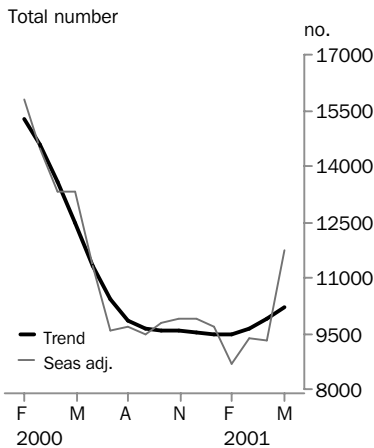


# BUILDING APPROVALS

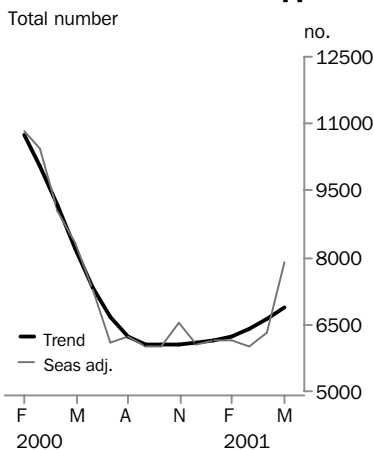
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 3 JULY 2001

## Dwelling units approved



## Private sector houses approved



## MAY KEY FIGURES

TREND ESTIMATES	May 2001	% change Apr 2001 to May 2001	% change May 2000 to May 2001
Dwelling units approved			
Private sector houses	6 874	3.6	-16.2
Total dwelling units	10 195	3.1	-18.1

SEASONALLY ADJUSTED	May 2001	% change Apr 2001 to May 2001	% change May 2000 to May 2001
Dwelling units approved			
Private sector houses	7 899	25.3	-5.1
Total dwelling units	11 734	25.9	-11.7

## MAY KEY POINTS

### TREND ESTIMATES

- As a result of a large increase in the seasonally adjusted estimate, the trend for total dwelling units approved rose by 3.1% in May 2001.
- The trend estimate for private sector houses approved rose by 3.6% in May 2001, the seventh consecutive monthly rise.
- The trend estimate for other dwellings approved rose by 2.1% in May 2001, after a slight increase (+0.6%) in April.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved rose by 25.9% in May 2001, the largest monthly rise since the series began in 1983. There was strong growth in both houses and in other dwellings. Victoria and Queensland together contributed approximately two thirds of the overall rise in total dwelling units.
- The seasonally adjusted estimate for private sector houses approved rose by 25.3% in May 2001, the largest monthly rise since the series began in 1983. All states had rises of more than 10%.
- The seasonally adjusted estimate for other dwellings rose 29.1% in May 2001.

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

# N O T E S

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
June 2001	31 July 2001
July 2001	30 August 2001
August 2001	3 October 2001



## CHANGES IN THIS ISSUE

Seasonally adjusted and trend estimates to April 2001 have been revised as a result of the annual reanalysis of the seasonal factors. See paragraph 21 of the Explanatory Notes.

See page 36 of this issue for some further information on regions of strong growth in dwelling units approved over the last four months.



## DATA NOTES

Estimates have been included in this issue for some data not yet received in Queensland.



## REVISIONS THIS MONTH

Significant revisions have been made to total dwelling units in this issue, as a result of receiving updated data and resolving outstanding queries.

	1998-99	1999-2000	2000-01	Total
New South Wales	+14	+479	-	+493
Victoria	+18	+359	+11	+388
Queensland	+71	+578	+224	+873
Western Australia	-	-	+2	+2
Total	+103	+1,416	+237	+1,756



## SYMBOLS AND OTHER USAGES

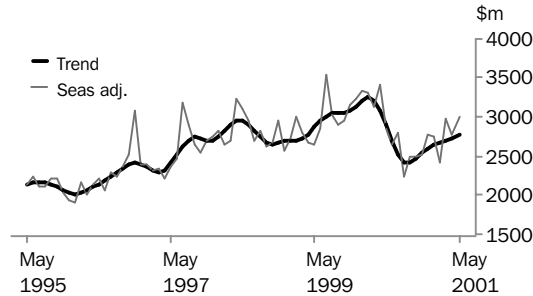
n.a. not available  
n.y.a. not yet available

Dennis Trewin  
Australian Statistician

# VALUE OF BUILDING APPROVED

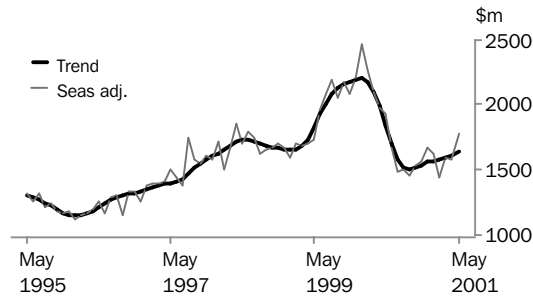
## VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has risen over the last eight months. The trend estimate rose by 1.4% in May 2001.



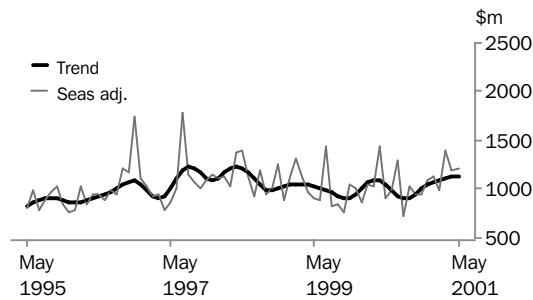
## VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has risen over the last eight months. The trend estimate rose by 1.7% in May 2001.



