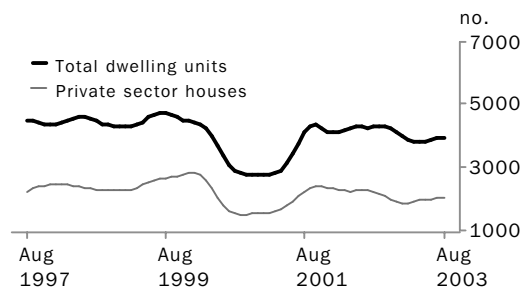
SUMMARY COMMENT

There has been an increase in the relative percentage of other residential dwellings approved in 2002-2003 compared to 2001-2002. This has been particularly evident in the high rise category (apartments of four or more storeys) which rose from 11.9% to 15.8% of total dwellings in 2002-2003.

Further details can be found in Tables 5 and 13.

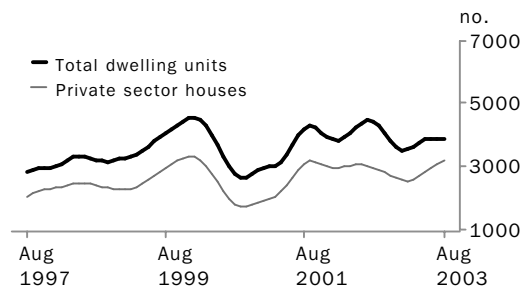
DWELLING UNITS APPROVED: State Trends

NEW SOUTH WALES



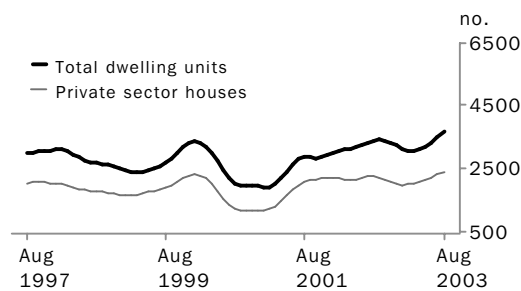
The trend estimate for total dwelling units approved in New South Wales has shown small rises over the last five months. The trend for private sector houses has risen for the last six months.

VICTORIA



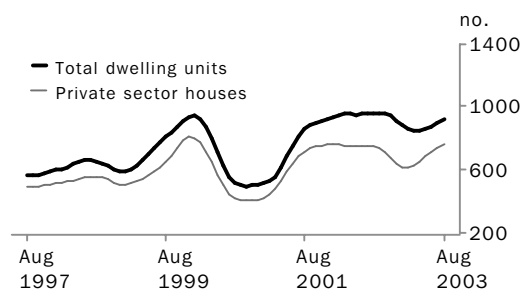
The trend estimate for total dwelling units approved in Victoria has been relatively flat for the last two months. The trend for private sector houses has risen for the last six months.

QUEENSLAND



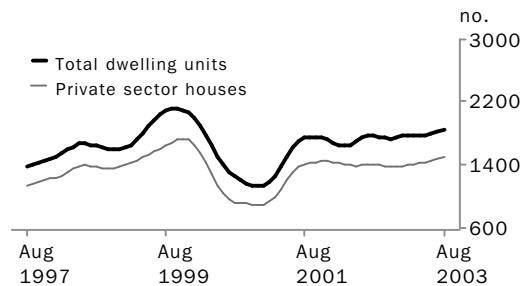
The trend estimate for total dwelling units approved in Queensland has risen quite strongly over the last five months. The trend for private sector houses has risen for the last seven months.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia has risen for the last five months. The trend for private sector houses has risen for the last six months.

WESTERN AUSTRALIA



The trend estimate for total dwelling units and private sector houses approved in Western Australia has shown a slow, but steady increase throughout 2003.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

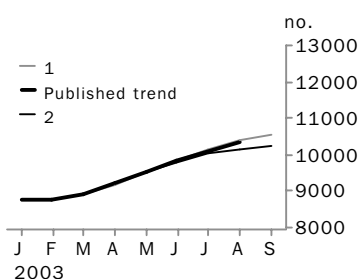
Recent seasonally adjusted and trend estimates are likely to be revised when original estimates for subsequent months become available. The approximate effect of possible scenarios on trend estimates are presented below.

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.

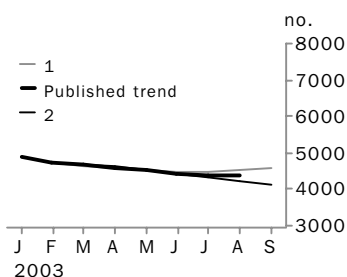
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the September seasonally adjusted estimate is higher than the August estimate by 4% for the number of private sector houses approved and 13% for other dwelling units approved; and that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

PRIVATE SECTOR HOUSES APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 4% on Aug 2003</i>		2 <i>falls by 4% on Aug 2003</i>	
	no.	% change	no.	% change	no.	% change
April 2003	9 201	3.0	9 184	3.0	9 209	3.1
May 2003	9 517	3.4	9 512	3.6	9 524	3.4
June 2003	9 831	3.3	9 842	3.5	9 810	3.0
July 2003	10 110	2.8	10 135	3.0	10 026	2.2
August 2003	10 337	2.2	10 373	2.3	10 168	1.4
September 2003	n.y.a.	n.y.a.	10 563	1.8	10 254	0.8

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 13% on Aug 2003</i>		2 <i>falls by 13% on Aug 2003</i>	
	no.	% change	no.	% change	no.	% change
April 2003	4 603	-1.2	4 570	-1.6	4 609	-1.2
May 2003	4 525	-1.7	4 515	-1.2	4 534	-1.6
June 2003	4 438	-1.9	4 465	-1.1	4 414	-2.6
July 2003	4 377	-1.4	4 479	0.3	4 309	-2.4
August 2003	4 368	-0.2	4 539	1.3	4 219	-2.1
September 2003	n.y.a.	n.y.a.	4 587	1.1	4 105	-2.7

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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							
2002							
June	9 544	9 713	3 735	4 038	13 279	472	13 751
July	10 555	10 784	4 044	4 294	14 599	479	15 078
August	10 985	11 137	6 917	6 951	17 902	186	18 088
September	9 519	9 645	4 080	4 185	13 599	231	13 830
October	10 261	10 450	8 751	8 929	19 012	367	19 379
November	8 967	9 245	4 686	4 751	13 653	343	13 996
December	8 272	8 410	4 394	4 455	12 666	199	12 865
2003							
January	7 620	7 721	4 699	4 748	12 319	150	12 469
February	8 794	8 949	3 664	3 872	12 458	363	12 821
March	8 975	9 066	4 856	5 033	13 831	268	14 099
April	8 470	8 606	4 718	4 845	13 188	263	13 451
May	9 951	10 114	4 365	4 678	14 316	476	14 792
June	10 432	10 726	3 147	3 594	13 579	741	14 320
July	11 111	11 220	4 676	4 838	15 787	271	16 058
August	10 019	10 095	4 388	4 497	14 407	185	14 592
SEASONALLY ADJUSTED							
2002							
June	10 039	10 177	4 096	4 230	14 135	272	14 407
July	9 841	10 042	4 080	4 379	13 921	500	14 421
August	10 685	10 869	6 402	6 450	17 087	232	17 319
September	9 641	9 775	4 428	4 575	14 069	281	14 350
October	9 548	9 697	7 595	7 846	17 143	400	17 543
November	8 873	9 164	4 370	4 472	13 243	393	13 636
December	9 005	9 157	4 473	4 549	13 478	228	13 706
2003							
January	8 844	8 968	5 079	5 149	13 923	194	14 117
February	8 856	9 013	4 267	4 452	13 123	342	13 465
March	8 626	8 737	4 947	5 140	13 573	304	13 877
April	9 060	9 191	4 562	4 689	13 622	258	13 880
May	9 336	9 498	4 194	4 403	13 530	371	13 901
June	10 554	10 793	3 760	3 944	14 314	423	14 737
July	10 192	10 285	4 550	4 748	14 742	291	15 033
August	10 181	10 276	4 231	4 401	14 412	265	14 677
TREND ESTIMATES							
2002							
June	10 038	10 188	4 749	4 908	14 787	309	15 096
July	10 054	10 213	4 979	5 146	15 034	325	15 359
August	9 968	10 139	5 183	5 349	15 151	337	15 488
September	9 778	9 959	5 317	5 474	15 095	338	15 433
October	9 506	9 692	5 335	5 477	14 841	328	15 169
November	9 207	9 388	5 215	5 343	14 422	309	14 731
December	8 937	9 106	5 003	5 125	13 941	290	14 231
2003							
January	8 773	8 929	4 778	4 903	13 551	281	13 832
February	8 768	8 915	4 611	4 748	13 378	285	13 663
March	8 933	9 077	4 508	4 661	13 441	297	13 738
April	9 201	9 347	4 431	4 603	13 632	318	13 950
May	9 517	9 667	4 342	4 525	13 859	333	14 192
June	9 831	9 980	4 251	4 438	14 082	336	14 418
July	10 110	10 252	4 188	4 377	14 298	331	14 629
August	10 337	10 468	4 183	4 368	14 520	316	14 836

