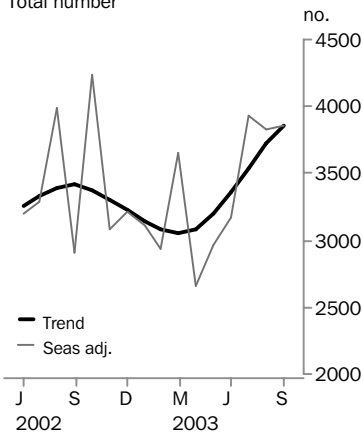


# BUILDING APPROVALS QUEENSLAND

EMBARGO: 11:30AM (CANBERRA TIME) FRI 7 NOV 2003

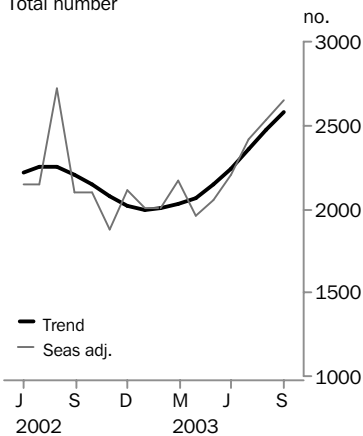
## Dwelling units approved

Total number



## Private sector houses approved

Total number



## SEPTEMBER KEY FIGURES

	Jul 2003	Aug 2003	Sep 2003
Dwelling units approved			
Original	4 323	3 749	3 971
Seasonally adjusted	3 930	3 833	3 857
Trend	3 541	3 722	3 861

	% change Jun 2003 to Jul 2003	% change Jul 2003 to Aug 2003	% change Aug 2003 to Sep 2003
Dwelling units approved			
Original	44.5	-13.3	5.9
Seasonally adjusted	24.0	-2.5	0.6
Trend	5.5	5.1	3.7

## SEPTEMBER KEY POINTS

### TREND ESTIMATES

- The trend estimate for the number of dwelling units approved rose by 3.7% in September 2003. The estimate has increased for the past six months.
- The trend estimate for the number of private sector houses increased by 4.0% in September 2003, with the estimate increasing over the past eight months.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved in September 2003 showed a marginal increase of 0.6%. The estimate was 32.8% above the estimate for September 2002.
- The seasonally adjusted estimate for private sector houses approved has increased for the past five months.

### ORIGINAL ESTIMATES

- The total number of dwelling units approved in the September 2003 quarter was 12,043 which was an increase of 36.2% on the June quarter.
- The total value of building work approved in the September 2003 quarter was \$3,147.3m, which was a rise of 36.4% over the June 2003 quarter. The value of residential work rose by 35.4% and the value of non residential work rose by 39.0%.

## INQUIRIES

- For further information about these and related statistics, contact Darryl Rowe on Adelaide (08) 8237 7596 or the National Information and Referral Service on 1300 135 070.

# NOTES

## ABOUT THIS ISSUE

**This September quarter 2003 issue is the final issue of this publication.**

In future, all data in this publication will be available in other ABS products, viz:

- From the October 2003 issue, Building Approvals Australia (cat. no. 8731.0) will be expanded to include the state and territory data series of interest to most users. A copy of the proposed publication is available on the ABS website. (see [www.abs.gov.au](http://www.abs.gov.au) and press the Publications icon, then go to 8731.0)
- A Building Approvals data cube—contains most of the variables in this publication.
- The on-line AusStats service—under Building Approvals Australia (cat. no. 8731.0).
- The ABS web site—in the Main Features for Building Approvals Australia (cat. no. 8731.0).

For further information on these alternative sources and how to access them, please refer to the letter enclosed.



## CHANGES IN THIS ISSUE

Quarterly chain volume data incorporate a new base year, 2001-02, which has resulted in revisions to growth rates, small in most cases, for subsequent periods. In addition, the reference year has been advanced to 2001-02, thereby preserving additivity in the quarters after the reference year. Re-referencing resulted in revisions to levels, but not growth rates, for all periods (see paragraphs 25-26 of the Explanatory Notes).

Area statistics are now classified to the Australian Standard Geographical Classification, 2003 Edition (see paragraphs 27-28 of the Explanatory Notes).



## DATA NOTES

A special article 'Functional Classification of Buildings', containing data for 2001-02 and 2002-03 was included in the September 2003 issue of Building Approvals Australia (cat. no. 8731.0). This and other articles are available from the ABS website at [www.abs.gov.au](http://www.abs.gov.au). Go to the 'Feature Articles' link on the home page, then select 'Industry/Construction'.



## REVISIONS THIS QUARTER

There have been revisions made to total dwelling units since the last issue of this publication, resulting in an additional 261 dwellings in 2002-03.

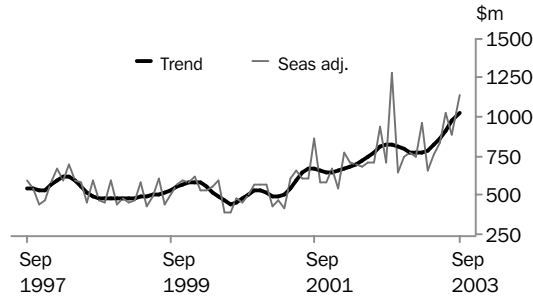


Maelisa McNeil  
Regional Director, Queensland

# VALUE OF BUILDING APPROVED

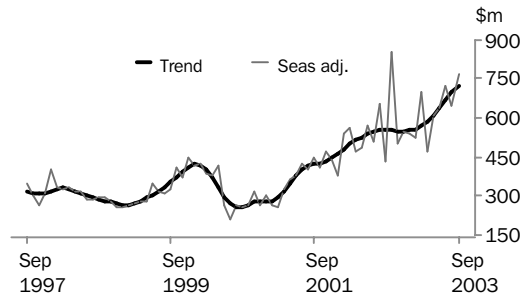
## VALUE OF TOTAL BUILDING

The trend estimate for the value of total building has risen for the past seven months following five months of decline.



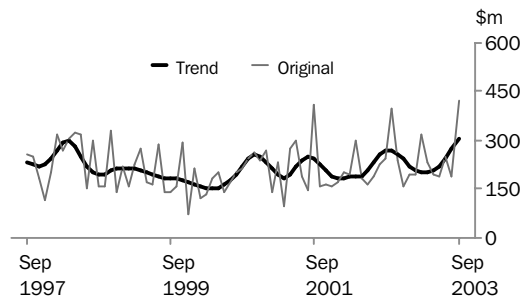
## VALUE OF RESIDENTIAL BUILDING

The trend estimate for the value of residential building has risen for the past nine months following three months of decline.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate for the value of non residential building has risen for the past five months following six months of decline or no movement.



# DWELLINGS APPROVED: 2002-03

## TYPE OF DWELLING

The number of dwelling units approved in Queensland during 2002-03 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 for 2001-02 and 2002-03.

<i>Type of dwelling</i>	<i>Number of units</i>	<i>2001-02 % of total dwellings</i>	<i>2002-03 % of total dwellings</i>
<b>New residential</b>			
Houses	25 752	72.8	65.4
<b>Other residential building</b>			
Semi-detached, row or terrace houses, townhouses etc of:			
1 storey	1 847	3.4	4.7
2 or more storeys	2 440	5.3	6.2
<i>Total</i>	4 287	8.8	10.9
Flats, units, apartments in a building of:			
1 or 2 storeys	1 461	3.1	3.7
3 storeys	1 535	3.4	3.9
4 or more storeys	6 024	11.3	15.3
<i>Total</i>	9 020	17.8	22.9
<i>Total other residential building</i>	13 307	26.5	33.8
<b>Other</b>			
Alterations and additions to residential building	50	0.2	0.1
Conversions	223	0.4	0.6
Non-residential building	15	0.0	0.0
<b>Total building</b>	<b>39 347</b>	<b>100.0</b>	<b>100.0</b>

## SUMMARY COMMENT

The number of dwelling units approved in 2002-03 increased by 10.6% on the previous financial year to 39,347. The relative percentage of houses fell from 72.8% to 65.4% while the percentage of other residential dwellings rose from 26.5% to 33.8%.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

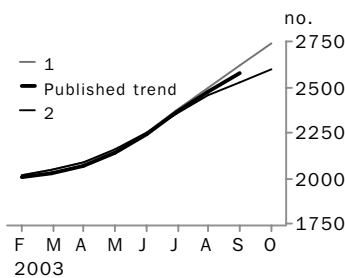
Recent seasonally adjusted and trend estimates are likely to be revised when original estimates for subsequent months become available. The approximate effect of possible scenarios on trend estimates are presented below.