## VALUE OF NON-RESIDENTIAL

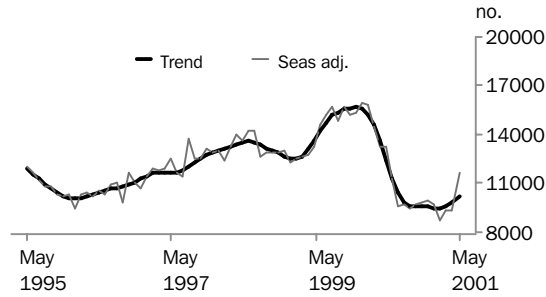
The trend estimate of the value of non-residential building approved has risen over the last nine months. The trend estimate rose by 1.0% in May 2001.



# DWELLINGS APPROVED

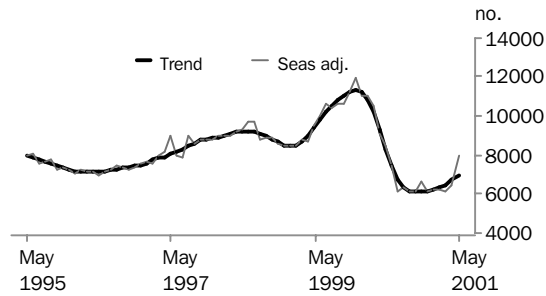
## TOTAL DWELLING UNITS

The trend estimate for total dwelling units approved has risen over the last four months, after thirteen months of decline. The trend estimate rose by 3.1% in May 2001.



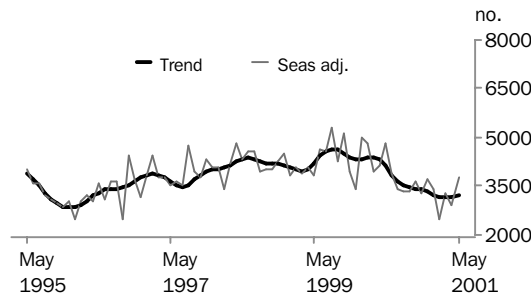
## PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved has risen over the last seven months, after ten months of decline. The trend estimate rose by 3.6% in May 2001.



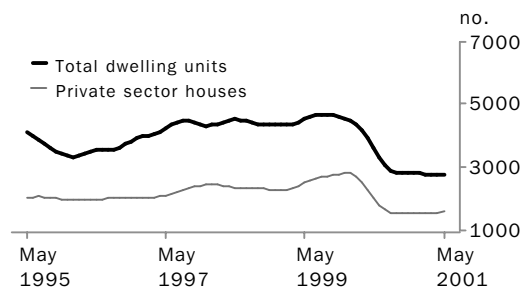
## OTHER DWELLINGS

The trend estimate for other dwellings approved has risen in the last two months, after twelve months of decline. The trend estimate rose by 2.1% in May 2001.



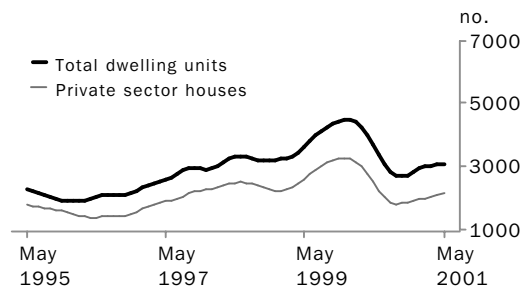
# DWELLING UNITS APPROVED: State Trends

## NEW SOUTH WALES



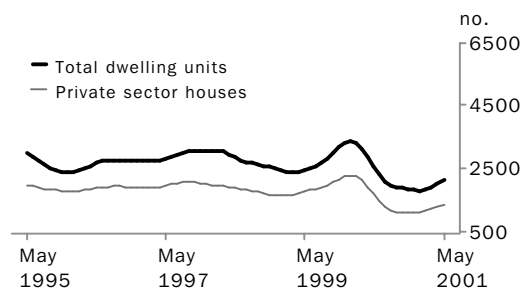
The trend estimate for total dwelling units approved has risen slightly over the last two months, following three months of decline.

## VICTORIA



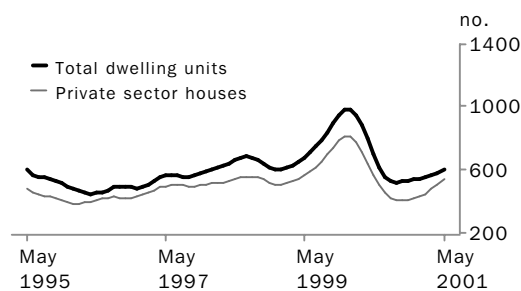
The trend estimate for total dwelling units approved has risen over the last seven months, following ten months of decline.

## QUEENSLAND



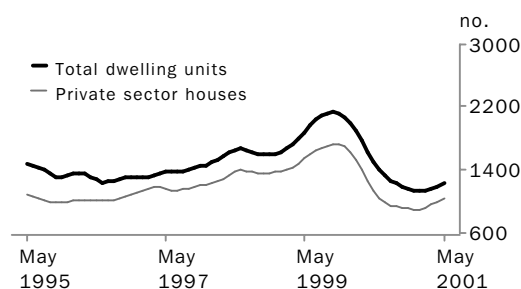
The trend estimate for total dwelling units approved has risen over the last four months, following twelve months of decline.

## SOUTH AUSTRALIA



The trend estimate for total dwelling units approved has risen over the last eight months, following eight months of decline.