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)							
2002							
June	-13.9	-13.4	-21.1	-18.1	-16.1	45.7	-14.8
July	10.6	11.0	8.3	6.3	9.9	1.5	9.7
August	4.1	3.3	71.0	61.9	22.6	-61.2	20.0
September	-13.3	-13.4	-41.0	-39.8	-24.0	24.2	-23.5
October	7.8	8.3	114.5	113.4	39.8	58.9	40.1
November	-12.6	-11.5	-46.5	-46.8	-28.2	-6.5	-27.8
December	-7.8	-9.0	-6.2	-6.2	-7.2	-42.0	-8.1
2003							
January	-7.9	-8.2	6.9	6.6	-2.7	-24.6	-3.1
February	15.4	15.9	-22.0	-18.4	1.1	142.0	2.8
March	2.1	1.3	32.5	30.0	11.0	-26.2	10.0
April	-5.6	-5.1	-2.8	-3.7	-4.6	-1.9	-4.6
May	17.5	17.5	-7.5	-3.4	8.6	81.0	10.0
June	4.8	6.1	-27.9	-23.2	-5.1	55.7	-3.2
July	6.5	4.6	48.6	34.6	16.3	-63.4	12.1
August	-9.8	-10.0	-6.2	-7.0	-8.7	-31.7	-9.1
SEASONALLY ADJUSTED (% change from preceding month)							
2002							
June	1.7	1.8	-10.0	-9.8	-2.0	3.0	-1.9
July	-2.0	-1.3	-0.4	3.5	-1.5	83.8	0.1
August	8.6	8.2	56.9	47.3	22.7	-53.6	20.1
September	-9.8	-10.1	-30.8	-29.1	-17.7	21.1	-17.1
October	-1.0	-0.8	71.5	71.5	21.8	42.3	22.2
November	-7.1	-5.5	-42.5	-43.0	-22.7	-1.8	-22.3
December	1.5	-0.1	2.4	1.7	1.8	-42.0	0.5
2003							
January	-1.8	-2.1	13.5	13.2	3.3	-14.9	3.0
February	0.1	0.5	-16.0	-13.5	-5.7	76.3	-4.6
March	-2.6	-3.1	15.9	15.5	3.4	-11.1	3.1
April	5.0	5.2	-7.8	-8.8	0.4	-15.1	0.0
May	3.1	3.3	-8.1	-6.1	-0.7	43.8	0.2
June	13.0	13.6	-10.3	-10.4	5.8	14.0	6.0
July	-3.4	-4.7	21.0	20.4	3.0	-31.2	2.0
August	-0.1	-0.1	-7.0	-7.3	-2.2	-8.9	-2.4
TREND ESTIMATES (% change from preceding month)							
2002							
June	0.8	0.8	5.3	5.3	2.2	2.3	2.2
July	0.2	0.2	4.8	4.8	1.7	5.2	1.7
August	-0.9	-0.7	4.1	3.9	0.8	3.7	0.8
September	-1.9	-1.8	2.6	2.3	-0.4	0.3	-0.4
October	-2.8	-2.7	0.3	0.1	-1.7	-3.0	-1.7
November	-3.1	-3.1	-2.2	-2.4	-2.8	-5.8	-2.9
December	-2.9	-3.0	-4.1	-4.1	-3.3	-6.1	-3.4
2003							
January	-1.8	-1.9	-4.5	-4.3	-2.8	-3.1	-2.8
February	-0.1	-0.2	-3.5	-3.2	-1.3	1.4	-1.2
March	1.9	1.8	-2.2	-1.8	0.5	4.2	0.5
April	3.0	3.0	-1.7	-1.2	1.4	7.1	1.5
May	3.4	3.4	-2.0	-1.7	1.7	4.7	1.7
June	3.3	3.2	-2.1	-1.9	1.6	0.9	1.6
July	2.8	2.7	-1.5	-1.4	1.5	-1.5	1.5
August	2.2	2.1	-0.1	-0.2	1.6	-4.5	1.4

VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
2002					
June	2 030.6	331.4	2 362.0	855.3	3 217.3
July	2 189.0	355.0	2 543.9	1 054.3	3 598.2
August	2 737.6	454.7	3 192.4	1 531.4	4 723.8
September	2 060.1	404.6	2 464.8	1 389.3	3 854.1
October	3 397.1	377.8	3 774.9	1 372.6	5 147.5
November	2 291.1	341.8	2 632.9	1 879.9	4 512.8
December	2 086.9	314.1	2 401.0	1 212.1	3 613.2
2003					
January	2 024.7	293.2	2 317.9	1 583.3	3 901.2
February	2 086.5	383.5	2 470.0	1 486.8	3 956.8
March	2 224.4	409.8	2 634.1	1 374.5	4 008.7
April	2 293.6	373.5	2 667.1	1 293.4	3 960.5
May	2 363.7	422.1	2 785.8	1 519.1	4 304.9
June	2 300.6	385.9	2 686.4	1 126.8	3 813.2
July	2 717.6	437.9	3 155.5	1 451.9	4 607.5
August	2 276.9	474.8	2 751.7	1 278.7	4 030.4
SEASONALLY ADJUSTED					
2002					
June	2 152.5	354.7	2 507.1	1 042.3	3 549.4
July	2 022.0	350.8	2 372.8	1 124.2	3 497.0
August	2 604.9	413.6	3 018.5	1 674.9	4 693.4
September	2 137.6	397.4	2 535.0	1 430.0	3 965.0
October	3 108.3	339.4	3 447.8	1 190.3	4 638.1
November	2 186.0	347.9	2 533.9	1 769.3	4 303.2
December	2 210.5	369.3	2 579.7	1 289.6	3 869.3
2003					
January	2 288.0	354.3	2 642.3	1 878.1	4 520.4
February	2 202.0	396.0	2 598.1	1 309.2	3 907.2
March	2 282.5	393.9	2 676.4	1 291.5	3 967.9
April	2 329.6	393.4	2 723.0	1 279.1	4 002.1
May	2 255.3	367.9	2 623.2	1 303.8	3 927.0
June	2 402.8	404.2	2 807.0	1 388.6	4 195.5
July	2 482.9	427.7	2 910.7	1 510.9	4 421.6
August	2 263.7	443.1	2 706.8	1 517.8	4 224.6
TREND ESTIMATES					
2002					
June	2 207.6	362.5	2 570.1	1 180.8	3 750.9
July	2 272.0	372.7	2 644.7	1 249.3	3 894.0
August	2 339.3	376.3	2 715.6	1 327.0	4 042.6
September	2 390.0	373.3	2 763.2	1 397.4	4 160.6
October	2 404.8	367.6	2 772.4	1 438.5	4 210.9
November	2 379.2	364.1	2 743.4	1 443.3	4 186.7
December	2 324.6	364.6	2 689.2	1 410.9	4 100.1
2003					
January	2 269.7	368.5	2 638.2	1 361.1	3 999.4
February	2 245.2	375.1	2 620.3	1 318.9	3 939.2
March	2 260.5	383.1	2 643.7	1 300.9	3 944.6
April	2 298.4	389.9	2 688.4	1 308.7	3 997.1
May	2 332.4	397.3	2 729.7	1 347.5	4 077.2
June	2 353.9	406.6	2 760.5	1 395.1	4 155.7
July	2 368.3	417.2	2 785.4	1 441.3	4 226.8
August	2 379.4	425.8	2 805.2	1 487.6	4 292.8

(a) Refer to Explanatory Notes paragraph 14.

VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non- residential building	Total building
ORIGINAL (% change from preceding month)					
2002					
June	-12.2	-24.2	-14.1	-29.9	-18.9
July	7.8	7.1	7.7	23.3	11.8
August	25.1	28.1	25.5	45.3	31.3
September	-24.7	-11.0	-22.8	-9.3	-18.4
October	64.9	-6.6	53.2	-1.2	33.6
November	-32.6	-9.5	-30.3	37.0	-12.3
December	-8.9	-8.1	-8.8	-35.5	-19.9
2003					
January	-3.0	-6.6	-3.5	30.6	8.0
February	3.1	30.8	6.6	-6.1	1.4
March	6.6	6.9	6.6	-7.5	1.3
April	3.1	-8.8	1.3	-5.9	-1.2
May	3.1	13.0	4.4	17.4	8.7
June	-2.7	-8.6	-3.6	-25.8	-11.4
July	18.1	13.5	17.5	28.9	20.8
August	-16.2	8.4	-12.8	-11.9	-12.5
SEASONALLY ADJUSTED (% change from preceding month)					
2002					
June	2.2	-3.5	1.3	-8.2	-1.7
July	-6.1	-1.1	-5.4	7.9	-1.5
August	28.8	17.9	27.2	49.0	34.2
September	-17.9	-3.9	-16.0	-14.6	-15.5
October	45.4	-14.6	36.0	-16.8	17.0
November	-29.7	2.5	-26.5	48.6	-7.2
December	1.1	6.1	1.8	-27.1	-10.1
2003					
January	3.5	-4.1	2.4	45.6	16.8
February	-3.8	11.8	-1.7	-30.3	-13.6
March	3.7	-0.5	3.0	-1.4	1.6
April	2.1	-0.1	1.7	-1.0	0.9
May	-3.2	-6.5	-3.7	1.9	-1.9
June	6.5	9.9	7.0	6.5	6.8
July	3.3	5.8	3.7	8.8	5.4
August	-8.8	3.6	-7.0	0.5	-4.5
TREND ESTIMATES (% change from preceding month)					
2002					
June	2.4	3.8	2.6	3.7	3.0
July	2.9	2.8	2.9	5.8	3.8
August	3.0	1.0	2.7	6.2	3.8
September	2.2	-0.8	1.8	5.3	2.9
October	0.6	-1.5	0.3	2.9	1.2
November	-1.1	-0.9	-1.0	0.3	-0.6
December	-2.3	0.1	-2.0	-2.2	-2.1
2003					
January	-2.4	1.1	-1.9	-3.5	-2.5
February	-1.1	1.8	-0.7	-3.1	-1.5
March	0.7	2.1	0.9	-1.4	0.1
April	1.7	1.8	1.7	0.6	1.3
May	1.5	1.9	1.5	3.0	2.0
June	0.9	2.3	1.1	3.5	1.9
July	0.6	2.6	0.9	3.3	1.7
August	0.5	2.1	0.7	3.2	1.6

(a) Refer to Explanatory Notes paragraph 14

DWELLING UNITS APPROVED, Private and Public Sector: Original

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion</i>	<i>Non-residential building</i>	<i>Total dwelling units</i>
PRIVATE SECTOR (Number)						
2000-01	78 855	35 358	763	2 120	155	117 251
2001-02	118 825	46 430	590	1 903	258	168 006
2002-03	112 642	55 465	814	1 817	384	171 122
2002						
August	10 974	6 341	67	501	19	17 902
September	9 509	3 750	81	226	33	13 599
October	10 248	8 652	52	45	15	19 012
November	8 951	4 532	79	87	4	13 653
December	8 260	4 195	47	93	71	12 666
2003						
January	7 613	4 607	47	41	11	12 319
February	8 783	3 489	29	125	32	12 458
March	8 965	4 531	49	277	9	13 831
April	8 453	4 472	107	99	57	13 188
May	9 934	3 967	132	200	83	14 316
June	10 413	3 013	61	70	22	13 579
July	11 103	4 603	30	23	28	15 787
August	10 002	4 024	105	252	24	14 407
PUBLIC SECTOR (Number)						
2000-01	1 110	2 502	105	105	2	3 824
2001-02	1 919	1 917	7	1	3	3 847
2002-03	2 052	2 001	12	0	1	4 066
2002						
August	152	34	0	0	0	186
September	126	105	0	0	0	231
October	189	178	0	0	0	367
November	278	64	0	0	1	343
December	138	61	0	0	0	199
2003						
January	101	49	0	0	0	150
February	155	208	0	0	0	363
March	91	177	0	0	0	268
April	136	127	0	0	0	263
May	163	301	12	0	0	476
June	294	447	0	0	0	741
July	109	160	0	2	0	271
August	76	109	0	0	0	185
TOTAL (Number)						
2000-01	79 965	37 860	868	2 225	157	121 075
2001-02	120 744	48 347	597	1 904	261	171 853
2002-03	114 694	57 466	826	1 817	385	175 188
2002						
August	11 126	6 375	67	501	19	18 088
September	9 635	3 855	81	226	33	13 830
October	10 437	8 830	52	45	15	19 379
November	9 229	4 596	79	87	5	13 996
December	8 398	4 256	47	93	71	12 865
2003						
January	7 714	4 656	47	41	11	12 469
February	8 938	3 697	29	125	32	12 821
March	9 056	4 708	49	277	9	14 099
April	8 589	4 599	107	99	57	13 451
May	10 097	4 268	144	200	83	14 792
June	10 707	3 460	61	70	22	14 320
July	11 212	4 763	30	25	28	16 058
August	10 078	4 133	105	252	24	14 592