### 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.

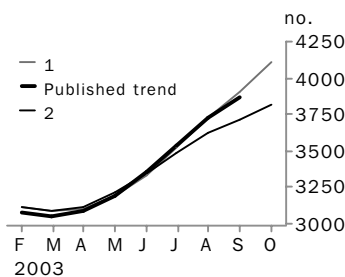
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the October seasonally adjusted estimate is higher than the September estimate by 7% for the number of private sector houses approved and 9% for total dwelling units approved; and that the October seasonally adjusted estimate is lower than the September estimate by 7% for the number of private sector houses approved and 9% for total 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



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b>		<b>2</b>	
			<i>rises by 7% on Sep 2003</i>		<i>falls by 7% on Sep 2003</i>	
	no.	% change	no.	% change	no.	% change
May 2003	2 142	3.5	2 147	3.1	2 159	3.3
June 2003	2 244	4.8	2 246	4.6	2 251	4.3
July 2003	2 361	5.2	2 369	5.5	2 354	4.6
August 2003	2 475	4.8	2 499	5.5	2 450	4.0
September 2003	2 574	4.0	2 619	4.8	2 527	3.1
October 2003	n.y.a.	n.y.a.	2 737	4.5	2 597	2.8

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b>		<b>2</b>	
			<i>rises by 9% on Sep 2003</i>		<i>falls by 9% on Sep 2003</i>	
	no.	% change	no.	% change	no.	% change
May 2003	3 197	3.6	3 194	2.8	3 218	3.1
June 2003	3 356	5.0	3 334	4.4	3 346	4.0
July 2003	3 541	5.5	3 520	5.6	3 489	4.3
August 2003	3 722	5.1	3 723	5.7	3 619	3.7
September 2003	3 861	3.7	3 906	4.9	3 710	2.5
October 2003	n.y.a.	n.y.a.	4 115	5.4	3 820	3.0

## 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>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
<b>2002</b>						
July	2 334	2 345	1 003	1 003	3 337	3 348
August	2 857	2 871	1 373	1 373	4 230	4 244
September	2 058	2 073	754	760	2 812	2 833
October	2 336	2 398	2 621	2 625	4 957	5 023
November	1 752	1 838	1 122	1 155	2 874	2 993
December	1 789	1 804	966	995	2 755	2 799
<b>2003</b>						
January	1 749	1 774	949	963	2 698	2 737
February	2 022	2 064	690	690	2 712	2 754
March	2 301	2 310	1 454	1 466	3 755	3 776
April	1 833	1 847	813	825	2 646	2 672
May	2 207	2 221	864	955	3 071	3 176
June	2 188	2 235	660	757	2 848	2 992
July	2 820	2 843	1 454	1 480	4 274	4 323
August	2 532	2 542	1 207	1 207	3 739	3 749
September	2 550	2 576	1 373	1 395	3 923	3 971
SEASONALLY ADJUSTED						
<b>2002</b>						
July	2 144	2 160	n.a.	n.a.	3 273	3 289
August	2 725	2 758	n.a.	n.a.	3 962	3 995
September	2 097	2 113	n.a.	n.a.	2 883	2 905
October	2 101	2 146	n.a.	n.a.	4 189	4 238
November	1 875	1 923	n.a.	n.a.	2 995	3 076
December	2 112	2 140	n.a.	n.a.	3 163	3 220
<b>2003</b>						
January	2 000	2 025	n.a.	n.a.	3 070	3 109
February	2 004	2 046	n.a.	n.a.	2 899	2 941
March	2 166	2 178	n.a.	n.a.	3 634	3 658
April	1 961	1 974	n.a.	n.a.	2 635	2 660
May	2 054	2 071	n.a.	n.a.	2 862	2 970
June	2 200	2 230	n.a.	n.a.	3 042	3 169
July	2 419	2 452	n.a.	n.a.	3 871	3 930
August	2 532	2 556	n.a.	n.a.	3 809	3 833
September	2 646	2 675	n.a.	n.a.	3 806	3 857
TREND ESTIMATES						
<b>2002</b>						
July	2 251	2 275	1 013	1 055	3 264	3 330
August	2 250	2 277	1 088	1 118	3 338	3 395
September	2 210	2 240	1 157	1 176	3 367	3 416
October	2 142	2 176	1 192	1 204	3 334	3 380
November	2 072	2 108	1 184	1 194	3 256	3 302
December	2 021	2 056	1 154	1 165	3 175	3 221
<b>2003</b>						
January	1 999	2 030	1 097	1 111	3 096	3 141
February	2 004	2 030	1 028	1 047	3 032	3 077
March	2 029	2 051	970	999	2 999	3 050
April	2 070	2 090	955	994	3 025	3 084
May	2 142	2 164	985	1 033	3 127	3 197
June	2 244	2 268	1 039	1 088	3 283	3 356
July	2 361	2 387	1 109	1 154	3 470	3 541
August	2 475	2 503	1 183	1 219	3 658	3 722
September	2 574	2 605	1 229	1 256	3 803	3 861

## DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
<b>2002</b>						
July	12.5	11.7	15.3	-2.1	13.3	7.2
August	22.4	22.4	36.9	36.9	26.8	26.8
September	-28.0	-27.8	-45.1	-44.6	-33.5	-33.2
October	13.5	15.7	247.6	245.4	76.3	77.3
November	-25.0	-23.4	-57.2	-56.0	-42.0	-40.4
December	2.1	-1.8	-13.9	-13.9	-4.1	-6.5
<b>2003</b>						
January	-2.2	-1.7	-1.8	-3.2	-2.1	-2.2
February	15.6	16.3	-27.3	-28.3	0.5	0.6
March	13.8	11.9	110.7	112.5	38.5	37.1
April	-20.3	-20.0	-44.1	-43.7	-29.5	-29.2
May	20.4	20.2	6.3	15.8	16.1	18.9
June	-0.9	0.6	-23.6	-20.7	-7.3	-5.8
July	28.9	27.2	120.3	95.5	50.1	44.5
August	-10.2	-10.6	-17.0	-18.4	-12.5	-13.3
September	0.7	1.3	13.8	15.6	4.9	5.9
SEASONALLY ADJUSTED (% change from preceding month)						
<b>2002</b>						
July	-0.1	-0.1	n.a.	n.a.	8.4	3.0
August	27.1	27.7	n.a.	n.a.	21.1	21.5
September	-23.0	-23.4	n.a.	n.a.	-27.2	-27.3
October	0.2	1.6	n.a.	n.a.	45.3	45.9
November	-10.7	-10.4	n.a.	n.a.	-28.5	-27.4
December	12.6	11.3	n.a.	n.a.	5.6	4.7
<b>2003</b>						
January	-5.3	-5.4	n.a.	n.a.	-2.9	-3.5
February	0.2	1.0	n.a.	n.a.	-5.6	-5.4
March	8.1	6.5	n.a.	n.a.	25.4	24.4
April	-9.5	-9.4	n.a.	n.a.	-27.5	-27.3
May	4.8	4.9	n.a.	n.a.	8.6	11.6
June	7.1	7.7	n.a.	n.a.	6.3	6.7
July	10.0	10.0	n.a.	n.a.	27.3	24.0
August	4.6	4.2	n.a.	n.a.	-1.6	-2.5
September	4.5	4.7	n.a.	n.a.	-0.1	0.6
TREND ESTIMATES (% change from preceding month)						
<b>2002</b>						
July	1.3	1.4	4.9	3.7	2.4	2.1
August	0.0	0.1	7.4	6.0	2.3	2.0
September	-1.8	-1.6	6.3	5.2	0.9	0.6
October	-3.1	-2.9	3.0	2.4	-1.0	-1.1
November	-3.3	-3.1	-0.7	-0.8	-2.3	-2.3
December	-2.5	-2.5	-2.5	-2.4	-2.5	-2.5
<b>2003</b>						
January	-1.1	-1.3	-4.9	-4.6	-2.5	-2.5
February	0.3	0.0	-6.3	-5.8	-2.1	-2.1
March	1.2	1.0	-5.6	-4.6	-1.1	-0.9
April	2.0	1.9	-1.5	-0.5	0.9	1.1
May	3.5	3.5	3.1	3.9	3.4	3.6
June	4.8	4.8	5.5	5.3	5.0	5.0
July	5.2	5.2	6.7	6.1	5.7	5.5
August	4.8	4.9	6.7	5.6	5.4	5.1
September	4.0	4.1	3.9	3.0	4.0	3.7