## WESTERN AUSTRALIA



The trend estimate for total dwelling units approved has risen over the last four months, following fourteen months of decline.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

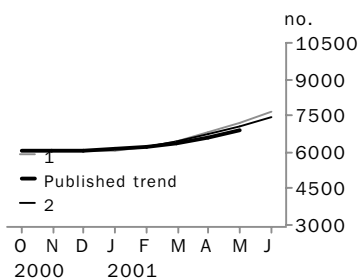
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### TREND REVISIONS

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

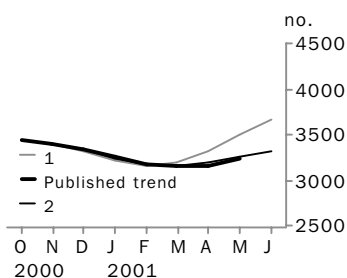
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the June seasonally adjusted estimate is higher than the May estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that the June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

### PRIVATE SECTOR HOUSES APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 3% on May 2001</i>		<b>2</b> <i>falls by 3% on May 2001</i>	
	no.	% change	no.	% change	no.	% change
January 2001	6 132	0.6	6 086	0.4	6 102	0.5
February 2001	6 230	1.6	6 208	2.0	6 216	1.9
March 2001	6 405	2.8	6 462	4.1	6 440	3.6
April 2001	6 635	3.6	6 819	5.5	6 746	4.8
May 2001	6 874	3.6	7 218	5.9	7 081	5.0
June 2001	n.y.a.	n.y.a.	7 636	5.8	7 430	4.9

### OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 11% on May 2001</i>		<b>2</b> <i>falls by 11% on May 2001</i>	
	no.	% change	no.	% change	no.	% change
January 2001	3 246	-3.0	3 213	-3.4	3 241	-3.0
February 2001	3 169	-2.4	3 151	-1.9	3 165	-2.3
March 2001	3 143	-0.8	3 186	1.1	3 149	-0.5
April 2001	3 163	0.6	3 311	3.9	3 189	1.3
May 2001	3 229	2.1	3 492	5.5	3 261	2.3
June 2001	n.y.a.	n.y.a.	3 670	5.1	3 322	1.9

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## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS...		TOTAL DWELLING UNITS..		
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL							
<b>2000</b>							
March	11 758	11 847	3 690	3 795	15 448	194	15 642
April	8 236	8 324	3 742	3 969	11 978	315	12 293
May	9 588	9 757	4 812	4 994	14 400	351	14 751
June	7 011	7 268	3 305	3 986	10 316	938	11 254
July	5 754	5 834	3 288	3 428	9 042	220	9 262
August	6 459	6 566	3 240	3 411	9 699	278	9 977
September	6 005	6 096	2 830	2 978	8 835	239	9 074
October	6 063	6 178	3 270	3 376	9 333	221	9 554
November	6 980	7 050	3 732	3 862	10 712	200	10 912
December	5 416	5 496	3 410	3 554	8 826	224	9 050
<b>2001</b>							
January	5 464	5 563	3 134	3 366	8 598	331	8 929
February	6 246	6 313	2 389	2 586	8 635	264	8 899
March	6 520	6 622	2 920	3 143	9 440	325	9 765
April	5 993	6 106	2 614	2 940	8 607	439	9 046
May	8 895	8 983	3 612	3 897	12 507	373	12 880
SEASONALLY ADJUSTED							
<b>2000</b>							
March	10 418	10 504	3 851	3 951	14 269	186	14 455
April	9 049	9 130	3 973	4 170	13 022	278	13 300
May	8 325	8 477	4 656	4 814	12 981	310	13 291
June	7 262	7 430	3 476	3 895	10 738	587	11 325
July	6 092	6 190	3 213	3 379	9 305	264	9 569
August	6 227	6 345	3 152	3 338	9 379	304	9 683
September	6 018	6 118	3 173	3 376	9 191	303	9 494
October	6 001	6 106	3 536	3 664	9 537	233	9 770
November	6 534	6 609	3 106	3 264	9 640	233	9 873
December	6 074	6 178	3 580	3 743	9 654	267	9 921
<b>2001</b>							
January	6 149	6 265	3 200	3 431	9 349	347	9 696
February	6 121	6 199	2 293	2 504	8 414	289	8 703
March	6 016	6 114	3 038	3 264	9 054	324	9 378
April	6 305	6 409	2 640	2 910	8 945	374	9 319
May	7 899	7 978	3 495	3 756	11 394	340	11 734
TREND ESTIMATES							
<b>2000</b>							
March	10 059	10 179	4 237	4 404	14 296	287	14 583
April	9 173	9 294	4 129	4 309	13 301	302	13 603
May	8 207	8 331	3 927	4 122	12 134	319	12 453
June	7 329	7 454	3 661	3 866	10 991	329	11 320
July	6 652	6 774	3 438	3 642	10 091	325	10 416
August	6 228	6 343	3 328	3 520	9 555	308	9 863
September	6 059	6 166	3 276	3 453	9 335	284	9 619
October	6 049	6 148	3 264	3 430	9 313	265	9 578
November	6 066	6 161	3 241	3 407	9 307	261	9 568
December	6 094	6 190	3 167	3 345	9 261	274	9 535
<b>2001</b>							
January	6 132	6 229	3 048	3 246	9 181	294	9 475
February	6 230	6 326	2 951	3 169	9 181	314	9 495
March	6 405	6 500	2 906	3 143	9 311	332	9 643
April	6 635	6 728	2 910	3 163	9 545	346	9 891
May	6 874	6 966	2 964	3 229	9 839	356	10 195



## DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS..		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
ORIGINAL (% change from preceding month)							
<b>2000</b>							
March	3.6	2.9	-26.3	-27.0	-5.5	-46.3	-6.4
April	-30.0	-29.7	1.4	4.6	-22.5	62.4	-21.4
May	16.4	17.2	28.6	25.8	20.2	11.4	20.0
June	-26.9	-25.5	-31.3	-20.2	-28.4	167.2	-23.7
July	-17.9	-19.7	-0.5	-14.0	-12.3	-76.5	-17.7
August	12.3	12.5	-1.5	-0.5	7.3	26.4	7.7
September	-7.0	-7.2	-12.7	-12.7	-8.9	-14.0	-9.1
October	1.0	1.3	15.5	13.4	5.6	-7.5	5.3
November	15.1	14.1	14.1	14.4	14.8	-9.5	14.2
December	-22.4	-22.0	-8.6	-8.0	-17.6	12.0	-17.1
<b>2001</b>							
January	0.9	1.2	-8.1	-5.3	-2.6	47.8	-1.3
February	14.3	13.5	-23.8	-23.2	0.4	-20.2	-0.3
March	4.4	4.9	22.2	21.5	9.3	23.1	9.7
April	-8.1	-7.8	-10.5	-6.5	-8.8	35.1	-7.4
May	48.4	47.1	38.2	32.6	45.3	-15.0	42.4
SEASONALLY ADJUSTED (% change from preceding month)							
<b>2000</b>							
March	-3.8	-4.4	-16.5	-17.8	-7.6	-48.0	-8.5
April	-13.1	-13.1	3.2	5.5	-8.7	49.5	-8.0
May	-8.0	-7.2	17.2	15.4	-0.3	11.5	-0.1
June	-12.8	-12.4	-25.3	-19.1	-17.3	89.4	-14.8
July	-16.1	-16.7	-7.6	-13.2	-13.3	-55.0	-15.5
August	2.2	2.5	-1.9	-1.2	0.8	15.2	1.2
September	-3.4	-3.6	0.7	1.1	-2.0	-0.3	-2.0
October	-0.3	-0.2	11.4	8.5	3.8	-23.1	2.9
November	8.9	8.2	-12.2	-10.9	1.1	0.0	1.1
December	-7.0	-6.5	15.3	14.7	0.1	14.6	0.5
<b>2001</b>							
January	1.2	1.4	-10.6	-8.3	-3.2	30.0	-2.3
February	-0.5	-1.1	-28.3	-27.0	-10.0	-16.7	-10.2
March	-1.7	-1.4	32.5	30.4	7.6	12.1	7.8
April	4.8	4.8	-13.1	-10.8	-1.2	15.4	-0.6
May	25.3	24.5	32.4	29.1	27.4	-9.1	25.9
TREND ESTIMATES (% change from preceding month)							
<b>2000</b>							
March	-6.3	-6.2	0.3	0.3	-4.4	-1.0	-4.3
April	-8.8	-8.7	-2.5	-2.2	-7.0	5.2	-6.7
May	-10.5	-10.4	-4.9	-4.3	-8.8	5.6	-8.4
June	-10.7	-10.5	-6.8	-6.2	-9.4	3.1	-9.1
July	-9.2	-9.1	-6.1	-5.8	-8.2	-1.2	-8.0
August	-6.4	-6.4	-3.2	-3.3	-5.3	-5.2	-5.3
September	-2.7	-2.8	-1.6	-1.9	-2.3	-7.8	-2.5
October	-0.2	-0.3	-0.4	-0.7	-0.2	-6.7	-0.4
November	0.3	0.2	-0.7	-0.7	-0.1	-1.5	-0.1
December	0.4	0.5	-2.3	-1.8	-0.5	5.0	-0.3
<b>2001</b>							
January	0.6	0.6	-3.8	-3.0	-0.9	7.3	-0.6
February	1.6	1.6	-3.2	-2.4	0.0	6.8	0.2
March	2.8	2.8	-1.5	-0.8	1.4	5.7	1.6
April	3.6	3.5	0.1	0.6	2.5	4.2	2.6
May	3.6	3.5	1.9	2.1	3.1	2.9	3.1