VALUE OF BUILDING APPROVED, Private and Public Sector: **Original**

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
2000-01	10 963.3	4 823.9	76.9	2 757.2	277.9	18 899.2	9 507.1	28 406.1
2001-02	17 314.1	6 857.7	66.0	3 458.9	275.6	27 972.3	9 922.4	37 894.7
2002-03	18 093.9	9 416.3	106.1	3 957.0	273.0	31 846.5	13 385.5	45 232.2
2002								
August	1 688.1	1 025.9	7.0	356.2	73.8	3 151.1	1 337.1	4 488.2
September	1 478.9	548.4	10.3	344.0	33.0	2 414.7	1 151.7	3 566.4
October	1 613.0	1 736.6	5.1	354.5	5.3	3 714.5	1 032.4	4 746.9
November	1 420.1	827.8	10.1	298.3	12.5	2 568.9	1 453.5	4 022.5
December	1 334.6	727.1	5.6	277.7	14.8	2 359.9	869.3	3 229.2
2003								
January	1 224.8	780.4	5.4	273.7	3.6	2 287.9	1 256.2	3 544.1
February	1 432.4	596.6	3.0	334.6	25.7	2 392.3	1 185.0	3 577.3
March	1 467.4	722.4	8.7	332.1	55.1	2 585.7	1 072.5	3 658.2
April	1 389.8	870.0	13.7	332.7	14.8	2 620.9	1 009.2	3 630.1
May	1 671.4	628.4	20.6	364.8	17.2	2 702.4	1 251.4	3 953.8
June	1 749.4	451.6	6.1	360.3	11.1	2 578.4	905.1	3 483.6
July	1 877.0	804.9	4.0	415.3	2.5	3 103.6	1 193.5	4 297.1
August	1 683.1	571.3	14.3	380.6	69.0	2 718.3	1 094.6	3 812.8
PUBLIC SECTOR (\$ million)								
2000-01	147.2	282.2	7.6	157.7	13.7	608.2	3 376.4	3 984.8
2001-02	251.9	213.4	0.4	156.4	0.1	622.3	3 793.0	4 415.5
2002-03	288.9	256.2	1.8	178.0	0.0	724.6	3 438.0	4 162.6
2002								
August	20.1	3.6	0.0	17.6	0.0	41.3	194.3	235.6
September	20.1	12.7	0.0	17.3	0.0	50.1	237.6	287.7
October	26.2	21.4	0.0	12.9	0.0	60.4	340.2	400.6
November	35.4	7.8	0.0	20.8	0.0	63.9	426.4	490.3
December	17.9	7.2	0.0	16.0	0.0	41.1	342.8	383.9
2003								
January	13.7	5.8	0.0	10.5	0.0	30.0	327.1	357.1
February	23.1	34.4	0.0	20.2	0.0	77.7	301.8	379.5
March	10.3	24.2	0.0	13.9	0.0	48.4	302.1	350.5
April	19.5	14.3	0.0	12.4	0.0	46.2	284.2	330.4
May	25.9	38.1	1.8	17.7	0.0	83.4	267.7	351.1
June	43.2	56.4	0.0	8.4	0.0	108.0	221.6	329.6
July	17.5	18.3	0.0	15.8	0.4	51.9	258.4	310.3
August	11.8	10.7	0.0	10.9	0.0	33.4	184.1	217.5
TOTAL (\$ million)								
2000-01	11 110.5	5 106.0	84.7	2 914.7	291.6	19 507.4	12 883.4	32 390.9
2001-02	17 566.1	7 071.0	66.4	3 615.5	275.7	28 594.9	13 715.3	42 310.0
2002-03	18 382.8	9 672.5	107.9	4 135.0	273.0	32 571.2	16 823.5	49 394.9
2002								
August	1 708.2	1 029.4	7.0	373.9	73.8	3 192.4	1 531.4	4 723.8
September	1 499.0	561.1	10.3	361.3	33.0	2 464.8	1 389.3	3 854.1
October	1 639.1	1 758.0	5.1	367.4	5.3	3 774.9	1 372.6	5 147.5
November	1 455.5	835.6	10.1	319.1	12.5	2 632.9	1 879.9	4 512.8
December	1 352.6	734.4	5.6	293.7	14.8	2 401.0	1 212.1	3 613.2
2003								
January	1 238.5	786.2	5.4	284.3	3.6	2 317.9	1 583.3	3 901.2
February	1 455.5	631.0	3.0	354.7	25.7	2 470.0	1 486.8	3 956.8
March	1 477.7	746.6	8.7	346.0	55.1	2 634.1	1 374.5	4 008.7
April	1 409.3	884.3	13.7	345.1	14.8	2 667.1	1 293.4	3 960.5
May	1 697.2	666.5	22.4	382.5	17.2	2 785.8	1 519.1	4 304.9
June	1 792.6	508.0	6.1	368.7	11.1	2 686.4	1 126.8	3 813.2
July	1 894.4	823.2	4.0	431.1	2.9	3 155.5	1 451.9	4 607.5
August	1 694.9	582.0	14.3	391.5	69.0	2 751.7	1 278.7	4 030.4

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									
2002									
June	3 718	3 993	3 124	826	1 701	172	122	95	13 751
July	3 866	4 179	3 348	935	2 115	179	128	328	15 078
August	4 696	5 782	4 244	1 072	1 841	177	84	192	18 088
September	3 793	3 851	2 833	860	1 640	178	108	567	13 830
October	6 143	4 739	5 023	1 125	1 758	172	101	318	19 379
November	4 468	3 311	2 993	933	1 794	145	60	292	13 996
December	3 534	3 527	2 800	882	1 528	198	80	316	12 865
2003									
January	3 756	3 226	2 737	783	1 657	141	30	139	12 469
February	3 516	3 475	2 817	745	1 809	152	83	224	12 821
March	3 765	3 399	3 776	1 051	1 637	183	69	219	14 099
April	3 590	4 561	2 658	706	1 499	173	43	221	13 451
May	4 155	4 041	3 184	823	2 049	251	97	192	14 792
June	3 546	4 022	2 993	907	2 434	189	67	162	14 320
July	4 366	3 912	4 325	1 004	1 932	260	73	186	16 058
August	4 056	3 671	3 701	872	1 861	247	58	126	14 592
SEASONALLY ADJUSTED									
2002									
June	4 096	4 254	3 189	865	1 620	198	n.a.	n.a.	14 407
July	3 338	4 399	3 298	816	1 978	186	n.a.	n.a.	14 421
August	4 793	5 063	4 032	1 098	1 816	189	n.a.	n.a.	17 319
September	4 048	3 943	2 886	861	1 700	164	n.a.	n.a.	14 350
October	5 727	4 299	4 268	1 040	1 709	150	n.a.	n.a.	17 543
November	3 940	3 495	3 063	941	1 699	136	n.a.	n.a.	13 636
December	3 791	3 641	3 203	871	1 640	181	n.a.	n.a.	13 706
2003									
January	4 072	3 707	3 140	957	1 859	151	n.a.	n.a.	14 117
February	3 856	3 474	2 978	770	1 930	164	n.a.	n.a.	13 465
March	3 903	3 182	3 640	892	1 760	191	n.a.	n.a.	13 877
April	3 735	4 595	2 660	812	1 621	189	n.a.	n.a.	13 880
May	3 789	4 003	2 983	822	1 798	233	n.a.	n.a.	13 901
June	3 850	4 202	3 158	918	2 191	221	n.a.	n.a.	14 737
July	3 929	3 917	3 956	893	1 829	273	n.a.	n.a.	15 033
August	4 093	3 447	3 800	935	1 917	259	n.a.	n.a.	14 677
TREND ESTIMATES									
2002									
June	4 277	4 381	3 267	954	1 741	178	91	228	15 096
July	4 271	4 461	3 339	956	1 767	179	95	279	15 359
August	4 278	4 425	3 404	960	1 768	175	98	324	15 488
September	4 297	4 290	3 423	963	1 753	168	98	350	15 433
October	4 308	4 076	3 385	958	1 740	161	93	349	15 169
November	4 261	3 836	3 307	944	1 738	155	84	321	14 731
December	4 131	3 632	3 227	915	1 748	155	75	281	14 231
2003									
January	3 976	3 524	3 149	882	1 765	160	69	243	13 832
February	3 856	3 545	3 086	856	1 778	171	66	219	13 663
March	3 813	3 652	3 066	844	1 778	185	64	209	13 738
April	3 820	3 773	3 105	846	1 774	201	64	202	13 950
May	3 843	3 864	3 204	859	1 778	219	64	189	14 192
June	3 872	3 907	3 345	876	1 794	236	63	177	14 418
July	3 912	3 905	3 509	894	1 818	251	63	167	14 629
August	3 968	3 884	3 672	919	1 846	263	62	155	14 836