## 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					
<b>2002</b>					
July	475.7	48.1	523.8	191.7	715.4
August	607.1	86.5	693.6	229.4	923.0
September	399.7	57.7	457.4	246.6	704.0
October	895.3	58.5	953.8	399.8	1 353.6
November	476.4	40.4	516.8	236.8	753.6
December	450.7	42.9	493.6	160.6	654.2
<b>2003</b>					
January	439.8	44.6	484.4	195.1	679.5
February	418.2	61.2	479.4	198.4	677.9
March	647.0	57.5	704.4	318.6	1 023.0
April	433.7	47.7	481.4	235.5	716.9
May	581.1	61.3	642.4	197.4	839.8
June	504.5	59.3	563.7	187.8	751.5
July	716.6	79.2	795.8	249.6	1 045.4
August	573.1	74.8	647.9	191.1	839.0
September	761.5	79.7	841.1	421.8	1 262.9
SEASONALLY ADJUSTED					
<b>2002</b>					
July	462.9	46.1	509.0	n.a.	708.2
August	580.4	78.6	658.9	n.a.	941.7
September	378.2	58.3	436.5	n.a.	709.6
October	803.4	53.8	857.2	n.a.	1 284.1
November	467.0	37.0	504.0	n.a.	649.6
December	496.4	54.6	551.0	n.a.	751.6
<b>2003</b>					
January	486.3	54.0	540.3	n.a.	772.5
February	457.7	68.2	525.9	n.a.	751.1
March	653.3	51.1	704.4	n.a.	959.2
April	414.8	53.4	468.2	n.a.	663.0
May	555.5	52.7	608.2	n.a.	763.4
June	579.8	61.8	641.6	n.a.	834.6
July	654.7	72.8	727.5	n.a.	1 021.8
August	577.5	70.4	647.9	n.a.	887.6
September	687.4	79.5	766.9	n.a.	1 139.5
TREND ESTIMATES					
<b>2002</b>					
July	487.9	59.2	547.1	231.5	778.6
August	496.6	58.6	555.2	254.7	809.9
September	500.7	56.8	557.5	268.1	825.6
October	500.6	54.6	555.2	268.2	823.5
November	498.4	53.1	551.5	258.7	810.2
December	498.0	52.7	550.7	241.9	792.6
<b>2003</b>					
January	499.1	53.1	552.2	223.2	775.4
February	504.2	54.2	558.4	210.5	768.8
March	514.3	55.6	569.9	203.3	773.1
April	530.3	56.8	587.1	203.3	790.4
May	553.1	58.8	611.9	209.3	821.1
June	577.4	62.3	639.8	223.3	863.0
July	603.2	66.9	670.2	247.3	917.5
August	628.3	71.4	699.7	275.7	975.5
September	645.1	76.3	721.4	303.6	1 025.1

(a) Refer to Explanatory Notes paragraph 16.



## 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)					
<b>2002</b>					
July	3.9	-14.3	1.9	16.7	5.5
August	27.6	79.8	32.4	19.7	29.0
September	-34.2	-33.3	-34.1	7.5	-23.7
October	124.0	1.4	108.5	62.1	92.3
November	-46.8	-30.9	-45.8	-40.8	-44.3
December	-5.4	6.2	-4.5	-32.2	-13.2
<b>2003</b>					
January	-2.4	4.0	-1.9	21.5	3.9
February	-4.9	37.2	-1.0	1.7	-0.2
March	54.7	-6.0	46.9	60.6	50.9
April	-33.0	-17.0	-31.7	-26.1	-29.9
May	34.0	28.5	33.4	-16.2	17.1
June	-13.2	-3.3	-12.3	-4.9	-10.5
July	42.0	33.6	41.2	32.9	39.1
August	-20.0	-5.6	-18.6	-23.4	-19.7
September	32.9	6.6	29.8	120.7	50.5
SEASONALLY ADJUSTED (% change from preceding month)					
<b>2002</b>					
July	-9.6	-21.3	-10.8	n.a.	-0.6
August	25.4	70.5	29.4	n.a.	33.0
September	-34.8	-25.8	-33.8	n.a.	-24.6
October	112.4	-7.7	96.4	n.a.	81.0
November	-41.9	-31.2	-41.2	n.a.	-49.4
December	6.3	47.6	9.3	n.a.	15.7
<b>2003</b>					
January	-2.0	-1.1	-1.9	n.a.	2.8
February	-5.9	26.3	-2.7	n.a.	-2.8
March	42.7	-25.1	33.9	n.a.	27.7
April	-36.5	4.5	-33.5	n.a.	-30.9
May	33.9	-1.3	29.9	n.a.	15.1
June	4.4	17.3	5.5	n.a.	9.3
July	12.9	17.8	13.4	n.a.	22.4
August	-11.8	-3.3	-10.9	n.a.	-13.1
September	19.0	12.9	18.4	n.a.	28.4
TREND ESTIMATES (% change from preceding month)					
<b>2002</b>					
July	1.5	3.0	1.7	12.2	4.6
August	1.8	-1.0	1.5	10.0	4.0
September	0.8	-3.1	0.4	5.3	1.9
October	0.0	-3.9	-0.4	0.0	-0.3
November	-0.4	-2.7	-0.7	-3.5	-1.6
December	-0.1	-0.8	-0.1	-6.5	-2.2
<b>2003</b>					
January	0.2	0.8	0.3	-7.7	-2.2
February	1.0	2.1	1.1	-5.7	-0.9
March	2.0	2.6	2.1	-3.4	0.6
April	3.1	2.2	3.0	0.0	2.2
May	4.3	3.5	4.2	3.0	3.9
June	4.4	6.0	4.6	6.7	5.1
July	4.5	7.4	4.8	10.7	6.3
August	4.2	6.7	4.4	11.5	6.3
September	2.7	6.9	3.1	10.1	5.1

(a) Refer to Explanatory Notes paragraph 16.

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion	Non-residential building	Total dwelling units
PRIVATE SECTOR (Number)						
<b>2000-01</b>	15 691	8 149	144	133	19	<b>24 136</b>
<b>2001-02</b>	25 652	9 142	86	139	7	<b>35 026</b>
<b>2002-03</b>	25 398	13 010	50	223	14	<b>38 695</b>
<b>2002</b>						
September	2 057	722	2	31	0	<b>2 812</b>
October	2 334	2 620	1	2	0	<b>4 957</b>
November	1 752	1 116	3	2	1	<b>2 874</b>
December	1 789	963	2	0	1	<b>2 755</b>
<b>2003</b>						
January	1 749	945	2	0	2	<b>2 698</b>
February	2 018	686	4	3	1	<b>2 712</b>
March	2 299	1 449	5	1	1	<b>3 755</b>
April	1 825	807	14	0	0	<b>2 646</b>
May	2 204	863	2	2	0	<b>3 071</b>
June	2 184	657	7	0	0	<b>2 848</b>
July	2 820	1 449	3	2	0	<b>4 274</b>
August	2 532	1 150	57	0	0	<b>3 739</b>
September	2 549	1 368	1	1	4	<b>3 923</b>
PUBLIC SECTOR (Number)						
<b>2000-01</b>	247	509	19	0	0	<b>775</b>
<b>2001-02</b>	266	297	0	0	2	<b>565</b>
<b>2002-03</b>	354	297	0	0	1	<b>652</b>
<b>2002</b>						
September	15	6	0	0	0	<b>21</b>
October	62	4	0	0	0	<b>66</b>
November	86	32	0	0	1	<b>119</b>
December	15	29	0	0	0	<b>44</b>
<b>2003</b>						
January	25	14	0	0	0	<b>39</b>
February	42	0	0	0	0	<b>42</b>
March	9	12	0	0	0	<b>21</b>
April	14	12	0	0	0	<b>26</b>
May	14	91	0	0	0	<b>105</b>
June	47	97	0	0	0	<b>144</b>
July	23	26	0	0	0	<b>49</b>
August	10	0	0	0	0	<b>10</b>
September	26	22	0	0	0	<b>48</b>
TOTAL (Number)						
<b>2000-01</b>	15 938	8 658	163	133	19	<b>24 911</b>
<b>2001-02</b>	25 918	9 439	86	139	9	<b>35 591</b>
<b>2002-03</b>	25 752	13 307	50	223	15	<b>39 347</b>
<b>2002</b>						
September	2 072	728	2	31	0	<b>2 833</b>
October	2 396	2 624	1	2	0	<b>5 023</b>
November	1 838	1 148	3	2	2	<b>2 993</b>
December	1 804	992	2	0	1	<b>2 799</b>
<b>2003</b>						
January	1 774	959	2	0	2	<b>2 737</b>
February	2 060	686	4	3	1	<b>2 754</b>
March	2 308	1 461	5	1	1	<b>3 776</b>
April	1 839	819	14	0	0	<b>2 672</b>
May	2 218	954	2	2	0	<b>3 176</b>
June	2 231	754	7	0	0	<b>2 992</b>
July	2 843	1 475	3	2	0	<b>4 323</b>
August	2 542	1 150	57	0	0	<b>3 749</b>
September	2 575	1 390	1	1	4	<b>3 971</b>