## VALUE OF BUILDING APPROVED(a)

Month	New residential building \$m	Alterations and additions to residential buildings(b) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
<b>2000</b>					
March	1 949.8	324.4	2 274.2	969.5	3 243.7
April	1 485.7	280.5	1 766.2	1 228.3	2 994.5
May	1 904.5	355.3	2 259.8	1 086.0	3 345.8
June	1 392.2	257.5	1 649.7	1 001.0	2 650.7
July	1 193.8	254.5	1 448.3	1 202.6	2 650.9
August	1 296.9	265.8	1 562.7	1 003.8	2 566.5
September	1 169.2	235.2	1 404.4	986.2	2 390.6
October	1 223.8	290.6	1 514.4	1 034.8	2 549.2
November	1 466.1	264.7	1 730.8	967.5	2 698.2
December	1 250.5	265.5	1 515.9	891.4	2 407.4
<b>2001</b>					
January	1 207.2	231.8	1 439.0	1 167.5	2 606.5
February	1 232.2	248.7	1 480.9	884.5	2 365.4
March	1 338.3	312.1	1 650.4	1 262.1	2 912.5
April	1 231.5	259.1	1 490.6	1 076.5	2 567.1
May	1 709.9	332.8	2 042.7	1 387.1	3 429.8
SEASONALLY ADJUSTED					
<b>2000</b>					
March	1 810.3	292.8	2 103.1	1 032.8	3 135.8
April	1 682.3	298.5	1 980.8	1 431.3	3 412.1
May	1 617.8	315.5	1 933.3	906.8	2 840.2
June	1 405.3	263.9	1 669.2	985.8	2 655.0
July	1 223.4	260.1	1 483.6	1 305.0	2 788.5
August	1 249.2	260.3	1 509.4	728.9	2 238.3
September	1 233.0	222.8	1 455.8	1 027.5	2 483.3
October	1 257.7	282.5	1 540.2	949.2	2 489.4
November	1 314.2	253.4	1 567.6	950.5	2 518.1
December	1 375.5	301.4	1 676.9	1 099.5	2 776.4
<b>2001</b>					
January	1 349.5	273.9	1 623.4	1 127.1	2 750.6
February	1 194.3	252.2	1 446.5	980.2	2 426.6
March	1 304.4	290.2	1 594.6	1 394.6	2 989.2
April	1 311.3	268.9	1 580.2	1 192.8	2 773.1
May	1 480.6	299.1	1 779.6	1 219.8	2 999.4
TREND ESTIMATES					
<b>2000</b>					
March	1 810.6	298.1	2 108.8	1 100.2	3 209.0
April	1 695.8	294.8	1 990.6	1 092.3	3 083.0
May	1 558.7	286.6	1 845.4	1 053.1	2 898.5
June	1 423.6	275.4	1 699.0	995.2	2 694.2
July	1 318.8	264.7	1 583.5	935.4	2 518.9
August	1 261.6	257.3	1 518.9	905.0	2 423.9
September	1 249.0	253.6	1 502.6	910.3	2 412.9
October	1 263.8	254.3	1 518.2	950.4	2 468.5
November	1 284.8	257.1	1 541.9	1 002.3	2 544.2
December	1 299.9	260.0	1 559.9	1 043.0	2 602.9
<b>2001</b>					
January	1 304.9	262.2	1 567.1	1 073.6	2 640.7
February	1 309.9	264.7	1 574.6	1 091.9	2 666.5
March	1 322.1	267.8	1 589.9	1 108.0	2 697.9
April	1 341.7	271.3	1 613.1	1 123.8	2 736.9
May	1 363.4	277.0	1 640.4	1 135.0	2 775.4

(a) Refer to Explanatory Notes paragraphs 8–10.

(b) Refer to Explanatory Notes paragraph 16.

## VALUE OF BUILDING APPROVED, Percentage Change(a)

Month	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
<b>2000</b>					
March	-5.7	3.4	-4.5	3.1	-2.3
April	-23.8	-13.5	-22.3	26.7	-7.7
May	28.2	26.7	27.9	-11.6	11.7
June	-26.9	-27.5	-27.0	-7.8	-20.8
July	-14.2	-1.2	-12.2	20.1	0.0
August	8.6	4.5	7.9	-16.5	-3.2
September	-9.8	-11.5	-10.1	-1.8	-6.9
October	4.7	23.6	7.8	4.9	6.6
November	19.8	-8.9	14.3	-6.5	5.8
December	-14.7	0.3	-12.4	-7.9	-10.8
<b>2001</b>					
January	-3.5	-12.7	-5.1	31.0	8.3
February	2.1	7.3	2.9	-24.2	-9.2
March	8.6	25.5	11.4	42.7	23.1
April	-8.0	-17.0	-9.7	-14.7	-11.9
May	38.8	28.4	37.0	28.9	33.6
SEASONALLY ADJUSTED (% change from preceding month)					
<b>2000</b>					
March	-7.9	-2.8	-7.2	-2.2	-5.6
April	-7.1	1.9	-5.8	38.6	8.8
May	-3.8	5.7	-2.4	-36.6	-16.8
June	-13.1	-16.4	-13.7	8.7	-6.5
July	-12.9	-1.4	-11.1	32.4	5.0
August	2.1	0.1	1.7	-44.1	-19.7
September	-1.3	-14.4	-3.6	41.0	10.9
October	2.0	26.8	5.8	-7.6	0.2
November	4.5	-10.3	1.8	0.1	1.2
December	4.7	18.9	7.0	15.7	10.3
<b>2001</b>					
January	-1.9	-9.1	-3.2	2.5	-0.9
February	-11.5	-7.9	-10.9	-13.0	-11.8
March	9.2	15.1	10.2	42.3	23.2
April	0.5	-7.4	-0.9	-14.5	-7.2
May	12.9	11.2	12.6	2.3	8.2
TREND ESTIMATES (% change from preceding month)					
<b>2000</b>					
March	-3.9	0.7	-3.3	2.6	-1.3
April	-6.3	-1.1	-5.6	-0.7	-3.9
May	-8.1	-2.8	-7.3	-3.6	-6.0
June	-8.7	-3.9	-7.9	-5.5	-7.0
July	-7.4	-3.9	-6.8	-6.0	-6.5
August	-4.3	-2.8	-4.1	-3.3	-3.8
September	-1.0	-1.4	-1.1	0.6	-0.5
October	1.2	0.3	1.0	4.4	2.3
November	1.7	1.1	1.6	5.5	3.1
December	1.2	1.1	1.2	4.1	2.3
<b>2001</b>					
January	0.4	0.9	0.5	2.9	1.5
February	0.4	0.9	0.5	1.7	1.0
March	0.9	1.2	1.0	1.5	1.2
April	1.5	1.3	1.5	1.4	1.4
May	1.6	2.1	1.7	1.0	1.4