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)									
2002									
June	-27.7	-10.5	-1.1	-15.8	-12.2	4.2	149.0	-61.8	-14.8
July	4.0	4.7	7.2	13.2	24.3	4.1	4.9	245.3	9.7
August	21.5	38.4	26.8	14.7	-13.0	-1.1	-34.4	-41.5	20.0
September	-19.2	-33.4	-33.2	-19.8	-10.9	0.6	28.6	195.3	-23.5
October	62.0	23.1	77.3	30.8	7.2	-3.4	-6.5	-43.9	40.1
November	-27.3	-30.1	-40.4	-17.1	2.0	-15.7	-40.6	-8.2	-27.8
December	-20.9	6.5	-6.4	-5.5	-14.8	36.6	33.3	8.2	-8.1
2003									
January	6.3	-8.5	-2.3	-11.2	8.4	-28.8	-62.5	-56.0	-3.1
February	-6.4	7.7	2.9	-4.9	9.2	7.8	176.7	61.2	2.8
March	7.1	-2.2	34.0	41.1	-9.5	20.4	-16.9	-2.2	10.0
April	-4.6	34.2	-29.6	-32.8	-8.4	-5.5	-37.7	0.9	-4.6
May	15.7	-11.4	19.8	16.6	36.7	45.1	125.6	-13.1	10.0
June	-14.7	-0.5	-6.0	10.2	18.8	-24.7	-30.9	-15.6	-3.2
July	23.1	-2.7	44.5	10.7	-20.6	37.6	9.0	14.8	12.1
August	-7.1	-6.2	-14.4	-13.1	-3.7	-5.0	-20.5	-32.3	-9.1
SEASONALLY ADJUSTED (% change from preceding month)									
2002									
June	-6.6	-2.0	10.6	-11.5	-2.4	27.4	n.a.	n.a.	-1.9
July	-18.5	3.4	3.4	-5.6	22.1	-5.9	n.a.	n.a.	0.1
August	43.6	15.1	22.3	34.5	-8.2	1.3	n.a.	n.a.	20.1
September	-15.6	-22.1	-28.4	-21.6	-6.4	-13.3	n.a.	n.a.	-17.1
October	41.5	9.0	47.9	20.9	0.6	-8.5	n.a.	n.a.	22.2
November	-31.2	-18.7	-28.2	-9.6	-0.6	-9.2	n.a.	n.a.	-22.3
December	-3.8	4.2	4.6	-7.4	-3.5	33.1	n.a.	n.a.	0.5
2003									
January	7.4	1.8	-2.0	9.9	13.4	-16.4	n.a.	n.a.	3.0
February	-5.3	-6.3	-5.2	-19.6	3.8	8.7	n.a.	n.a.	-4.6
March	1.2	-8.4	22.2	16.0	-8.8	16.0	n.a.	n.a.	3.1
April	-4.3	44.4	-26.9	-9.0	-7.9	-0.9	n.a.	n.a.	0.0
May	1.5	-12.9	12.1	1.3	10.9	23.1	n.a.	n.a.	0.2
June	1.6	5.0	5.9	11.6	21.9	-5.1	n.a.	n.a.	6.0
July	2.0	-6.8	25.3	-2.7	-16.5	23.5	n.a.	n.a.	2.0
August	4.2	-12.0	-3.9	4.7	4.8	-5.1	n.a.	n.a.	-2.4
TREND ESTIMATES (% change from preceding month)									
2002									
June	0.0	3.6	2.1	0.2	2.5	2.7	2.9	27.5	2.2
July	-0.1	1.8	2.2	0.3	1.5	0.5	4.4	22.8	1.7
August	0.2	-0.8	1.9	0.4	0.1	-1.8	3.6	16.0	0.8
September	0.4	-3.0	0.5	0.3	-0.9	-4.0	-0.3	8.0	-0.4
October	0.3	-5.0	-1.1	-0.5	-0.7	-4.6	-4.5	-0.4	-1.7
November	-1.1	-5.9	-2.3	-1.5	-0.1	-3.6	-9.8	-7.9	-2.9
December	-3.0	-5.3	-2.4	-3.1	0.6	0.0	-10.7	-12.5	-3.4
2003									
January	-3.7	-3.0	-2.4	-3.6	1.0	3.6	-8.0	-13.6	-2.8
February	-3.0	0.6	-2.0	-2.9	0.7	6.4	-5.1	-9.7	-1.2
March	-1.1	3.0	-0.6	-1.4	0.0	8.3	-2.1	-4.8	0.5
April	0.2	3.3	1.3	0.2	-0.2	8.8	-0.3	-3.5	1.5
May	0.6	2.4	3.2	1.6	0.2	8.6	-0.6	-6.0	1.7
June	0.8	1.1	4.4	2.0	0.9	7.8	-0.6	-6.4	1.6
July	1.0	0.0	4.9	2.1	1.3	6.6	0.1	-5.9	1.5
August	1.4	-0.6	4.6	2.7	1.6	4.7	-2.7	-6.8	1.4

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									
2002									
June	2 210	2 927	2 074	716	1 330	158	49	80	9 544
July	2 390	2 975	2 334	795	1 673	175	49	164	10 555
August	2 332	3 144	2 857	807	1 474	172	39	160	10 985
September	2 065	2 898	2 058	762	1 429	172	36	99	9 519
October	2 242	3 146	2 336	729	1 441	150	24	193	10 261
November	2 230	2 405	1 752	720	1 455	142	41	222	8 967
December	1 678	2 685	1 790	570	1 195	189	34	131	8 272
2003									
January	1 718	2 059	1 749	493	1 354	137	23	87	7 620
February	1 778	2 762	2 022	633	1 266	147	30	156	8 794
March	1 899	2 467	2 301	667	1 360	154	31	96	8 975
April	1 792	2 701	1 834	591	1 214	149	19	170	8 470
May	2 163	2 929	2 207	704	1 584	189	26	149	9 951
June	2 124	3 119	2 183	770	1 874	167	35	160	10 432
July	2 027	3 372	2 822	870	1 635	223	35	127	11 111
August	1 960	2 900	2 505	676	1 590	232	33	123	10 019
SEASONALLY ADJUSTED									
2002									
June	2 351	3 065	2 145	738	1 400	n.a.	n.a.	n.a.	10 039
July	2 217	2 910	2 152	721	1 471	n.a.	n.a.	n.a.	9 841
August	2 291	3 126	2 725	809	1 383	n.a.	n.a.	n.a.	10 685
September	2 131	2 883	2 086	746	1 452	n.a.	n.a.	n.a.	9 641
October	2 088	2 974	2 108	687	1 368	n.a.	n.a.	n.a.	9 548
November	2 067	2 500	1 876	718	1 320	n.a.	n.a.	n.a.	8 873
December	1 799	2 808	2 120	610	1 311	n.a.	n.a.	n.a.	9 005
2003									
January	1 894	2 542	1 996	608	1 505	n.a.	n.a.	n.a.	8 844
February	1 879	2 606	2 005	630	1 408	n.a.	n.a.	n.a.	8 856
March	1 875	2 327	2 165	609	1 377	n.a.	n.a.	n.a.	8 626
April	1 971	2 742	1 957	646	1 401	n.a.	n.a.	n.a.	9 060
May	1 997	2 803	2 057	686	1 446	n.a.	n.a.	n.a.	9 336
June	2 120	3 117	2 198	754	1 915	n.a.	n.a.	n.a.	10 554
July	1 948	3 241	2 423	777	1 441	n.a.	n.a.	n.a.	10 192
August	1 983	3 057	2 502	723	1 538	n.a.	n.a.	n.a.	10 181
TREND ESTIMATES									
2002									
June	2 271	3 062	2 222	750	1 402	n.a.	n.a.	n.a.	10 038
July	2 261	3 039	2 251	754	1 407	n.a.	n.a.	n.a.	10 054
August	2 224	2 987	2 251	750	1 405	n.a.	n.a.	n.a.	9 968
September	2 159	2 920	2 211	736	1 397	n.a.	n.a.	n.a.	9 778
October	2 077	2 836	2 143	710	1 385	n.a.	n.a.	n.a.	9 506
November	1 993	2 738	2 073	678	1 377	n.a.	n.a.	n.a.	9 207
December	1 924	2 640	2 022	646	1 377	n.a.	n.a.	n.a.	8 937
2003									
January	1 886	2 564	1 999	622	1 386	n.a.	n.a.	n.a.	8 773
February	1 884	2 544	2 005	617	1 399	n.a.	n.a.	n.a.	8 768
March	1 913	2 599	2 035	632	1 414	n.a.	n.a.	n.a.	8 933
April	1 952	2 708	2 079	659	1 429	n.a.	n.a.	n.a.	9 201
May	1 987	2 841	2 144	691	1 444	n.a.	n.a.	n.a.	9 517
June	2 007	2 975	2 228	719	1 463	n.a.	n.a.	n.a.	9 831
July	2 017	3 095	2 321	742	1 481	n.a.	n.a.	n.a.	10 110
August	2 021	3 186	2 405	759	1 505	n.a.	n.a.	n.a.	10 337

n.a. not available

PRIVATE SECTOR HOUSES APPROVED, States and Australia—Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2002									
June	-13.7	-14.8	-14.4	-9.9	-14.9	1.9	63.3	-36.5	-13.9
July	8.1	1.6	12.5	11.0	25.8	10.8	0.0	105.0	10.6
August	-2.4	5.7	22.4	1.5	-11.9	-1.7	-20.4	-2.4	4.1
September	-11.4	-7.8	-28.0	-5.6	-3.1	0.0	-7.7	-38.1	-13.3
October	8.6	8.6	13.5	-4.3	0.8	-12.8	-33.3	94.9	7.8
November	-0.5	-23.6	-25.0	-1.2	1.0	-5.3	70.8	15.0	-12.6
December	-24.8	11.6	2.2	-20.8	-17.9	33.1	-17.1	-41.0	-7.8
2003									
January	2.4	-23.3	-2.3	-13.5	13.3	-27.5	-32.4	-33.6	-7.9
February	3.5	34.1	15.6	28.4	-6.5	7.3	30.4	79.3	15.4
March	6.8	-10.7	13.8	5.4	7.4	4.8	3.3	-38.5	2.1
April	-5.6	9.5	-20.3	-11.4	-10.7	-3.2	-38.7	77.1	-5.6
May	20.7	8.4	20.3	19.1	30.5	26.8	36.8	-12.4	17.5
June	-1.8	6.5	-1.1	9.4	18.3	-11.6	34.6	7.4	4.8
July	-4.6	8.1	29.3	13.0	-12.8	33.5	0.0	-20.6	6.5
August	-3.3	-14.0	-11.2	-22.3	-2.8	4.0	-5.7	-3.1	-9.8
SEASONALLY ADJUSTED (% change from preceding month)									
2002									
June	4.8	-1.7	1.8	-1.8	3.2	n.a.	n.a.	n.a.	1.7
July	-5.7	-5.1	0.3	-2.3	5.1	n.a.	n.a.	n.a.	-2.0
August	3.3	7.4	26.6	12.2	-6.0	n.a.	n.a.	n.a.	8.6
September	-7.0	-7.8	-23.4	-7.9	5.0	n.a.	n.a.	n.a.	-9.8
October	-2.0	3.2	1.0	-7.8	-5.8	n.a.	n.a.	n.a.	-1.0
November	-1.0	-15.9	-11.0	4.5	-3.5	n.a.	n.a.	n.a.	-7.1
December	-12.9	12.3	13.0	-15.1	-0.7	n.a.	n.a.	n.a.	1.5
2003									
January	5.3	-9.5	-5.8	-0.3	14.8	n.a.	n.a.	n.a.	-1.8
February	-0.8	2.5	0.4	3.6	-6.4	n.a.	n.a.	n.a.	0.1
March	-0.2	-10.7	8.0	-3.4	-2.2	n.a.	n.a.	n.a.	-2.6
April	5.1	17.8	-9.6	6.2	1.7	n.a.	n.a.	n.a.	5.0
May	1.3	2.3	5.1	6.1	3.2	n.a.	n.a.	n.a.	3.1
June	6.1	11.2	6.8	9.9	32.4	n.a.	n.a.	n.a.	13.0
July	-8.1	4.0	10.3	3.0	-24.8	n.a.	n.a.	n.a.	-3.4
August	1.8	-5.7	3.2	-7.0	6.7	n.a.	n.a.	n.a.	-0.1
TREND ESTIMATES (% change from preceding month)									
2002									
June	0.4	0.2	1.8	0.3	0.5	n.a.	n.a.	n.a.	0.8
July	-0.4	-0.7	1.3	0.5	0.3	n.a.	n.a.	n.a.	0.2
August	-1.7	-1.7	0.0	-0.4	-0.1	n.a.	n.a.	n.a.	-0.9
September	-2.9	-2.3	-1.8	-1.9	-0.6	n.a.	n.a.	n.a.	-1.9
October	-3.8	-2.9	-3.1	-3.5	-0.8	n.a.	n.a.	n.a.	-2.8
November	-4.0	-3.4	-3.3	-4.6	-0.5	n.a.	n.a.	n.a.	-3.1
December	-3.5	-3.6	-2.5	-4.8	0.0	n.a.	n.a.	n.a.	-2.9
2003									
January	-2.0	-2.9	-1.1	-3.6	0.6	n.a.	n.a.	n.a.	-1.8
February	-0.1	-0.8	0.3	-0.8	1.0	n.a.	n.a.	n.a.	-0.1
March	1.5	2.2	1.5	2.5	1.1	n.a.	n.a.	n.a.	1.9
April	2.1	4.2	2.1	4.3	1.1	n.a.	n.a.	n.a.	3.0
May	1.8	4.9	3.2	4.8	1.0	n.a.	n.a.	n.a.	3.4
June	1.0	4.7	3.9	4.1	1.3	n.a.	n.a.	n.a.	3.3
July	0.5	4.0	4.1	3.2	1.3	n.a.	n.a.	n.a.	2.8
August	0.2	3.0	3.6	2.3	1.6	n.a.	n.a.	n.a.	2.2