## 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)								
<b>2000-01</b>	2 071.0	896.8	17.1	364.3	5.9	3 355.6	1 787.9	5 143.4
<b>2001-02</b>	3 593.1	1 343.4	7.2	466.8	26.9	5 437.3	1 636.1	7 073.5
<b>2002-03</b>	4 007.6	2 227.3	4.9	602.7	27.9	6 870.5	2 158.3	9 029.0
<b>2002</b>								
September	308.6	87.9	0.3	47.4	4.6	448.7	167.4	616.1
October	357.1	528.6	0.1	56.3	0.9	942.9	198.5	1 141.5
November	265.8	194.8	0.1	37.1	0.1	497.9	224.5	722.4
December	278.7	166.3	0.2	42.7	0.0	488.0	132.0	620.0
<b>2003</b>								
January	276.2	158.4	0.5	41.3	0.0	476.4	122.8	599.2
February	326.8	84.8	0.5	55.1	0.0	467.2	152.7	619.9
March	359.8	284.3	1.0	53.5	0.0	698.7	283.1	981.8
April	300.4	128.8	0.6	46.8	0.0	476.6	184.9	661.5
May	379.4	186.4	0.1	56.8	0.1	622.9	179.0	801.9
June	373.3	109.0	0.7	57.5	0.0	540.6	133.8	674.4
July	474.7	235.7	0.3	76.8	0.2	787.7	185.3	973.0
August	432.1	139.6	4.8	66.5	0.0	642.9	156.2	799.2
September	440.3	314.1	0.4	77.7	0.0	832.5	371.6	1 204.1
PUBLIC SECTOR (\$ million)								
<b>2000-01</b>	37.6	57.8	1.3	27.0	0.0	123.8	861.7	985.7
<b>2001-02</b>	41.1	41.0	0.0	32.8	0.0	114.8	821.6	936.3
<b>2002-03</b>	55.0	39.2	0.0	30.1	0.0	124.5	639.5	763.9
<b>2002</b>								
September	2.6	0.6	0.0	5.5	0.0	8.7	79.3	88.0
October	9.2	0.5	0.0	1.2	0.0	10.9	201.3	212.2
November	11.7	4.1	0.0	3.1	0.0	18.9	12.3	31.2
December	2.3	3.4	0.0	0.0	0.0	5.7	28.6	34.3
<b>2003</b>								
January	4.0	1.2	0.0	2.8	0.0	8.0	72.3	80.3
February	6.6	0.0	0.0	5.6	0.0	12.2	45.8	58.0
March	1.3	1.5	0.0	2.9	0.0	5.8	35.5	41.2
April	3.0	1.6	0.0	0.3	0.0	4.8	50.5	55.4
May	2.3	12.9	0.0	4.2	0.0	19.5	18.5	37.9
June	8.7	13.4	0.0	1.0	0.0	23.2	53.9	77.1
July	3.7	2.5	0.0	1.9	0.0	8.0	64.3	72.4
August	1.5	0.0	0.0	3.5	0.0	5.0	34.8	39.8
September	4.4	2.7	0.0	1.6	0.0	8.7	50.2	58.9
TOTAL (\$ million)								
<b>2000-01</b>	2 108.5	954.8	18.5	391.7	5.9	3 479.4	2 649.8	6 129.1
<b>2001-02</b>	3 634.1	1 384.4	7.2	499.5	26.9	5 552.4	2 457.6	8 009.8
<b>2002-03</b>	4 062.5	2 266.7	4.9	632.7	27.9	6 994.7	2 797.7	9 792.4
<b>2002</b>								
September	311.1	88.6	0.3	52.8	4.6	457.4	246.6	704.0
October	366.2	529.1	0.1	57.4	0.9	953.8	399.8	1 353.6
November	277.5	198.9	0.1	40.2	0.1	516.8	236.8	753.6
December	281.0	169.7	0.2	42.7	0.0	493.6	160.6	654.2
<b>2003</b>								
January	280.2	159.6	0.5	44.1	0.0	484.4	195.1	679.5
February	333.4	84.8	0.5	60.7	0.0	479.4	198.4	677.9
March	361.1	285.9	1.0	56.4	0.0	704.4	318.6	1 023.0
April	303.4	130.4	0.6	47.1	0.0	481.4	235.5	716.9
May	381.8	199.3	0.1	61.0	0.1	642.4	197.4	839.8
June	382.0	122.4	0.7	58.6	0.0	563.7	187.8	751.5
July	478.4	238.2	0.3	78.7	0.2	795.8	249.6	1 045.4
August	433.5	139.6	4.8	69.9	0.0	647.9	191.1	839.0
September	444.7	316.8	0.4	79.3	0.0	841.1	421.8	1 262.9

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

### NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....				Total	Total new residential building
	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total			
NUMBER OF DWELLING UNITS										
<b>2000-01</b>	15 938	1 368	2 020	3 388	1 229	1 308	2 733	5 270	8 658	24 596
<b>2001-02</b>	25 918	1 217	1 903	3 120	1 097	1 203	4 019	6 319	9 439	35 357
<b>2002-03</b>	25 752	1 847	2 440	4 287	1 461	1 535	6 024	9 020	13 307	39 059
<b>2002</b>										
July	2 344	100	315	415	198	184	198	580	995	3 339
August	2 868	144	248	392	142	166	487	795	1 187	4 055
September	2 072	187	155	342	10	65	311	386	728	2 800
October	2 396	367	257	624	310	255	1 435	2 000	2 624	5 020
November	1 838	96	92	188	81	210	669	960	1 148	2 986
December	1 804	144	248	392	60	8	532	600	992	2 796
<b>2003</b>										
January	1 774	122	211	333	58	160	408	626	959	2 733
February	2 060	139	182	321	68	90	207	365	686	2 746
March	2 308	224	158	382	118	89	872	1 079	1 461	3 769
April	1 839	110	167	277	128	36	378	542	819	2 658
May	2 218	114	189	303	119	159	373	651	954	3 172
June	2 231	100	218	318	169	113	154	436	754	2 985
July	2 843	154	204	358	115	243	759	1 117	1 475	4 318
August	2 542	287	430	717	183	93	157	433	1 150	3 692
September	2 575	107	293	400	167	229	594	990	1 390	3 965
VALUE (\$ million)										
<b>2000-01</b>	2 108.5	104.2	196.0	299.9	111.7	128.9	414.2	654.8	954.8	3 063.2
<b>2001-02</b>	3 634.1	105.3	220.7	326.4	100.9	161.7	795.7	1 058.0	1 384.4	5 018.5
<b>2002-03</b>	4 062.5	181.1	328.6	509.8	179.6	207.5	1 369.9	1 756.9	2 266.7	6 329.2
<b>2002</b>										
July	346.0	8.9	33.7	42.6	23.0	25.7	38.5	87.2	129.7	475.7
August	438.8	14.2	28.7	42.9	13.2	20.0	92.1	125.3	168.3	607.1
September	311.1	12.7	16.4	29.0	1.4	6.5	51.7	59.6	88.6	399.7
October	366.2	42.9	34.1	77.0	27.2	31.6	393.3	452.1	529.1	895.3
November	277.5	8.9	13.4	22.3	11.9	32.8	131.8	176.6	198.9	476.4
December	281.0	13.9	44.1	57.9	5.6	0.8	105.4	111.8	169.7	450.7
<b>2003</b>										
January	280.2	10.6	28.8	39.4	9.7	24.4	86.1	120.2	159.6	439.8
February	333.4	14.6	24.8	39.5	7.3	9.8	28.3	45.3	84.8	418.2
March	361.1	19.0	21.9	41.0	16.4	12.9	215.6	244.9	285.9	647.0
April	303.4	9.7	19.9	29.7	8.6	4.5	87.6	100.7	130.4	433.7
May	381.8	16.1	32.8	48.9	21.0	24.8	104.6	150.4	199.3	581.1
June	382.0	9.6	30.0	39.6	34.3	13.7	34.9	82.8	122.4	504.5
July	478.4	11.5	30.2	41.7	17.7	39.7	139.2	196.5	238.2	716.6
August	433.5	20.9	47.0	67.9	21.8	14.1	35.8	71.7	139.6	573.1
September	444.7	12.5	48.2	60.7	20.0	34.4	201.6	256.1	316.8	761.5

(a) See Glossary for definition.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
<b>2000-01</b>	2 131.2	985.1	3 113.7	421.2	3 546.4	2 753.1	6 270.1
<b>2001-02</b>	3 634.1	1 384.2	5 018.4	533.8	5 552.1	2 457.6	8 009.7
<b>2002-03</b>	3 793.3	2 138.9	5 932.2	622.0	6 554.2	2 637.7	9 191.7
<b>2002</b>							
March	895.1	378.3	1 273.4	129.9	1 402.7	564.1	1 970.0
June	955.0	369.4	1 325.0	162.9	1 487.4	636.3	2 126.9
September	1 051.4	372.9	1 424.3	184.5	1 608.9	641.6	2 250.4
December	875.0	852.4	1 727.4	134.2	1 861.6	755.3	2 616.8
<b>2003</b>							
March	909.2	496.2	1 405.4	152.3	1 557.7	666.4	2 224.1
June	957.7	417.4	1 375.1	151.0	1 526.0	574.4	2 100.4
ORIGINAL (% change from preceding quarter)							
<b>2002</b>							
March	1.8	16.7	5.8	2.2	5.4	15.3	8.2
June	6.7	-2.4	4.1	25.4	6.0	12.8	8.0
September	10.1	0.9	7.5	13.3	8.2	0.8	5.8
December	-16.8	128.6	21.3	-27.3	15.7	17.7	16.3
<b>2003</b>							
March	3.9	-41.8	-18.6	13.5	-16.3	-11.8	-15.0
June	5.3	-15.9	-2.2	-0.9	-2.0	-13.8	-5.6

(a) Reference year for chain volume measures is 2001-02.  
Refer to Explanatory Notes paragraphs 25-26.

(b) Refer to Explanatory Notes paragraph 16.