(a) Refer to Explanatory Notes paragraphs 8-10. (b) 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(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
<b>1997-1998</b>	104 461	42 517	788	2 587	621	150 974
<b>1998-1999</b>	104 598	42 956	666	2 541	482	151 243
<b>1999-2000</b>	121 389	47 671	817	1 905	522	172 304
<b>2000</b>						
May	9 576	4 451	79	270	24	14 400
June	7 001	3 157	41	89	28	10 316
July	5 746	2 734	39	508	15	9 042
August	6 445	2 948	80	191	35	9 699
September	5 995	2 658	39	127	16	8 835
October	6 049	3 056	75	143	10	9 333
November	6 978	3 510	132	83	9	10 712
December	5 406	3 120	43	252	5	8 826
<b>2001</b>						
January	5 454	3 063	52	15	14	8 598
February	6 236	2 265	61	66	7	8 635
March	6 510	2 702	94	110	24	9 440
April	5 986	2 429	41	143	8	8 607
May	8 879	3 348	89	186	5	12 507
PUBLIC SECTOR (Number)						
<b>1997-1998</b>	2 530	2 989	35	1	13	5 568
<b>1998-1999</b>	2 723	2 986	35	2	4	5 750
<b>1999-2000</b>	1 755	2 547	64	6	9	4 381
<b>2000</b>						
May	169	180	0	0	2	351
June	257	680	0	0	1	938
July	80	131	6	3	0	220
August	107	154	17	0	0	278
September	91	148	0	0	0	239
October	114	106	1	0	0	221
November	70	127	3	0	0	200
December	80	144	0	0	0	224
<b>2001</b>						
January	97	127	3	101	3	331
February	63	193	8	0	0	264
March	101	175	48	1	0	325
April	113	325	1	0	0	439
May	88	284	1	0	0	373
TOTAL (Number)						
<b>1997-1998</b>	106 991	45 506	823	2 588	634	156 542
<b>1998-1999</b>	107 321	45 942	701	2 543	486	156 993
<b>1999-2000</b>	123 144	50 218	881	1 911	531	176 685
<b>2000</b>						
May	9 745	4 631	79	270	26	14 751
June	7 258	3 837	41	89	29	11 254
July	5 826	2 865	45	511	15	9 262
August	6 552	3 102	97	191	35	9 977
September	6 086	2 806	39	127	16	9 074
October	6 163	3 162	76	143	10	9 554
November	7 048	3 637	135	83	9	10 912
December	5 486	3 264	43	252	5	9 050
<b>2001</b>						
January	5 551	3 190	55	116	17	8 929
February	6 299	2 458	69	66	7	8 899
March	6 611	2 877	142	111	24	9 765
April	6 099	2 754	42	143	8	9 046
May	8 967	3 632	90	186	5	12 880

(a) See Glossary for definition.