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

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin(a)	Canberra
Period	no.	no.	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR								
2000-01	21 893	27 528	12 088	4 792	10 700	490	436	1 640
2001-02	31 638	36 730	16 439	6 920	14 515	814	607	2 155
2002-03	30 325	35 766	17 520	7 117	15 495	964	659	2 981
2002								
August	2 863	4 739	1 998	693	1 338	95	37	188
September	2 205	2 780	1 346	507	1 248	84	85	540
October	4 525	3 525	1 742	783	1 303	87	70	245
November	2 793	2 430	1 388	597	1 190	71	42	265
December	2 255	2 589	1 460	615	1 100	103	72	316
2003								
January	2 581	2 459	1 148	555	1 249	65	12	136
February	2 201	2 384	1 438	457	1 372	70	65	221
March	2 248	2 487	1 853	764	1 101	63	64	203
April	2 175	3 522	1 075	465	1 045	78	25	208
May	2 461	2 746	1 155	542	1 556	87	53	189
June	1 893	2 963	1 211	568	1 612	72	37	162
July	2 599	2 651	1 928	645	1 319	127	48	186
August	2 414	2 647	1 641	549	1 336	102	42	125
PUBLIC SECTOR								
2000-01	701	374	326	75	689	16	228	107
2001-02	482	635	243	302	557	53	20	75
2002-03	360	584	264	404	693	13	18	188
2002								
August	4	36	7	35	33	0	7	4
September	14	56	5	32	22	0	0	27
October	4	70	35	40	27	0	2	73
November	0	17	52	52	47	0	0	27
December	0	13	11	60	18	0	0	0
2003								
January	8	2	5	27	28	0	0	3
February	84	105	22	27	15	0	1	3
March	33	34	3	11	107	13	0	16
April	10	35	5	22	46	0	0	13
May	47	154	29	15	29	0	3	2
June	125	14	83	38	199	0	5	0
July	32	1	32	13	26	0	0	0
August	21	38	0	48	28	0	4	1
TOTAL								
2000-01	22 594	27 902	12 414	4 867	11 389	506	664	1 747
2001-02	32 120	37 365	16 682	7 222	15 072	867	627	2 230
2002-03	30 685	36 350	17 784	7 521	16 188	977	677	3 169
2002								
August	2 867	4 775	2 005	728	1 371	95	44	192
September	2 219	2 836	1 351	539	1 270	84	85	567
October	4 529	3 595	1 777	823	1 330	87	72	318
November	2 793	2 447	1 440	649	1 237	71	42	292
December	2 255	2 602	1 471	675	1 118	103	72	316
2003								
January	2 589	2 461	1 153	582	1 277	65	12	139
February	2 285	2 489	1 460	484	1 387	70	66	224
March	2 281	2 521	1 856	775	1 208	76	64	219
April	2 185	3 557	1 080	487	1 091	78	25	221
May	2 508	2 900	1 184	557	1 585	87	56	191
June	2 018	2 977	1 294	606	1 811	72	42	162
July	2 631	2 652	1 960	658	1 345	127	48	186
August	2 435	2 685	1 641	597	1 364	102	46	126

(a) Refer to Explanatory Notes paragraph 25.

DWELLING UNITS APPROVED, By State: Original

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR						
New South Wales	1 952	1 816	20	211	14	4 013
Victoria	2 896	672	24	28	9	3 629
Queensland	2 505	1 130	57	0	0	3 692
South Australia	672	144	3	5	0	824
Western Australia	1 590	233	1	0	0	1 824
Tasmania	231	8	0	8	0	247
Northern Territory	33	19	0	0	1	53
Australian Capital Territory	123	2	0	0	0	125
Australia	10 002	4 024	105	252	24	14 407
PUBLIC SECTOR						
New South Wales	17	26	0	0	0	43
Victoria	2	40	0	0	0	42
Queensland	9	0	0	0	0	9
South Australia	29	19	0	0	0	48
Western Australia	13	24	0	0	0	37
Tasmania	0	0	0	0	0	0
Northern Territory	5	0	0	0	0	5
Australian Capital Territory	1	0	0	0	0	1
Australia	76	109	0	0	0	185
TOTAL						
New South Wales	1 969	1 842	20	211	14	4 056
Victoria	2 898	712	24	28	9	3 671
Queensland	2 514	1 130	57	0	0	3 701
South Australia	701	163	3	5	0	872
Western Australia	1 603	257	1	0	0	1 861
Tasmania	231	8	0	8	0	247
Northern Territory	38	19	0	0	1	58
Australian Capital Territory	124	2	0	0	0	126
Australia	10 078	4 133	105	252	24	14 592

(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										
2000-01	79 965	7 390	8 509	15 899	2 876	4 188	14 897	21 961	37 860	117 825
2001-02	120 744	9 038	10 529	19 567	3 358	4 974	20 448	28 780	48 347	169 091
2002-03	114 694	9 442	11 624	21 066	3 490	5 307	27 603	36 400	57 466	172 160
2002										
June	9 692	812	943	1 755	426	207	1 470	2 103	3 858	13 550
July	10 768	999	1 313	2 312	369	402	1 083	1 854	4 166	14 934
August	11 126	797	970	1 767	300	733	3 575	4 608	6 375	17 501
September	9 635	766	779	1 545	232	273	1 805	2 310	3 855	13 490
October	10 437	1 069	1 062	2 131	532	705	5 462	6 699	8 830	19 267
November	9 229	626	822	1 448	257	350	2 541	3 148	4 596	13 825
December	8 398	682	880	1 562	190	194	2 310	2 694	4 256	12 654
2003										
January	7 714	593	952	1 545	306	355	2 450	3 111	4 656	12 370
February	8 938	630	862	1 492	176	491	1 538	2 205	3 697	12 635
March	9 056	694	887	1 581	274	527	2 326	3 127	4 708	13 764
April	8 589	868	942	1 810	260	351	2 178	2 789	4 599	13 188
May	10 097	974	941	1 915	326	547	1 480	2 353	4 268	14 365
June	10 707	744	1 214	1 958	268	379	855	1 502	3 460	14 167
July	11 212	749	897	1 646	369	435	2 313	3 117	4 763	15 975
August	10 078	776	1 340	2 116	353	319	1 345	2 017	4 133	14 211
VALUE (\$ million)										
2000-01	11 110.5	640.8	1 003.4	1 644.3	302.4	510.4	2 648.8	3 461.4	5 106.0	16 216.7
2001-02	17 566.1	864.4	1 387.7	2 252.1	358.0	699.1	3 761.8	4 819.0	7 071.0	24 637.2
2002-03	18 382.8	967.1	1 662.2	2 629.3	427.6	739.3	5 876.3	7 043.1	9 672.5	28 055.3
2002										
June	1 498.4	73.8	122.8	196.6	50.5	33.5	251.7	335.7	532.2	2 030.6
July	1 657.6	97.9	167.2	265.1	43.5	56.4	166.5	266.3	531.4	2 189.0
August	1 708.2	76.0	128.7	204.7	28.5	116.9	679.3	824.7	1 029.4	2 737.6
September	1 499.0	72.3	107.7	180.1	33.9	35.5	311.6	381.0	561.1	2 060.1
October	1 639.1	117.9	157.0	274.9	44.2	103.3	1 335.6	1 483.1	1 758.0	3 397.1
November	1 455.5	62.3	120.4	182.7	30.0	52.0	570.9	652.9	835.6	2 291.1
December	1 352.6	76.2	131.8	208.0	20.3	24.7	481.3	526.4	734.4	2 086.9
2003										
January	1 238.5	61.1	127.3	188.4	43.5	54.6	499.7	597.8	786.2	2 024.7
February	1 455.5	68.1	123.9	192.0	20.7	61.1	357.2	439.0	631.0	2 086.5
March	1 477.7	68.8	134.8	203.6	33.7	71.7	437.7	543.0	746.6	2 224.4
April	1 409.3	89.8	141.0	230.7	27.6	42.2	583.8	653.6	884.3	2 293.6
May	1 697.2	99.1	143.4	242.5	50.6	74.8	298.6	424.0	666.5	2 363.7
June	1 792.6	77.6	179.0	256.6	51.1	46.1	154.1	251.3	508.0	2 300.6
July	1 894.4	79.4	139.9	219.3	54.0	77.4	472.4	603.8	823.2	2 717.6
August	1 694.9	78.5	175.3	253.8	47.3	42.6	238.3	328.2	582.0	2 276.9