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

Period	<i>Hotels, motels and other short term accommodation</i>		Shops.....		Factories.....		Offices.....		<i>Other business premises.....</i>		Educational.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
<b>2003</b>												
July	2	0.2	87	7.5	8	0.9	27	2.4	21	1.8	8	0.9
August	8	0.9	80	7.3	7	0.6	36	3.4	22	2.4	7	1.0
September	7	0.4	71	6.6	7	0.7	28	2.3	23	2.2	6	0.7
Value—\$200,000—\$499,999												
<b>2003</b>												
July	2	0.6	17	4.9	2	0.8	17	5.0	14	4.4	10	3.3
August	3	0.8	15	4.6	4	1.2	9	2.8	12	3.9	12	3.5
September	1	0.3	15	4.3	7	2.2	14	4.3	17	5.5	5	1.7
Value—\$500,000—\$999,999												
<b>2003</b>												
July	1	0.6	11	8.1	2	1.4	7	4.2	6	4.0	6	4.9
August	1	0.7	11	6.9	0	0.0	5	3.1	6	3.7	6	4.5
September	1	1.0	4	2.2	7	4.9	8	5.4	8	5.3	6	4.1
Value—\$1,000,000—\$4,999,999												
<b>2003</b>												
July	4	9.3	12	23.3	4	7.5	7	11.9	2	2.1	11	27.0
August	1	1.3	10	19.1	1	1.7	4	6.1	10	19.6	8	19.7
September	0	0.0	10	20.0	6	15.3	8	12.6	13	25.7	6	13.6
Value—\$5,000,000 and over												
<b>2003</b>												
July	0	0.0	2	11.8	0	0.0	1	45.0	0	0.0	2	18.3
August	0	0.0	2	20.8	0	0.0	1	7.0	0	0.0	2	14.6
September	1	7.7	2	14.0	1	5.7	2	174.0	1	7.0	2	18.7
Value—Total												
<b>2000-01</b>	109	105.1	1 040	441.3	259	168.2	618	398.6	594	411.5	272	425.8
<b>2001-02</b>	112	127.3	1 052	445.8	178	81.0	545	412.9	543	306.0	398	334.0
<b>2002-03</b>	131	187.5	1 192	522.9	206	130.9	596	329.5	640	604.3	346	364.6
<b>2003</b>												
July	9	10.6	129	55.7	16	10.6	59	68.6	43	12.4	37	54.4
August	13	3.7	118	58.8	12	3.5	55	22.5	50	29.7	35	43.2
September	10	9.4	102	47.1	28	28.8	60	198.6	62	45.6	25	38.9

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
<b>2003</b>										
July	3	0.3	8	0.7	9	0.8	15	1.1	188	16.6
August	1	0.2	7	0.6	4	0.5	6	0.6	178	17.5
September	3	0.2	7	0.8	6	0.7	4	0.3	162	15.0
Value—\$200,000—\$499,999										
<b>2003</b>										
July	1	0.4	3	0.8	3	0.9	8	1.9	77	23.2
August	1	0.3	5	1.2	3	0.8	5	1.7	69	20.7
September	0	0.0	3	0.9	5	1.9	6	1.8	73	23.1
Value—\$500,000—\$999,999										
<b>2003</b>										
July	0	0.0	2	1.5	5	3.6	6	4.4	46	32.7
August	1	0.6	1	0.6	4	2.8	5	3.3	40	26.2
September	1	0.5	0	0.0	2	1.4	11	7.7	48	32.5
Value—\$1,000,000—\$4,999,999										
<b>2003</b>										
July	0	0.0	0	0.0	3	3.9	2	3.3	45	88.2
August	0	0.0	1	4.5	1	1.0	2	3.8	38	76.9
September	1	2.6	5	11.2	3	5.3	3	6.1	55	112.4
Value—\$5,000,000 and over										
<b>2003</b>										
July	0	0.0	1	5.2	1	8.6	0	0.0	7	88.9
August	0	0.0	0	0.0	0	0.0	1	7.4	6	49.8
September	0	0.0	0	0.0	1	11.8	0	0.0	10	238.9
Value—Total										
<b>2000-01</b>	46	17.9	135	345.2	202	167.0	203	169.7	3 478	2 649.8
<b>2001-02</b>	37	39.3	128	171.3	181	356.2	199	184.0	3 373	2 457.6
<b>2002-03</b>	26	8.8	131	115.4	183	227.0	234	306.9	3 685	2 797.7
<b>2003</b>										
July	4	0.7	14	8.2	21	17.8	31	10.7	363	249.6
August	3	1.0	14	7.0	12	5.1	19	16.7	331	191.1
September	5	3.3	15	12.9	17	21.2	24	15.9	348	421.8

## VALUE OF NON-RESIDENTIAL BUILDING APPROVED

Period	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
PRIVATE SECTOR (\$ million)											
<b>2000-01</b>	101.1	438.7	158.3	343.2	346.6	117.7	17.9	63.8	134.8	66.2	<b>1 787.9</b>
<b>2001-02</b>	123.3	441.0	79.5	253.8	266.2	117.6	39.3	161.4	51.8	102.1	<b>1 636.1</b>
<b>2002-03</b>	185.9	520.5	127.1	230.8	563.4	113.9	8.8	65.2	197.5	145.0	<b>2 158.3</b>
<b>2002</b>											
September	22.0	43.2	7.2	19.1	30.3	10.3	0.2	7.6	2.8	24.6	<b>167.4</b>
October	18.0	99.2	14.3	9.2	33.5	4.8	0.2	3.5	11.0	4.8	<b>198.5</b>
November	2.8	43.7	7.9	9.1	21.1	4.7	0.0	1.9	130.8	2.4	<b>224.5</b>
December	2.4	37.8	9.7	10.0	27.8	13.8	0.8	0.6	1.7	27.4	<b>132.0</b>
<b>2003</b>											
January	9.9	32.9	17.1	17.6	28.5	7.8	0.8	1.5	4.7	2.1	<b>122.8</b>
February	5.9	17.0	6.3	20.9	83.6	5.7	2.7	1.3	3.2	5.9	<b>152.7</b>
March	33.7	43.9	4.7	63.0	106.4	8.5	0.3	12.1	5.5	5.2	<b>283.1</b>
April	40.6	32.2	14.0	11.8	32.6	26.6	0.3	3.5	6.7	16.5	<b>184.9</b>
May	13.6	47.6	16.5	9.2	32.1	10.3	0.2	13.0	5.9	30.6	<b>179.0</b>
June	22.7	33.5	4.9	15.8	25.6	7.5	3.0	1.6	11.2	8.1	<b>133.8</b>
July	10.6	55.6	10.5	66.2	12.0	11.6	0.7	2.0	8.4	7.7	<b>185.3</b>
August	3.3	57.7	3.5	21.2	24.5	19.1	1.0	6.3	4.1	15.4	<b>156.2</b>
September	9.4	47.1	28.1	197.7	42.3	10.3	3.3	10.9	8.3	14.0	<b>371.6</b>
PUBLIC SECTOR (\$ million)											
<b>2000-01</b>	4.0	2.9	9.9	55.6	64.8	307.8	0.0	281.2	32.2	103.4	<b>861.7</b>
<b>2001-02</b>	4.0	4.9	1.6	159.0	39.7	216.3	0.0	10.0	304.5	81.7	<b>821.6</b>
<b>2002-03</b>	1.6	2.5	3.7	98.8	40.9	250.4	0.0	50.3	29.4	161.7	<b>639.5</b>
<b>2002</b>											
September	0.1	0.1	0.4	2.6	0.1	65.8	0.0	4.8	1.8	3.6	<b>79.3</b>
October	0.0	0.4	2.3	61.7	0.5	22.0	0.0	0.0	1.8	112.5	<b>201.3</b>
November	0.0	0.1	0.0	2.3	1.1	6.1	0.0	0.0	1.4	1.3	<b>12.3</b>
December	0.0	0.0	0.0	0.8	2.8	19.0	0.0	0.3	5.3	0.4	<b>28.6</b>
<b>2003</b>											
January	0.0	0.0	0.2	6.7	21.7	24.7	0.0	11.4	0.6	7.0	<b>72.3</b>
February	0.0	0.1	0.0	5.1	3.1	13.9	0.0	3.1	2.9	17.5	<b>45.8</b>
March	0.0	1.5	0.4	2.3	0.8	16.9	0.0	8.1	3.5	2.0	<b>35.5</b>
April	0.0	0.0	0.2	3.2	0.8	20.1	0.0	11.2	4.6	10.5	<b>50.5</b>
May	0.0	0.0	0.0	0.7	0.1	11.5	0.0	2.7	1.1	2.4	<b>18.5</b>
June	0.0	0.1	0.2	8.9	0.9	31.5	0.0	5.7	3.7	2.9	<b>53.9</b>
July	0.0	0.1	0.2	2.3	0.4	42.8	0.0	6.2	9.4	3.0	<b>64.3</b>
August	0.3	1.1	0.0	1.2	5.1	24.1	0.0	0.6	1.0	1.3	<b>34.8</b>
September	0.0	0.0	0.7	0.9	3.3	28.6	0.0	2.0	12.9	1.9	<b>50.2</b>
TOTAL (\$ million)											
<b>2000-01</b>	105.1	441.3	168.2	398.6	411.5	425.8	17.9	345.2	167.0	169.7	<b>2 649.8</b>
<b>2001-02</b>	127.3	445.8	81.0	412.9	306.0	334.0	39.3	171.3	356.2	184.0	<b>2 457.6</b>
<b>2002-03</b>	187.5	522.9	130.9	329.5	604.3	364.6	8.8	115.4	227.0	306.9	<b>2 797.7</b>
<b>2002</b>											
September	22.1	43.3	7.7	21.6	30.4	76.0	0.2	12.4	4.5	28.3	<b>246.6</b>
October	18.0	99.6	16.6	70.9	34.0	26.9	0.2	3.5	12.8	117.3	<b>399.8</b>
November	2.8	43.9	7.9	11.3	22.2	10.8	0.0	1.9	132.2	3.7	<b>236.8</b>
December	2.4	37.8	9.7	10.8	30.6	32.9	0.8	0.9	7.0	27.9	<b>160.6</b>
<b>2003</b>											
January	9.9	32.9	17.3	24.3	50.2	32.5	0.8	12.9	5.3	9.1	<b>195.1</b>
February	5.9	17.1	6.3	26.1	86.7	19.7	2.7	4.4	6.2	23.4	<b>198.4</b>
March	33.7	45.3	5.1	65.3	107.1	25.4	0.3	20.2	9.0	7.2	<b>318.6</b>
April	40.6	32.2	14.2	15.0	33.4	46.8	0.3	14.7	11.3	27.0	<b>235.5</b>
May	13.6	47.6	16.5	9.9	32.2	21.8	0.2	15.6	7.1	33.0	<b>197.4</b>
June	22.7	33.5	5.1	24.7	26.6	39.0	3.0	7.3	14.9	11.0	<b>187.8</b>
July	10.6	55.7	10.6	68.6	12.4	54.4	0.7	8.2	17.8	10.7	<b>249.6</b>
August	3.7	58.8	3.5	22.5	29.7	43.2	1.0	7.0	5.1	16.7	<b>191.1</b>
September	9.4	47.1	28.8	198.6	45.6	38.9	3.3	12.9	21.2	15.9	<b>421.8</b>