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

Month	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(b)	Total residential building	Non-residential building(b)	Total building
PRIVATE SECTOR (\$ million)								
<b>1997-1998</b>	11 654.3	4 443.3	87.8	2 573.4	257.3	19 016.3	10 276.7	<b>29 292.6</b>
<b>1998-1999</b>	12 389.8	4 681.8	67.8	2 515.0	245.8	19 900.7	9 020.2	<b>28 920.9</b>
<b>1999-2000</b>	15 495.2	5 779.2	94.5	3 097.7	234.5	24 701.2	9 029.5	<b>33 730.6</b>
<b>2000</b>								
May	1 249.7	612.6	9.6	289.6	44.1	2 205.6	786.9	<b>2 992.5</b>
June	928.4	372.1	4.5	234.3	10.3	1 549.7	840.3	<b>2 389.9</b>
July	774.1	395.9	3.1	177.1	69.0	1 419.2	841.7	<b>2 260.8</b>
August	881.8	386.4	10.5	214.2	25.2	1 518.1	772.7	<b>2 290.8</b>
September	809.7	331.5	2.5	221.8	5.8	1 371.3	758.3	<b>2 129.6</b>
October	825.0	374.0	8.1	246.1	22.2	1 475.3	833.1	<b>2 308.4</b>
November	971.9	471.4	9.8	244.3	7.7	1 705.2	704.0	<b>2 409.2</b>
December	770.7	454.1	3.8	211.9	37.6	1 478.1	611.5	<b>2 089.6</b>
<b>2001</b>								
January	764.2	415.0	5.0	197.7	2.4	1 384.3	769.6	<b>2 154.0</b>
February	884.1	317.9	7.2	219.5	2.4	1 431.0	711.7	<b>2 142.7</b>
March	921.3	382.9	8.5	254.1	23.8	1 590.7	764.0	<b>2 354.7</b>
April	840.3	340.3	4.0	217.7	20.1	1 422.4	926.3	<b>2 348.7</b>
May	1 235.1	430.9	7.1	282.9	23.1	1 979.0	1 104.3	<b>3 083.4</b>
PUBLIC SECTOR (\$ million)								
<b>1997-1998</b>	249.2	224.6	2.7	101.7	0.1	578.3	4 185.6	<b>4 763.6</b>
<b>1998-1999</b>	292.7	240.1	4.3	88.2	0.1	625.0	3 578.2	<b>4 203.1</b>
<b>1999-2000</b>	201.1	243.4	4.1	102.9	0.9	552.5	3 149.3	<b>3 701.9</b>
<b>2000</b>								
May	24.9	17.3	0.0	11.9	0.0	54.1	299.1	<b>353.3</b>
June	27.8	63.9	0.0	8.3	0.0	100.0	160.8	<b>260.8</b>
July	9.9	14.0	0.2	4.9	0.1	29.1	360.9	<b>390.0</b>
August	13.8	14.9	1.3	14.5	0.0	44.6	231.1	<b>275.7</b>
September	11.8	16.2	0.0	5.1	0.0	33.1	227.9	<b>261.0</b>
October	13.8	10.9	0.4	13.9	0.0	39.0	201.8	<b>240.8</b>
November	9.4	13.3	0.6	2.2	0.0	25.6	263.5	<b>289.0</b>
December	10.1	15.6	0.0	12.1	0.0	37.8	279.9	<b>317.8</b>
<b>2001</b>								
January	13.7	14.2	0.3	12.9	13.6	54.7	397.8	<b>452.5</b>
February	8.6	21.7	0.9	18.7	0.0	49.8	172.9	<b>222.7</b>
March	14.1	19.9	2.2	23.5	0.0	59.7	498.1	<b>557.8</b>
April	16.2	34.7	0.1	17.2	0.0	68.2	150.2	<b>218.4</b>
May	11.3	32.6	0.2	19.5	0.0	63.7	282.8	<b>346.5</b>
TOTAL (\$ million)								
<b>1997-1998</b>	11 903.5	4 667.9	90.4	2 675.2	257.3	19 594.2	14 461.8	<b>34 056.2</b>
<b>1998-1999</b>	12 682.5	4 922.0	72.2	2 603.4	245.8	20 525.6	12 598.3	<b>33 124.1</b>
<b>1999-2000</b>	15 696.1	6 022.7	98.7	3 200.5	235.4	25 253.7	12 178.8	<b>37 432.5</b>
<b>2000</b>								
May	1 274.6	629.9	9.6	301.5	44.1	2 259.8	1 086.0	<b>3 345.8</b>
June	956.2	436.0	4.5	242.6	10.3	1 649.7	1 001.0	<b>2 650.7</b>
July	784.0	409.9	3.3	182.1	69.1	1 448.3	1 202.6	<b>2 650.9</b>
August	895.6	401.3	11.9	228.7	25.2	1 562.7	1 003.8	<b>2 566.5</b>
September	821.5	347.7	2.5	226.8	5.8	1 404.4	986.2	<b>2 390.6</b>
October	838.9	384.9	8.4	260.0	22.2	1 514.4	1 034.8	<b>2 549.2</b>
November	981.3	484.8	10.5	246.5	7.7	1 730.8	967.5	<b>2 698.2</b>
December	780.8	469.6	3.8	224.1	37.6	1 515.9	891.4	<b>2 407.4</b>
<b>2001</b>								
January	777.9	429.3	5.3	210.6	16.0	1 439.0	1 167.5	<b>2 606.5</b>
February	892.6	339.6	8.2	238.1	2.4	1 480.9	884.5	<b>2 365.4</b>
March	935.4	402.9	10.7	277.6	23.8	1 650.4	1 262.1	<b>2 912.5</b>
April	856.5	375.0	4.1	234.9	20.1	1 490.6	1 076.5	<b>2 567.1</b>
May	1 246.4	463.5	7.3	302.5	23.1	2 042.7	1 387.1	<b>3 429.8</b>

(a) Refer to Explanatory Notes paragraphs 8-10.

(b) See Glossary for definition.

## DWELLING UNITS APPROVED, States and Australia

	<i>New South Wales</i>	<i>Victoria</i>	<i>Queensland</i>	<i>South Australia</i>	<i>Western Australia</i>	<i>Tasmania</i>	<i>Northern Territory</i>	<i>Australian Capital Territory</i>	<i>Australia</i>
<i>Month</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL									
<b>2000</b>									
March	4 252	4 962	3 261	974	1 768	166	88	171	15 642
April	3 408	3 655	2 863	643	1 375	136	83	130	12 293
May	4 555	3 460	3 576	804	1 810	233	110	203	14 751
June	3 142	3 280	2 081	598	1 717	91	141	204	11 254
July	2 216	3 365	1 594	710	1 124	84	93	76	9 262
August	2 767	2 746	2 304	522	1 291	83	94	170	9 977
September	2 579	2 562	2 005	409	1 207	119	62	131	9 074
October	3 485	2 099	1 867	514	1 213	121	70	185	9 554
November	3 423	3 114	2 183	661	1 229	116	61	125	10 912
December	2 702	3 015	1 619	458	1 065	57	37	97	9 050
<b>2001</b>									
January	2 743	2 607	1 774	432	1 052	93	44	184	8 929
February	2 478	3 186	1 503	469	1 006	106	28	123	8 899
March	2 519	3 394	1 763	635	1 183	88	117	66	9 765
April	2 509	2 475	1 879	515	1 303	68	178	119	9 046
May	3 483	3 668	2 970	709	1 598	134	131	187	12 880
SEASONALLY ADJUSTED									
<b>2000</b>									
March	4 231	4 387	3 021	853	1 636	155	n.a.	n.a.	14 455
April	3 727	3 905	2 864	793	1 596	139	n.a.	n.a.	13 300
May	3 956	3 451	3 194	736	1 549	237	n.a.	n.a.	13 291
June	3 326	3 320	2 217	524	1 491	122	n.a.	n.a.	11 325
July	1 992	3 633	1 699	646	1 197	89	n.a.	n.a.	9 569
August	2 529	2 542	2 087	524	1 239	90	n.a.	n.a.	9 683
September	2 892	2 609	1 937	391	1 302	114	n.a.	n.a.	9 494
October	3 606	2 223	1 848	530	1 216	106	n.a.	n.a.	9 770
November	2 994	2 879	1 954	658	1 113	111	n.a.	n.a.	9 873
December	2 918	3 137	1 893	549	1 171	54	n.a.	n.a.	9 921
<b>2001</b>									
January	2 902	3 122	1 939	540	1 179	84	n.a.	n.a.	9 696
February	2 614	2 949	1 596	452	1 082	109	n.a.	n.a.	8 703
March	2 714	2 902	1 732	571	1 130	82	n.a.	n.a.	9 378
April	2 693	2 623	1 948	605	1 467	69	n.a.	n.a.	9 319
May	3 057	3 572	2 602	664	1 345	141	n.a.	n.a.	11 734
TREND ESTIMATES									
<b>2000</b>									
March	4 210	4 245	3 149	885	1 766	162	120	201	14 583
April	3 964	3 992	2 903	800	1 632	151	109	182	13 603
May	3 656	3 686	2 612	705	1 507	138	103	162	12 453
June	3 339	3 358	2 330	620	1 406	126	100	149	11 320
July	3 079	3 058	2 106	559	1 326	115	97	145	10 416
August	2 916	2 830	1 964	529	1 269	106	90	147	9 863
September	2 849	2 698	1 899	520	1 225	99	79	152	9 619
October	2 842	2 686	1 878	525	1 192	95	65	152	9 578
November	2 855	2 743	1 860	532	1 166	92	53	147	9 568
December	2 857	2 840	1 835	538	1 148	89	47	138	9 535
<b>2001</b>									
January	2 828	2 937	1 816	544	1 140	86	48	127	9 475
February	2 789	2 991	1 842	552	1 147	87	56	119	9 495
March	2 774	3 022	1 914	564	1 169	91	67	117	9 643
April	2 782	3 063	2 018	582	1 199	98	80	119	9 891
May	2 804	3 082	2 131	601	1 234	105	93	125	10 195