(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)							
2000-01	11 398.4	5 221.5	16 621.4	3 380.8	20 000.8	13 192.0	33 195.9
2001-02	17 566.1	7 071.1	24 637.2	3 957.6	28 594.7	13 715.3	42 310.0
2002-03	17 623.7	9 204.6	26 828.3	4 342.9	31 171.2	16 031.9	47 203.1
2002							
March	4 119.2	1 430.4	5 550.0	911.0	6 460.8	3 336.1	9 801.2
June	4 607.3	1 935.0	6 544.1	1 076.5	7 620.3	3 509.1	11 135.3
September	4 758.4	2 072.1	6 830.5	1 189.9	8 020.4	3 867.2	11 887.5
December	4 314.0	3 185.4	7 499.4	1 005.2	8 504.7	4 279.6	12 784.3
2003							
March	3 979.6	2 036.0	6 015.6	1 038.8	7 054.4	4 202.6	11 257.0
June	4 571.6	1 911.2	6 482.7	1 109.0	7 591.8	3 682.6	11 274.4
SEASONALLY ADJUSTED (\$ million)							
2002							
March	4 410.2	1 584.0	5 995.9	970.5	6 966.4	3 288.4	10 259.3
June	4 496.5	1 944.6	6 442.8	1 036.1	7 478.9	3 359.1	10 842.8
September	4 556.2	2 054.5	6 610.7	1 136.6	7 747.4	4 088.1	11 835.4
December	4 286.7	2 964.9	7 251.6	1 025.0	8 276.6	4 047.0	12 323.6
2003							
March	4 201.0	2 241.4	6 442.3	1 090.8	7 533.1	4 207.9	11 741.0
June	4 579.8	1 943.8	6 523.6	1 090.5	7 614.1	3 689.0	11 303.1
TREND ESTIMATES (\$ million)							
2002							
March	4 488.9	1 658.0	6 148.3	1 006.7	7 155.0	3 377.3	10 536.1
June	4 497.2	1 886.6	6 385.3	1 044.8	7 430.0	3 535.1	10 968.9
September	4 440.2	2 309.6	6 750.3	1 072.9	7 823.3	3 881.9	11 706.8
December	4 356.8	2 477.8	6 832.0	1 079.3	7 911.9	4 087.0	11 996.8
2003							
March	4 342.0	2 372.1	6 713.8	1 077.0	7 790.7	4 048.5	11 838.1
June	4 400.7	2 145.8	6 525.6	1 078.6	7 610.9	3 905.8	11 516.1
TREND ESTIMATES (% change from preceding quarter)							
2002							
March	2.3	-2.0	1.1	3.4	1.4	-0.9	0.7
June	0.2	13.8	3.9	3.8	3.8	4.7	4.1
September	-1.3	22.4	5.7	2.7	5.3	9.8	6.7
December	-1.9	7.3	1.2	0.6	1.1	5.3	2.5
2003							
March	-0.3	-4.3	-1.7	-0.2	-1.5	-0.9	-1.3
June	1.4	-9.5	-2.8	0.2	-2.3	-3.5	-2.7

(a) Reference year for chain volume measures is 2001-2002.
Refer to explanatory notes paragraph 24.

(b) Refer to Explanatory Notes paragraph 14.

VALUE OF TOTAL BUILDING APPROVED, States and Australia

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (\$ million)									
2002									
June	882.0	1 043.6	678.3	182.1	329.4	35.7	31.9	34.4	3 217.3
July	970.9	1 074.6	715.4	187.2	462.3	54.8	36.2	96.9	3 598.2
August	1 254.0	1 524.2	923.0	253.2	624.2	36.1	44.7	64.4	4 723.8
September	1 215.0	1 207.6	704.0	195.1	318.7	35.1	51.6	127.0	3 854.1
October	1 725.5	1 283.3	1 353.6	274.6	357.2	36.0	34.5	82.7	5 147.5
November	1 867.7	1 135.6	753.6	300.0	335.3	32.8	20.7	67.1	4 512.8
December	1 228.0	1 064.4	654.6	195.8	302.9	39.6	21.8	105.9	3 613.2
2003									
January	1 125.2	1 353.6	679.5	162.7	482.6	47.6	9.2	40.7	3 901.2
February	1 354.7	1 224.0	681.1	181.8	362.7	40.4	20.5	91.6	3 956.8
March	1 187.7	1 118.5	1 023.0	218.9	343.0	45.7	27.2	44.7	4 008.7
April	1 086.2	1 441.8	717.2	204.7	373.3	46.8	27.7	62.8	3 960.5
May	1 401.2	1 274.1	844.0	233.6	403.6	49.2	25.5	73.5	4 304.9
June	989.5	1 194.7	744.2	246.5	500.7	60.8	25.3	51.5	3 813.2
July	1 647.7	1 097.8	1 048.7	248.0	421.5	63.3	27.6	52.7	4 607.5
August	1 199.1	1 285.6	824.3	222.3	368.3	52.9	27.5	50.4	4 030.4
SEASONALLY ADJUSTED (\$ million)									
2002									
June	1 032.0	1 175.3	703.9	186.9	349.3	n.a.	n.a.	n.a.	3 549.4
July	800.8	1 244.8	692.6	172.7	427.1	n.a.	n.a.	n.a.	3 497.0
August	1 313.5	1 452.2	932.2	225.8	606.5	n.a.	n.a.	n.a.	4 693.4
September	1 211.3	1 252.8	746.5	201.1	345.0	n.a.	n.a.	n.a.	3 965.0
October	1 466.5	1 199.5	1 278.5	264.3	299.0	n.a.	n.a.	n.a.	4 638.1
November	1 779.6	1 142.1	652.4	295.4	313.1	n.a.	n.a.	n.a.	4 303.2
December	1 338.0	1 054.5	758.1	207.1	358.9	n.a.	n.a.	n.a.	3 869.3
2003									
January	1 242.2	1 606.3	775.6	216.3	547.7	n.a.	n.a.	n.a.	4 520.4
February	1 333.5	1 063.8	755.1	194.4	404.9	n.a.	n.a.	n.a.	3 907.2
March	1 293.8	1 012.6	954.8	198.0	381.7	n.a.	n.a.	n.a.	3 967.9
April	1 215.7	1 398.9	661.2	209.4	373.2	n.a.	n.a.	n.a.	4 002.1
May	1 288.9	1 195.2	755.4	217.6	321.3	n.a.	n.a.	n.a.	3 927.0
June	1 090.6	1 366.4	817.5	257.0	535.7	n.a.	n.a.	n.a.	4 195.5
July	1 417.8	1 262.8	994.8	235.2	376.1	n.a.	n.a.	n.a.	4 421.6
August	1 319.6	1 310.6	867.9	195.0	379.9	n.a.	n.a.	n.a.	4 224.6
TREND (\$ million)									
2002									
June	1 103.5	1 230.6	737.5	181.8	375.7	n.a.	n.a.	n.a.	3 750.9
July	1 116.9	1 271.1	774.2	188.7	387.0	n.a.	n.a.	n.a.	3 894.0
August	1 157.0	1 283.7	809.5	200.5	384.7	n.a.	n.a.	n.a.	4 042.6
September	1 219.7	1 265.1	829.4	212.5	376.0	n.a.	n.a.	n.a.	4 160.6
October	1 289.5	1 217.2	830.1	221.5	370.2	n.a.	n.a.	n.a.	4 210.9
November	1 338.7	1 154.1	817.5	224.8	374.4	n.a.	n.a.	n.a.	4 186.7
December	1 350.3	1 091.7	798.6	221.6	384.4	n.a.	n.a.	n.a.	4 100.1
2003									
January	1 328.2	1 054.1	779.3	215.0	397.5	n.a.	n.a.	n.a.	3 999.4
February	1 293.4	1 054.1	770.2	210.1	408.2	n.a.	n.a.	n.a.	3 939.2
March	1 266.9	1 088.8	776.6	209.7	409.8	n.a.	n.a.	n.a.	3 944.6
April	1 252.2	1 141.4	794.2	213.4	402.7	n.a.	n.a.	n.a.	3 997.1
May	1 253.4	1 199.4	814.2	220.3	397.4	n.a.	n.a.	n.a.	4 077.2
June	1 263.2	1 252.3	837.5	225.2	398.1	n.a.	n.a.	n.a.	4 155.7
July	1 279.2	1 296.2	864.5	226.7	399.3	n.a.	n.a.	n.a.	4 226.8
August	1 293.8	1 331.4	889.8	227.1	408.2	n.a.	n.a.	n.a.	4 292.8

n.a. not available

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2002									
June	-34.3	-13.8	-6.4	-4.8	-17.3	-0.7	110.9	-32.5	-18.9
July	10.1	3.0	5.5	2.8	40.4	53.5	13.3	182.0	11.8
August	29.2	41.8	29.0	35.3	35.0	-34.0	23.5	-33.5	31.3
September	-3.1	-20.8	-23.7	-22.9	-48.9	-2.9	15.4	97.2	-18.4
October	42.0	6.3	92.3	40.8	12.1	2.6	-33.1	-34.9	33.6
November	8.2	-11.5	-44.3	9.3	-6.1	-9.0	-40.0	-18.8	-12.3
December	-34.3	-6.3	-13.1	-34.7	-9.7	21.0	5.5	57.8	-19.9
2003									
January	-8.4	27.2	3.8	-16.9	59.3	20.2	-57.6	-61.6	8.0
February	20.4	-9.6	0.2	11.7	-24.8	-15.2	121.9	125.1	1.4
March	-12.3	-8.6	50.2	20.4	-5.4	13.2	32.5	-51.2	1.3
April	-8.5	28.9	-29.9	-6.5	8.8	2.4	1.7	40.7	-1.2
May	29.0	-11.6	17.7	14.1	8.1	5.0	-7.7	17.1	8.7
June	-29.4	-6.2	-11.8	5.5	24.0	23.6	-0.9	-30.0	-11.4
July	66.5	-8.1	40.9	0.6	-15.8	4.2	9.3	2.4	20.8
August	-27.2	17.1	-21.4	-10.4	-12.6	-16.4	-0.6	-4.3	-12.5
SEASONALLY ADJUSTED (% change from preceding month)									
2002									
June	-12.8	1.4	4.2	9.7	8.9	n.a.	n.a.	n.a.	-1.7
July	-22.4	5.9	-1.6	-7.6	22.3	n.a.	n.a.	n.a.	-1.5
August	64.0	16.7	34.6	30.8	42.0	n.a.	n.a.	n.a.	34.2
September	-7.8	-13.7	-19.9	-10.9	-43.1	n.a.	n.a.	n.a.	-15.5
October	21.1	-4.3	71.3	31.4	-13.3	n.a.	n.a.	n.a.	17.0
November	21.4	-4.8	-49.0	11.8	4.7	n.a.	n.a.	n.a.	-7.2
December	-24.8	-7.7	16.2	-29.9	14.6	n.a.	n.a.	n.a.	-10.1
2003									
January	-7.2	52.3	2.3	4.5	52.6	n.a.	n.a.	n.a.	16.8
February	7.3	-33.8	-2.6	-10.1	-26.1	n.a.	n.a.	n.a.	-13.6
March	-3.0	-4.8	26.5	1.9	-5.7	n.a.	n.a.	n.a.	1.6
April	-6.0	38.1	-30.7	5.8	-2.2	n.a.	n.a.	n.a.	0.9
May	6.0	-14.6	14.2	3.9	-13.9	n.a.	n.a.	n.a.	-1.9
June	-15.4	14.3	8.2	18.1	66.7	n.a.	n.a.	n.a.	6.8
July	30.0	-7.6	21.7	-8.5	-29.8	n.a.	n.a.	n.a.	5.4
August	-6.9	3.8	-12.8	-17.1	1.0	n.a.	n.a.	n.a.	-4.5
TREND ESTIMATES (% change from preceding month)									
2002									
June	-0.8	4.5	3.9	0.1	7.1	n.a.	n.a.	n.a.	3.0
July	1.2	3.3	5.0	3.8	3.0	n.a.	n.a.	n.a.	3.8
August	3.6	1.0	4.6	6.3	-0.6	n.a.	n.a.	n.a.	3.8
September	5.4	-1.5	2.5	6.0	-2.2	n.a.	n.a.	n.a.	2.9
October	5.7	-3.8	0.1	4.2	-1.5	n.a.	n.a.	n.a.	1.2
November	3.8	-5.2	-1.5	1.5	1.1	n.a.	n.a.	n.a.	-0.6
December	0.9	-5.4	-2.3	-1.5	2.7	n.a.	n.a.	n.a.	-2.1
2003									
January	-1.6	-3.4	-2.4	-3.0	3.4	n.a.	n.a.	n.a.	-2.5
February	-2.6	0.0	-1.2	-2.3	2.7	n.a.	n.a.	n.a.	-1.5
March	-2.0	3.3	0.8	-0.2	0.4	n.a.	n.a.	n.a.	0.1
April	-1.2	4.8	2.3	1.7	-1.7	n.a.	n.a.	n.a.	1.3
May	0.1	5.1	2.5	3.2	-1.3	n.a.	n.a.	n.a.	2.0
June	0.8	4.4	2.9	2.2	0.2	n.a.	n.a.	n.a.	1.9
July	1.3	3.5	3.2	0.7	0.3	n.a.	n.a.	n.a.	1.7
August	1.1	2.7	2.9	0.2	2.2	n.a.	n.a.	n.a.	1.6