## BUILDING APPROVED IN THE BRISBANE STATISTICAL DIVISION: Original

Period	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
<b>2001-02</b>	11 470	4 779	16 439	1 617 341	682 797	308 608	2 608 747	908 182	<b>3 516 928</b>
<b>2002-03</b>	11 404	5 826	17 455	1 756 774	844 528	375 306	2 976 607	1 091 312	<b>4 067 919</b>
<b>2002</b>									
September	901	415	1 346	131 221	44 143	27 713	203 077	60 814	<b>263 891</b>
October	1 094	648	1 742	163 720	91 839	32 054	287 613	122 180	<b>409 794</b>
November	718	670	1 388	101 504	117 912	14 994	234 410	66 225	<b>300 635</b>
December	868	592	1 460	132 443	85 168	25 924	243 536	55 712	<b>299 248</b>
<b>2003</b>									
January	866	279	1 148	138 689	42 190	28 830	209 709	81 071	<b>290 780</b>
February	909	465	1 375	148 085	55 851	36 591	240 527	113 878	<b>354 404</b>
March	1 007	845	1 853	156 563	173 237	30 701	360 501	203 471	<b>563 972</b>
April	752	320	1 075	123 708	31 828	25 893	181 429	64 060	<b>245 489</b>
May	953	200	1 153	152 518	27 394	32 638	212 551	70 833	<b>283 384</b>
June	918	291	1 211	152 133	40 569	32 478	225 180	55 188	<b>280 368</b>
July	1 281	642	1 928	208 917	90 165	46 077	345 159	116 723	<b>461 881</b>
August	1 175	428	1 652	200 672	45 745	45 595	292 012	71 369	<b>363 382</b>
September	1 115	779	1 894	192 886	143 119	50 426	386 431	290 890	<b>677 321</b>
PUBLIC SECTOR									
<b>2001-02</b>	113	130	243	16 796	15 785	22 871	55 452	436 092	<b>491 543</b>
<b>2002-03</b>	183	81	264	28 295	10 796	21 847	60 938	418 549	<b>479 486</b>
<b>2002</b>									
September	5	0	5	799	0	3 136	3 934	62 706	<b>66 640</b>
October	35	0	35	5 008	0	530	5 538	169 848	<b>175 385</b>
November	52	0	52	7 949	0	2 907	10 856	5 334	<b>16 189</b>
December	11	0	11	1 620	0	0	1 620	7 729	<b>9 349</b>
<b>2003</b>									
January	5	0	5	586	0	2 817	3 403	57 267	<b>60 669</b>
February	22	0	22	3 472	0	4 614	8 086	20 409	<b>28 495</b>
March	3	0	3	413	0	2 773	3 186	22 365	<b>25 551</b>
April	5	0	5	990	0	291	1 281	16 730	<b>18 010</b>
May	1	28	29	130	3 919	1 697	5 746	9 918	<b>15 664</b>
June	30	53	83	5 600	6 878	0	12 478	22 735	<b>35 213</b>
July	6	26	32	923	2 537	1 072	4 531	46 429	<b>50 961</b>
August	0	0	0	0	0	3 342	3 342	22 792	<b>26 134</b>
September	13	20	33	2 114	2 369	1 588	6 071	32 707	<b>38 778</b>
TOTAL									
<b>2001-02</b>	11 583	4 909	16 682	1 634 137	698 582	331 479	2 664 198	1 344 273	<b>4 008 471</b>
<b>2002-03</b>	11 587	5 907	17 719	1 785 068	855 324	397 153	3 037 545	1 509 861	<b>4 547 405</b>
<b>2002</b>									
September	906	415	1 351	132 019	44 143	30 849	207 011	123 520	<b>330 531</b>
October	1 129	648	1 777	168 728	91 839	32 584	293 151	292 028	<b>585 179</b>
November	770	670	1 440	109 453	117 912	17 901	245 266	71 559	<b>316 824</b>
December	879	592	1 471	134 063	85 168	25 924	245 156	63 442	<b>308 597</b>
<b>2003</b>									
January	871	279	1 153	139 275	42 190	31 647	213 112	138 338	<b>351 449</b>
February	931	465	1 397	151 558	55 851	41 205	248 613	134 286	<b>382 899</b>
March	1 010	845	1 856	156 976	173 237	33 474	363 687	225 836	<b>589 523</b>
April	757	320	1 080	124 698	31 828	26 183	182 709	80 790	<b>263 499</b>
May	954	228	1 182	152 648	31 313	34 335	218 296	80 751	<b>299 047</b>
June	948	344	1 294	157 733	47 447	32 478	237 658	77 923	<b>315 581</b>
July	1 287	668	1 960	209 840	92 702	47 148	349 690	163 152	<b>512 842</b>
August	1 175	428	1 652	200 672	45 745	48 937	295 354	94 162	<b>389 516</b>
September	1 128	799	1 927	195 000	145 488	52 013	392 502	323 597	<b>716 098</b>

(a) Refer to footnote (a) in Table 12.

(b) Refer to Explanatory Notes paragraph 16.

## BUILDING APPROVED IN STATISTICAL AREAS—Sep Qtr 2003

DWELLINGS (no.)..... VALUE (\$'000).....

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
LOCAL GOVERNMENT AREAS									
<b>QUEENSLAND</b>	<b>7 960</b>	<b>4 015</b>	<b>12 043</b>	<b>1 356 594</b>	<b>694 559</b>	<b>233 659</b>	<b>2 284 812</b>	<b>862 466</b>	<b>3 147 278</b>
<b>Brisbane and Moreton (SDs)</b>	<b>5 446</b>	<b>3 490</b>	<b>8 991</b>	<b>969 595</b>	<b>630 089</b>	<b>191 303</b>	<b>1 790 987</b>	<b>707 353</b>	<b>2 498 340</b>
Beaudesert (S)	224	0	224	33 568	0	3 159	36 727	2 851	39 578
Boonah (S)	7	0	7	655	0	413	1 068	65	1 133
Brisbane (C)	1 433	1 685	3 169	279 011	259 558	120 655	659 224	494 067	1 153 291
Caboolture (S)	577	30	609	84 220	2 457	5 304	91 980	5 773	97 753
Caloundra (C)	355	120	475	62 727	18 310	6 763	87 801	12 758	100 559
Esk (S)	35	0	35	5 145	0	584	5 729	0	5 729
Gatton (S)	22	4	26	3 054	260	418	3 732	1 633	5 365
Gold Coast (C)	997	1 037	2 035	204 138	238 499	21 249	463 885	67 801	531 686
Ipswich (C)	339	106	445	47 785	13 800	3 727	65 312	7 038	72 350
Kilcoy (S)	0	0	0	0	0	0	0	0	0
Laidley (S)	29	0	29	3 726	0	783	4 508	2 750	7 258
Logan (C)	263	4	267	39 171	459	5 118	44 748	25 122	69 869
Maroochy (S)	355	415	770	63 679	79 369	8 170	151 218	32 967	184 185
Noosa (S)	111	25	136	24 938	10 216	4 929	40 083	13 545	53 628
Pine Rivers (S)	282	18	300	44 724	1 957	1 977	48 658	23 203	71 861
Redcliffe (C)	49	20	69	7 787	2 504	2 269	12 560	2 715	15 275
Redland (S)	368	26	395	65 268	2 700	5 785	73 753	15 066	88 819
<b>Wide Bay-Burnett (SD)</b>	<b>774</b>	<b>119</b>	<b>895</b>	<b>103 123</b>	<b>15 223</b>	<b>8 640</b>	<b>126 986</b>	<b>20 250</b>	<b>147 236</b>
Biggenden (S)	1	0	1	81	0	14	94	0	94
Bundaberg (C)	76	40	117	9 844	3 687	1 151	14 682	1 163	15 845
Burnett (S)	113	2	115	15 813	218	1 069	17 100	1 311	18 411
Cherbourg (AC)	0	0	0	0	0	0	0	0	0
Cooloola (S)	143	14	157	18 530	1 750	1 895	22 175	8 817	30 991
Eidsvold (S)	0	0	0	0	0	0	0	0	0
Gayndah (S)	0	0	0	0	0	0	0	0	0
Hervey Bay (C)	299	55	354	41 919	8 779	1 988	52 686	1 970	54 656
Isis (S)	24	0	24	3 002	0	676	3 679	436	4 114
Kilkivan (S)	4	0	4	411	0	79	490	0	490
Kingaroy (S)	27	8	35	3 219	789	279	4 286	785	5 071
Kolan (S)	0	0	0	0	0	0	0	0	0
Maryborough (C)	40	0	41	5 395	0	515	5 910	4 689	10 599
Miriam Vale (S)	13	0	13	1 464	0	395	1 859	0	1 859
Monto (S)	0	0	0	0	0	59	59	802	861
Mundubbera (S)	0	0	0	0	0	0	0	0	0
Murgon (S)	0	0	0	0	0	33	33	218	251
Nanango (S)	10	0	10	1 048	0	176	1 224	60	1 284
Perry (S)	0	0	0	0	0	0	0	0	0
Tiaro (S)	11	0	11	1 100	0	141	1 240	0	1 240
Wondai (S)	7	0	7	689	0	61	750	0	750
Woocoo (S)	6	0	6	609	0	109	718	0	718
<b>Darling Downs (SD)</b>	<b>351</b>	<b>50</b>	<b>401</b>	<b>55 243</b>	<b>4 666</b>	<b>6 420</b>	<b>66 328</b>	<b>20 812</b>	<b>87 140</b>
Cambooya (S)	13	0	13	1 828	0	136	1 964	0	1 964
Chinchilla (S)	4	0	4	522	0	25	547	0	547
Clifton (S)	2	0	2	321	0	24	345	378	723
Crow's Nest (S)	70	0	70	11 636	0	513	12 149	591	12 740
Dalby (T)	2	0	2	533	0	218	751	1 387	2 138
Goondiwindi (T)	6	0	6	1 167	0	178	1 346	1 201	2 547
Inglewood (S)	0	0	0	0	0	14	14	70	84
Jondaryan (S)	36	0	36	6 469	0	502	6 971	717	7 689
Millmerran (S)	1	0	1	156	0	98	254	0	254
Murilla (S)	0	0	0	0	0	0	0	0	0
Pittsworth (S)	8	0	8	1 227	0	116	1 343	162	1 505
Rosalie (S)	18	0	18	2 179	0	310	2 489	175	2 664
Stanthorpe (S)	12	0	12	1 399	0	108	1 507	622	2 129
Tara (S)	3	0	3	353	0	118	472	1 600	2 072
Taroom (S)	0	0	0	0	0	0	0	0	0

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
LOCAL GOVERNMENT AREAS									
<b>Darling Downs (SD) continued</b>									
Toowoomba (C)	156	48	204	24 574	4 496	3 376	32 446	9 052	41 498
Waggamba (S)	2	0	2	472	0	60	532	0	532
Wambo (S)	2	0	2	205	0	11	215	2 500	2 715
Warwick (S)	16	2	18	2 200	170	613	2 983	2 356	5 339
<b>South West (SD)</b>	<b>15</b>	<b>2</b>	<b>17</b>	<b>2 015</b>	<b>79</b>	<b>433</b>	<b>2 527</b>	<b>430</b>	<b>2 957</b>
Balonne (S)	1	2	3	142	79	135	356	0	356
Bendemere (S)	0	0	0	0	0	0	0	0	0
Booringa (S)	0	0	0	0	0	0	0	0	0
Bulloo (S)	6	0	6	546	0	0	546	0	546
Bungil (S)	2	0	2	243	0	0	243	0	243
Murweh (S)	2	0	2	350	0	147	497	0	497
Paroo (S)	0	0	0	0	0	0	0	0	0
Quilpie (S)	1	0	1	140	0	10	150	200	350
Roma (T)	3	0	3	594	0	141	735	230	965
Warroo (S)	0	0	0	0	0	0	0	0	0
<b>Fitzroy (SD)</b>	<b>239</b>	<b>90</b>	<b>329</b>	<b>41 566</b>	<b>6 997</b>	<b>5 019</b>	<b>53 581</b>	<b>25 381</b>	<b>78 962</b>
Banana (S)	7	2	9	974	190	130	1 294	687	1 980
Bauhinia (S)	1	0	1	246	0	0	246	0	246
Calliope (S)	43	3	46	8 376	552	990	9 918	13 975	23 893
Duaringa (S)	0	0	0	0	0	41	41	0	41
Emerald (S)	29	2	31	5 055	209	379	5 643	1 332	6 975
Fitzroy (S)	13	0	13	1 693	0	258	1 951	0	1 951
Gladstone (C)	21	66	87	3 218	4 343	547	8 108	4 948	13 056
Jericho (S)	0	0	0	0	0	0	0	0	0
Livingstone (S)	75	13	88	13 881	1 429	1 039	16 349	2 350	18 698
Mount Morgan (S)	0	0	0	0	0	0	0	300	300
Peak Downs (S)	0	0	0	0	0	496	496	0	496
Rockhampton (C)	50	4	54	8 123	274	1 139	9 536	1 789	11 325
Woorabinda (AC)	0	0	0	0	0	0	0	0	0
<b>Central West (SD)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>51</b>	<b>51</b>	<b>0</b>	<b>51</b>
Aramac (S)	0	0	0	0	0	0	0	0	0
Barcaldine (S)	0	0	0	0	0	51	51	0	51
Barcoo (S)	0	0	0	0	0	0	0	0	0
Blackall (S)	0	0	0	0	0	0	0	0	0
Boulia (S)	0	0	0	0	0	0	0	0	0
Diamantina (S)	0	0	0	0	0	0	0	0	0
Ilfracombe (S)	0	0	0	0	0	0	0	0	0
Isisford (S)	0	0	0	0	0	0	0	0	0
Longreach (S)	0	0	0	0	0	0	0	0	0
Tambo (S)	0	0	0	0	0	0	0	0	0
Winton (S)	0	0	0	0	0	0	0	0	0
<b>Mackay (SD)</b>	<b>284</b>	<b>45</b>	<b>329</b>	<b>49 311</b>	<b>6 736</b>	<b>3 718</b>	<b>59 766</b>	<b>21 099</b>	<b>80 865</b>
Belyando (S)	17	0	17	3 243	0	280	3 523	650	4 173
Bowen (S)	3	0	3	377	0	353	731	204	935
Broadsound (S)	1	0	1	100	0	42	142	2 800	2 942
Mackay (C)	208	7	215	33 342	643	1 869	35 853	16 868	52 722
Mirani (S)	2	0	2	168	0	34	202	0	202
Nebo (S)	1	0	1	96	0	0	96	80	176
Sarina (S)	13	0	13	1 960	0	366	2 326	0	2 326
Whitsunday (S)	39	38	77	10 026	6 093	774	16 893	497	17 390
<b>Northern (SD)</b>	<b>408</b>	<b>74</b>	<b>489</b>	<b>65 647</b>	<b>13 453</b>	<b>7 263</b>	<b>86 364</b>	<b>27 621</b>	<b>113 984</b>
Burdekin (S)	16	0	16	2 179	0	498	2 677	179	2 856
Charters Towers (C)	3	4	7	473	220	125	818	198	1 016
Dalrymple (S)	2	0	2	230	0	0	230	0	230
Hinchinbrook (S)	2	4	6	325	450	119	894	653	1 547
Palm Island (AC)	0	0	0	0	0	0	0	287	287
Thuringowa (C)	216	8	224	33 128	935	1 495	35 558	4 463	40 021
Townsville (C)	169	58	234	29 312	11 848	5 027	46 187	21 841	68 028

BUILDING APPROVED IN STATISTICAL AREAS—Sep Qtr 2003 *continued*

DWELLING (no.)..... VALUE (\$'000).....