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (\$ million)									
2002									
June	197.9	307.7	164.3	68.3	78.6	14.0	11.1	13.5	855.3
July	285.4	291.9	191.7	53.3	152.7	27.7	14.6	37.0	1 054.3
August	382.5	382.7	229.4	121.0	346.9	9.1	29.1	30.7	1 531.4
September	502.5	405.2	246.6	75.1	71.7	9.9	28.9	49.3	1 389.3
October	434.8	333.5	399.8	56.1	94.6	10.3	16.0	27.4	1 372.6
November	965.1	402.4	236.8	162.8	75.4	12.5	7.7	17.2	1 879.9
December	480.2	373.4	160.6	64.6	71.2	9.8	5.1	47.0	1 212.1
2003									
January	387.9	692.5	195.1	42.4	220.5	24.1	2.9	17.8	1 583.3
February	574.5	514.6	198.4	65.2	60.1	17.0	5.0	52.0	1 486.8
March	450.3	435.4	318.6	48.4	88.5	17.4	11.6	4.4	1 374.5
April	402.4	353.2	236.9	95.6	144.2	20.5	16.9	23.7	1 293.4
May	586.8	476.7	197.4	105.4	94.4	16.0	5.4	36.9	1 519.1
June	267.3	380.4	180.2	111.5	132.9	27.6	7.9	18.9	1 126.8
July	691.4	275.9	249.9	86.5	106.1	16.3	11.5	14.3	1 451.9
August	343.9	531.3	187.4	89.7	83.6	13.0	12.1	17.7	1 278.7
TREND (\$ million)									
2002									
June	332.8	424.0	199.8	61.0	123.2	n.a.	n.a.	n.a.	1 180.8
July	345.5	430.9	225.4	68.0	130.7	n.a.	n.a.	n.a.	1 249.3
August	373.9	425.1	251.1	78.0	127.0	n.a.	n.a.	n.a.	1 327.0
September	413.6	408.8	268.3	86.5	117.4	n.a.	n.a.	n.a.	1 397.4
October	453.5	385.7	271.7	91.1	108.3	n.a.	n.a.	n.a.	1 438.5
November	483.0	361.8	264.2	90.4	107.4	n.a.	n.a.	n.a.	1 443.3
December	497.9	340.3	248.0	85.6	113.2	n.a.	n.a.	n.a.	1 410.9
2003									
January	498.9	329.9	228.8	80.1	122.4	n.a.	n.a.	n.a.	1 361.1
February	493.9	332.7	214.3	77.7	129.4	n.a.	n.a.	n.a.	1 318.9
March	488.8	350.8	207.4	79.8	128.2	n.a.	n.a.	n.a.	1 300.9
April	482.9	381.1	205.7	85.0	118.9	n.a.	n.a.	n.a.	1 308.7
May	482.0	420.5	202.7	91.7	111.0	n.a.	n.a.	n.a.	1 347.5
June	481.8	463.4	202.7	95.0	107.8	n.a.	n.a.	n.a.	1 395.1
July	482.4	505.3	206.9	94.4	105.3	n.a.	n.a.	n.a.	1 441.3
August	479.3	542.2	213.3	91.3	110.5	n.a.	n.a.	n.a.	1 487.6

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2002									
June	-50.3	-28.0	-11.1	23.0	-37.5	20.6	89.5	28.7	-29.9
July	44.2	-5.1	16.7	-21.9	94.1	98.2	31.9	173.5	23.3
August	34.0	31.1	19.7	127.0	127.2	-67.3	99.1	-17.1	45.3
September	31.4	5.9	7.5	-37.9	-79.3	9.7	-0.7	60.4	-9.3
October	-13.5	-17.7	62.1	-25.4	31.9	3.9	-44.8	-44.3	-1.2
November	121.9	20.7	-40.8	190.4	-20.3	20.8	-51.6	-37.2	37.0
December	-50.2	-7.2	-32.2	-60.3	-5.5	-21.2	-33.5	172.7	-35.5
2003									
January	-19.2	85.5	21.5	-34.4	209.5	145.6	-43.1	-62.1	30.6
February	48.1	-25.7	1.7	53.5	-72.7	-29.6	72.7	191.7	-6.1
March	-21.6	-15.4	60.6	-25.8	47.2	2.3	130.7	-91.5	-7.5
April	-10.6	-18.9	-25.6	97.7	62.9	17.8	45.3	433.7	-5.9
May	45.8	35.0	-16.7	10.2	-34.5	-22.1	-68.1	55.6	17.4
June	-54.5	-20.2	-8.7	5.8	40.8	73.2	47.1	-48.7	-25.8
July	158.7	-27.5	38.7	-22.4	-20.2	-41.0	44.6	-24.4	28.9
August	-50.3	92.6	-25.0	3.6	-21.2	-20.2	5.2	23.7	-11.9
TREND ESTIMATES (% change from preceding month)									
2002									
June	-1.2	4.0	7.7	2.7	18.3	n.a.	n.a.	n.a.	3.7
July	3.8	1.6	12.8	11.5	6.2	n.a.	n.a.	n.a.	5.8
August	8.2	-1.4	11.4	14.7	-2.9	n.a.	n.a.	n.a.	6.2
September	10.6	-3.8	6.8	10.9	-7.6	n.a.	n.a.	n.a.	5.3
October	9.6	-5.6	1.2	5.3	-7.8	n.a.	n.a.	n.a.	2.9
November	6.5	-6.2	-2.8	-0.7	-0.8	n.a.	n.a.	n.a.	0.3
December	3.1	-5.9	-6.1	-5.3	5.4	n.a.	n.a.	n.a.	-2.2
2003									
January	0.2	-3.1	-7.7	-6.5	8.1	n.a.	n.a.	n.a.	-3.5
February	-1.0	0.9	-6.3	-2.9	5.7	n.a.	n.a.	n.a.	-3.1
March	-1.0	5.4	-3.2	2.7	-1.0	n.a.	n.a.	n.a.	-1.4
April	-1.2	8.6	-0.8	6.5	-7.2	n.a.	n.a.	n.a.	0.6
May	-0.2	10.3	-1.4	7.9	-6.6	n.a.	n.a.	n.a.	3.0
June	-0.1	10.2	0.0	3.5	-2.9	n.a.	n.a.	n.a.	3.5
July	0.1	9.0	2.1	-0.6	-2.3	n.a.	n.a.	n.a.	3.3
August	-0.6	7.3	3.1	-3.2	5.0	n.a.	n.a.	n.a.	3.2

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

VALUE OF BUILDING APPROVED, By State: Original

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversion</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
PRIVATE SECTOR								
New South Wales	355.2	281.4	2.8	144.9	64.1	848.4	303.5	1 151.9
Victoria	514.5	101.2	6.2	118.1	4.0	743.9	473.4	1 217.3
Queensland	426.9	137.1	4.8	63.3	0.0	632.1	153.2	785.3
South Australia	89.4	18.8	0.4	18.4	0.6	127.5	66.8	194.3
Western Australia	234.2	25.5	0.1	20.3	0.0	280.2	72.4	352.6
Tasmania	31.9	0.7	0.0	6.6	0.3	39.5	10.1	49.5
Northern Territory	6.0	6.3	0.0	1.8	0.0	14.2	8.8	23.0
Australian Capital Territory	25.1	0.3	0.0	7.2	0.0	32.5	6.4	38.9
Australia	1 683.1	571.3	14.3	380.6	69.0	2 718.3	1 094.6	3 812.8
PUBLIC SECTOR								
New South Wales	3.0	2.9	0.0	0.8	0.0	6.7	40.4	47.2
Victoria	0.3	4.1	0.0	5.9	0.0	10.3	58.0	68.3
Queensland	1.3	0.0	0.0	3.5	0.0	4.8	34.2	39.0
South Australia	3.3	1.7	0.0	0.1	0.0	5.1	22.9	28.0
Western Australia	2.4	2.0	0.0	0.1	0.0	4.5	11.2	15.7
Tasmania	0.0	0.0	0.0	0.4	0.0	0.4	2.9	3.4
Northern Territory	1.2	0.0	0.0	0.1	0.0	1.2	3.3	4.5
Australian Capital Territory	0.2	0.0	0.0	0.0	0.0	0.2	11.3	11.5
Australia	11.8	10.7	0.0	10.9	0.0	33.4	184.1	217.5
TOTAL								
New South Wales	358.2	284.4	2.8	145.7	64.1	855.2	343.9	1 199.1
Victoria	514.8	105.3	6.2	124.0	4.0	754.3	531.3	1 285.6
Queensland	428.2	137.1	4.8	66.8	0.0	636.9	187.4	824.3
South Australia	92.7	20.5	0.4	18.5	0.6	132.6	89.7	222.3
Western Australia	236.6	27.5	0.1	20.5	0.0	284.7	83.6	368.3
Tasmania	31.9	0.7	0.0	7.0	0.3	39.9	13.0	52.9
Northern Territory	7.2	6.3	0.0	1.9	0.0	15.4	12.1	27.5
Australian Capital Territory	25.3	0.3	0.0	7.2	0.0	32.7	17.7	50.4
Australia	1 694.9	582.0	14.3	391.5	69.0	2 751.7	1 278.7	4 030.4

VALUE OF NON-RESIDENTIAL BUILDING APPROVED, By State: **Original**

State/Territory	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
New South Wales	9.5	91.0	67.9	26.3	38.8	32.2	0.8	11.5	2.9	22.4	303.5
Victoria	3.4	31.0	18.9	317.8	47.1	20.5	1.9	11.4	5.6	15.8	473.4
Queensland	2.8	57.6	4.0	20.1	23.5	18.3	1.0	6.3	4.1	15.4	153.2
South Australia	0.5	6.1	11.2	1.2	37.4	2.2	1.6	5.1	0.2	1.3	66.8
Western Australia	1.0	15.7	3.3	8.0	12.6	4.3	0.4	19.3	0.6	7.3	72.4
Tasmania	0.2	0.7	3.0	0.3	2.9	0.6	0.5	0.7	1.1	0.0	10.1
Northern Territory	0.0	1.7	0.1	1.6	4.1	1.3	0.0	0.0	0.0	0.0	8.8
Australian Capital Territory	0.0	1.2	3.2	0.7	0.0	1.0	0.0	0.0	0.3	0.0	6.4
Australia	17.4	205.2	111.6	376.0	166.5	80.5	6.2	54.3	14.7	62.2	1 094.6
PUBLIC SECTOR											
New South Wales	0.0	0.4	2.1	7.8	1.5	18.6	0.0	8.4	0.1	1.7	40.4
Victoria	0.3	0.1	0.0	16.6	1.1	15.1	0.0	13.1	4.4	7.3	58.0
Queensland	0.5	1.1	0.0	0.4	5.1	24.1	0.0	0.6	1.0	1.3	34.2
South Australia	0.0	0.1	0.0	0.5	1.8	17.3	0.0	2.6	0.2	0.4	22.9
Western Australia	0.0	0.1	0.0	0.7	0.0	6.4	0.0	2.4	0.0	1.7	11.2
Tasmania	0.0	0.5	0.0	0.0	0.5	1.8	0.0	0.0	0.0	0.2	2.9
Northern Territory	0.0	0.4	0.0	0.4	0.1	1.3	0.0	0.0	0.1	1.0	3.3
Australian Capital Territory	0.0	0.0	0.0	0.0	2.0	8.5	0.0	0.0	0.0	0.9	11.3
Australia	0.8	2.6	2.1	26.2	12.0	93.1	0.0	27.2	5.7	14.4	184.1
TOTAL											
New South Wales	9.5	91.4	70.0	34.1	40.3	50.8	0.8	20.0	3.0	24.1	343.9
Victoria	3.7	31.1	18.9	334.3	48.2	35.6	1.9	24.5	10.0	23.1	531.3
Queensland	3.3	58.7	4.0	20.5	28.7	42.4	1.0	7.0	5.1	16.7	187.4
South Australia	0.5	6.2	11.2	1.7	39.1	19.5	1.6	7.8	0.4	1.6	89.7
Western Australia	1.0	15.9	3.3	8.6	12.6	10.7	0.4	21.6	0.6	9.0	83.6
Tasmania	0.2	1.2	3.0	0.3	3.4	2.4	0.5	0.7	1.1	0.2	13.0
Northern Territory	0.0	2.1	0.1	2.0	4.2	2.6	0.0	0.0	0.1	1.0	12.1
Australian Capital Territory	0.0	1.2	3.2	0.7	2.0	9.5	0.0	0.0	0.3	0.9	17.7
Australia	18.2	207.8	113.6	402.2	178.5	173.6	6.2	81.5	20.4	76.6	1 278.7

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

Period	<i>Hotels, motels and other short term accommodation....</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
2003												
June	33	3.3	355	32.3	58	6.0	183	16.5	130	12.6	79	8.4
July	28	2.8	411	36.9	67	7.0	197	19.4	133	12.4	74	7.5
August	31	3.2	370	33.9	57	5.8	177	17.8	171	16.0	52	5.1
Value—\$200,000–\$499,999												
2003												
June	12	3.9	66	17.2	38	12.2	73	22.4	55	18.3	31	9.9
July	11	2.9	84	23.9	33	10.9	68	21.0	78	24.1	39	12.3
August	10	3.0	90	26.9	45	13.9	74	21.3	72	21.1	39	12.0
Value—\$500,000–\$999,999												
2003												
June	7	5.0	25	18.8	19	13.0	27	19.5	21	15.3	26	18.5
July	5	3.0	40	28.3	13	9.4	30	19.5	34	22.4	27	21.1
August	1	0.7	46	30.3	20	13.2	21	13.9	27	17.7	24	16.8
Value—\$1,000,000–\$4,999,999												
2003												
June	11	27.6	30	54.2	9	14.7	31	60.4	28	64.8	26	57.9
July	5	10.5	38	85.7	8	14.1	31	58.1	17	35.4	37	95.9
August	5	11.4	27	53.4	11	19.4	22	47.4	36	77.5	34	76.1
Value—\$5,000,000 and over												
2003												
June	2	14.1	7	121.7	1	6.0	7	160.3	4	29.8	7	63.5
July	4	59.6	6	297.3	2	13.6	6	108.9	7	60.3	12	83.5
August	0	0.0	5	63.3	6	61.4	4	301.8	4	46.2	8	63.6
Value—Total												
2000-01	502	461.1	4 754	2 141.9	1 685	790.5	3 657	2 674.9	2 759	1 663.8	1 745	1 997.2
2001-02	594	587.7	4 771	2 016.3	1 475	779.8	3 312	2 984.7	2 869	1 946.3	2 100	2 009.2
2002-03	614	839.1	5 540	3 075.3	1 588	917.8	3 413	3 618.6	3 085	2 222.1	2 193	2 049.0
2003												
June	65	53.9	483	244.2	125	51.9	321	279.2	238	140.8	169	158.3
July	53	78.8	579	472.0	123	55.0	332	227.0	269	154.6	189	220.3
August	47	18.2	538	207.8	139	113.6	298	402.2	310	178.5	157	173.6

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										
2003										
June	5	0.6	36	3.7	31	2.9	66	6.3	976	92.6
July	11	1.0	29	3.0	48	4.3	58	5.4	1 056	99.9
August	12	1.1	31	2.9	36	3.8	50	5.7	987	95.3
Value—\$200,000–\$499,999										
2003										
June	8	2.6	17	5.2	21	5.9	22	6.2	343	103.7
July	7	1.9	16	4.6	20	5.8	31	9.2	387	116.7
August	3	0.8	15	4.0	13	3.8	27	8.2	388	115.0
Value—\$500,000–\$999,999										
2003										
June	3	2.0	4	2.0	7	4.8	10	6.6	149	105.6
July	1	0.8	7	4.8	11	7.3	15	10.5	183	127.1
August	3	1.7	12	8.6	7	4.6	15	10.6	176	118.0
Value—\$1,000,000–\$4,999,999										
2003										
June	2	3.1	12	28.5	12	20.1	9	16.0	170	347.4
July	3	5.4	14	30.3	14	29.3	11	26.4	178	391.0
August	2	2.5	9	27.3	7	8.3	15	24.3	168	347.6
Value—\$5,000,000 and over										
2003										
June	1	5.2	2	13.6	3	22.9	4	40.3	38	477.4
July	1	5.9	6	52.4	3	23.0	2	12.7	49	717.3
August	0	0.0	4	38.7	0	0.0	4	27.9	35	602.9
Value—Total										
2000-01	219	105.0	733	1 315.8	945	922.4	1 081	810.8	18 080	12 883.4
2001-02	195	137.4	863	1 421.7	970	1 032.1	1 190	799.8	18 339	13 715.3
2002-03	182	77.2	893	1 292.7	954	1 503.9	1 219	1 227.2	19 681	16 823.5
2003										
June	19	13.6	71	52.9	74	56.7	111	75.3	1 676	1 126.8
July	23	15.0	72	95.2	96	69.8	117	64.3	1 853	1 451.9
August	20	6.2	71	81.5	63	20.4	111	76.6	1 754	1 278.7

(a) Refer to Explanatory Notes paragraph 8.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following:

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

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

5 From July 1990, the statistics include:

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

VALUE DATA

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

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

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

EXPLANATORY NOTES

OWNERSHIP

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

BUILDING CLASSIFICATION

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

EXPLANATORY NOTES

SEASONAL ADJUSTMENT *continued*

18 From May 2003, the seasonally adjusted estimates are produced by the concurrent seasonal adjustment method which takes account of the latest available original estimates. The concurrent method improves the estimation of seasonal factors, and therefore, the seasonally adjusted and trend estimates for the current and previous months. As a result of this improvement, revisions to the seasonally adjusted and trend estimates will be observed for recent periods. The estimates that will improve the most will be for the current month, previous month and the same month one year ago. In most instances the only noticeable revisions will be to the previous month and the same month one year ago. The concurrent seasonal adjustment methodology replaces the forward factor methodology previously used to adjust Building Approval series, where seasonal factors were only revised following an annual reanalysis.

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

20 A more detailed review of concurrent seasonal factors will be conducted annually, generally prior to the release of data for May. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

TREND ESTIMATES

21 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.

22 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.

23 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.

EXPLANATORY NOTES

CHAIN VOLUME MEASURES

24 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).

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

25 Area statistics are now being classified to the *Australian Standard Geographical Classification (ASGC), 2003 Edition* (cat. no 1216.0), effective from July 2003. Building work approved before July 2003 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.

26 From 1 July 2002, approvals in the External Territories of Australia are included in these statistics. Jervis Bay is included in New South Wales, while Christmas Island and Cocos-Keeling Islands are included in Western Australia

ABS DATA AVAILABLE ON REQUEST

27 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.

RELATED PUBLICATIONS

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

- *Building Activity, Australia*, (cat. no. 8752.0–8752.7)
- *Building Activity, Australia: Dwelling Unit Commencements*, (cat. no. 8750.0)
- *Building Approvals*, (cat. no. 8731.1–8731.7)
- *Construction Work Done, Australia, Preliminary*, (cat. no. 8755.0)
- *Engineering Construction Activity, Australia*, (cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities*, (cat. no. 6416.0)
- *Housing Finance for Owner Occupation, Australia*, (cat. no. 5609.0)
- *Producer Price Indexes, Australia*, (cat. no. 6427.0)

29 While building approvals value series are shown inclusive of GST, this is different to building activity — *Building Activity, Australia* (cat. no. 8752.0) and *Construction Work Done, Australia, Preliminary* (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 — *Engineering Construction Activity, Australia* (cat. no. 8762.0) all values will exclude GST.

ROUNDING

30 When figures have been rounded, discrepancies may occur between sums of the component items and totals.

G L O S S A R Y

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

G L O S S A R Y

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

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