	DWELLING (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
LOCAL GOVERNMENT AREAS									
<b>Far North (SD)</b>	<b>437</b>	<b>145</b>	<b>586</b>	<b>69 064</b>	<b>17 316</b>	<b>10 509</b>	<b>96 889</b>	<b>35 945</b>	<b>132 835</b>
Atherton (S)	17	0	17	2 257	0	771	3 028	423	3 451
Aurukun (S)	0	0	0	0	0	0	0	0	0
Badu (IC)	0	0	0	0	0	0	0	0	0
Bamaga (IC)	0	0	0	0	0	0	0	0	0
Boigu (IC)	0	0	0	0	0	0	0	0	0
Cairns (C)	323	106	429	51 205	12 838	6 690	70 733	24 070	94 803
Cardwell (S)	12	31	43	2 450	3 561	1 381	7 392	2 936	10 328
Cook (S)	8	0	8	776	0	10	786	58	844
Croydon (S)	2	0	2	260	0	0	260	0	260
Dauan (IC)	0	0	0	0	0	0	0	0	0
Douglas (S)	25	2	31	5 199	213	623	6 034	1 032	7 067
Eacham (S)	1	0	1	98	0	354	452	0	452
Erub (IC)	0	0	0	0	0	0	0	0	0
Etheridge (S)	0	0	0	0	0	0	0	0	0
Hammond (IC)	0	0	0	0	0	0	0	0	0
Herberton (S)	8	0	8	741	0	107	848	663	1 511
Hope Vale (AC)	0	0	0	0	0	0	0	674	674
Iama (IC)	0	0	0	0	0	0	0	0	0
Injinoo (AC)	0	0	0	0	0	0	0	0	0
Johnstone (S)	21	4	25	3 085	355	229	3 669	5 625	9 294
Kowanyama (AC)	0	0	0	0	0	0	0	0	0
Kubin (IC)	0	0	0	0	0	0	0	0	0
Lockhart River (AC)	0	0	0	0	0	0	0	0	0
Mabuiag (IC)	0		0	0			0		0
Mapoon (AC)	0		0	0			0		0
Mareeba (S)	20	2	22	2 994	350	344	3 688	405	4 092
Mer (IC)	0	0	0	0	0	0	0	0	0
Napranum (AC)	0	0	0	0	0	0	0	0	0
New Mapoon (AC)	0	0	0	0	0	0	0	0	0
Pompuraaw (AC)	0	0	0	0	0	0	0	0	0
Poruma (IC)	0	0	0	0	0	0	0	0	0
Saibai (IC)	0	0	0	0	0	0	0	0	0
St Pauls (IC)	0	0	0	0	0	0	0	0	0
Seisia (IC)	0	0	0	0	0	0	0	0	0
Torres (S)	0	0	0	0	0	0	0	59	59
Ugar (IC)	0	0	0	0	0	0	0	0	0
Umagico (AC)	0	0	0	0	0	0	0	0	0
Warraber (IC)	0	0	0	0	0	0	0	0	0
Weipa (T)	0	0	0	0	0	0	0	0	0
Wujal Wujal (AC)	0	0	0	0	0	0	0	0	0
Yarrabah (AC)	0	0	0	0	0	0	0	0	0

BUILDING APPROVED IN STATISTICAL AREAS—Sep Qtr 2003 *continued*

DWELLING (no.)..... VALUE (\$'000).....

	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non residential building</i>	<i>Total building</i>
<b>LOCAL GOVERNMENT AREAS</b>									
<b>North West (SD)</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>1 030</b>	<b>0</b>	<b>303</b>	<b>1 333</b>	<b>3 575</b>	<b>4 908</b>
Burke (S)	0	0	0	0	0	0.0	0	0	0
Carpentaria (S)	2	0	2	150	0	49	199	0	199
Cloncurry (S)	1	0	1	99	0	0	99	300	399
Doomadgee (AC)	0	0	0	0	0	0	0	0	0
Flinders (S)	0	0	0	0	0	0	0	571	571
McKinlay (S)	0	0	0	0	0	0	0	0	0
Mornington (S)	0	0	0	0	0	0	0	0	0
Mount Isa (C)	1	0	1	332	0	184	516	2 593	3 110
Richmond (S)	2	0	2	449	0	70	519	110	629
<b>STATISTICAL DISTRICT</b>									
Sunshine Coast (QLD)	593	558	1 151	112 676	106 895	13 836	233 407	50 181	283 587
Bundaberg (QLD)	156	42	199	21 687	3 905	1 769	27 361	1 326	28 687
Hervey Bay (QLD)	288	55	343	40 662	8 779	1 634	51 075	1 970	53 045
Rockhampton (QLD)	64	4	68	9 874	274	1 446	11 594	1 789	13 383
Gladstone (QLD)	61	69	130	11 024	4 895	1 537	17 456	18 423	35 879
Mackay (QLD)	195	7	202	30 446	643	1 526	32 615	16 868	49 484
Townsville (QLD)	367	66	440	60 236	12 783	5 911	78 929	24 964	103 893
Cairns (QLD)	317	106	423	49 831	12 838	6 541	69 209	24 070	93 280
Toowoomba (QLD)	265	48	313	43 249	4 496	4 473	52 217	10 042	62 260
Gold Coast-Tweed (QLD/NSW)	889	1 094	1 985	193 429	251 785	21 720	466 934	69 876	536 810

(a) Includes conversions and dwelling units approved as part of the alterations and additions or the construction of non-residential buildings.

(b) Refer to Explanatory Notes paragraph 16.

# 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** 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.
- 5** 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).

## 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 costs 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 has made adjustments to the data to ensure that values were consistent with other data collected and are 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 CLASSIFICATIONS

**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.

**13** 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.

**14** 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.

**15** 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.

**16** The Type of Work classification refers to the building activity carried out. Conversion jobs are shown separately in tables 5 and 6. However, in other tables they are included within existing categories, as follows: in tables 1, 2, 11 and 12 they are included in the appropriate Type of Building category, and in tables 3, 4, 11 and 12 they are included in the 'Alterations and additions to residential buildings' category.

### SEASONAL ADJUSTMENT

**17** 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.

**18** 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.

**19** 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*

**20** 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.

**21** Some of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals.

**22** 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

**23** 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 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.

**24** While the smoothing techniques described in paragraph 22 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.

### CHAIN VOLUME MEASURES

**25** The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year. The reference year will be updated annually in the September 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 therefore only reflect volume changes. The direct impact of the GST is a price change, and hence is removed from chain volume estimates.

**26** 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)

**27** 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 editions 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.

**28** Some Statistical Districts straddle state/territory boundaries. The Gold Coast–Tweed Statistical District lies partly in Queensland and partly in New South Wales.

### ABS DATA AVAILABLE ON REQUEST

**29** 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

**30** Users may also wish to refer to the following publications:

- *Building Activity, Australia*, cat. no. 8752.0
- *Building Activity, Australia: Dwelling Unit Commencements*, cat. no. 8750.0
- *Building Activity, Queensland*, cat. no. 8752.3
- *Building Approvals, Australia*, cat. no. 8731.0
- *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

**31** While building approvals value series are shown inclusive of GST, this is different to the value series shown in the Building Activity publications (cat. nos 8752.0, 8752.3 and 8755.0), in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the *Engineering Construction Activity, Australia* (cat. no. 8762.0) all values will exclude GST.

### ROUNDING

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

### SYMBOLS AND OTHER USAGES

n.a.	not available
n.y.a.	not yet available
AC	Aboriginal Council
C	City
IC	Island Council
S	Shire
SD	Statistical Division
T	Town

## GLOSSARY

<b>Alterations and additions</b>	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
<b>Alterations and additions to residential buildings</b>	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 16.
<b>Building</b>	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
<b>Conversion</b>	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the May 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. Prior to July 1996, table 5 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while table 6 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 16.
<b>Dwelling unit</b>	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
<b>Educational</b>	Includes schools, colleges, kindergartens, libraries, museums and universities.
<b>Entertainment and recreational</b>	Includes clubs, cinemas, sport and recreation centres.
<b>Factories</b>	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
<b>Hotels, motels and other short term accommodation</b>	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
<b>House</b>	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretaker's residences) associated with a non-residential building are defined as houses.

## GLOSSARY

<b>Miscellaneous</b>	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>New other residential buildings</b>	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
<b>New residential</b>	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
<b>Non-residential building</b>	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the May 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 5). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.
<b>Offices</b>	Includes banks, post offices and council chambers.
<b>Other business premises</b>	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
<b>Other dwellings</b>	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling.
<b>Other residential building</b>	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 7 of this publication.
<b>Religious</b>	Includes convents, churches, temples, mosques, monasteries and noviciates.
<b>Residential building</b>	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
<b>Semi-detached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Shops</b>	Includes retail shops, restaurants, taverns and shopping arcades.

## FOR MORE INFORMATION...

- INTERNET* **www.abs.gov.au** the ABS web site is the best place to start for access to summary data from our latest publications, information about the ABS, advice about upcoming releases, our catalogue, and Australia Now—a statistical profile.
- LIBRARY* A range of ABS publications is available from public and tertiary libraries Australia-wide. Contact your nearest library to determine whether it has the ABS statistics you require, or visit our web site for a list of libraries.
- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c per minute).
- DIAL-A-STATISTIC* For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 77c per minute).

## INFORMATION SERVICE

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