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>2000</b>									
March	-9.1	2.6	-6.5	-9.2	-10.3	-1.2	-46.7	-48.8	-6.4
April	-19.8	-26.3	-12.2	-34.0	-22.2	-18.1	-5.7	-24.0	-21.4
May	33.7	-5.3	24.9	25.0	31.6	71.3	32.5	56.2	20.0
June	-31.0	-5.2	-41.8	-25.6	-5.1	-60.9	28.2	0.5	-23.7
July	-29.5	2.6	-23.4	18.7	-34.5	-7.7	-34.0	-62.7	-17.7
August	24.9	-18.4	44.5	-26.5	14.9	-1.2	1.1	123.7	7.7
September	-6.8	-6.7	-13.0	-21.6	-6.5	43.4	-34.0	-22.9	-9.1
October	35.1	-18.1	-6.9	25.7	0.5	1.7	12.9	41.2	5.3
November	-1.8	48.4	16.9	28.6	1.3	-4.1	-12.9	-32.4	14.2
December	-21.1	-3.2	-25.8	-30.7	-13.3	-50.9	-39.3	-22.4	-17.1
<b>2001</b>									
January	1.5	-13.5	9.6	-5.7	-1.2	63.2	18.9	89.7	-1.3
February	-9.7	22.2	-15.3	8.6	-4.4	14.0	-36.4	-33.2	-0.3
March	1.7	6.5	17.3	35.4	17.6	-17.0	317.9	-46.3	9.7
April	-0.4	-27.1	6.6	-18.9	10.1	-22.7	52.1	80.3	-7.4
May	38.8	48.2	58.1	37.7	22.6	97.1	-26.4	57.1	42.4
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2000</b>									
March	-9.2	2.1	-12.6	-11.9	-17.2	-4.4	n.a.	n.a.	-8.5
April	-11.9	-11.0	-5.2	-7.0	-2.4	-10.0	n.a.	n.a.	-8.0
May	6.2	-11.6	11.5	-7.2	-2.9	70.1	n.a.	n.a.	-0.1
June	-15.9	-3.8	-30.6	-28.8	-3.8	-48.6	n.a.	n.a.	-14.8
July	-40.1	9.4	-23.4	23.4	-19.7	-26.6	n.a.	n.a.	-15.5
August	27.0	-30.0	22.8	-18.9	3.5	1.0	n.a.	n.a.	1.2
September	14.3	2.6	-7.2	-25.3	5.1	26.7	n.a.	n.a.	-2.0
October	24.7	-14.8	-4.6	35.5	-6.6	-7.3	n.a.	n.a.	2.9
November	-17.0	29.5	5.8	24.0	-8.5	4.8	n.a.	n.a.	1.1
December	-2.6	8.9	-3.1	-16.6	5.3	-51.3	n.a.	n.a.	0.5
<b>2001</b>									
January	-0.5	-0.5	2.4	-1.7	0.7	55.1	n.a.	n.a.	-2.3
February	-9.9	-5.5	-17.7	-16.2	-8.2	29.8	n.a.	n.a.	-10.2
March	3.8	-1.6	8.6	26.5	4.4	-24.6	n.a.	n.a.	7.8
April	-0.8	-9.6	12.4	5.8	29.9	-16.0	n.a.	n.a.	-0.6
May	13.5	36.2	33.6	9.8	-8.3	104.1	n.a.	n.a.	25.9
TREND ESTIMATES (% change from preceding month)									
<b>2000</b>									
March	-3.7	-3.9	-4.9	-6.7	-6.6	-3.5	-9.7	-5.6	-4.3
April	-5.8	-6.0	-7.8	-9.6	-7.6	-6.6	-8.9	-9.3	-6.7
May	-7.8	-7.7	-10.0	-11.9	-7.6	-8.7	-6.0	-10.9	-8.4
June	-8.7	-8.9	-10.8	-12.1	-6.7	-9.0	-2.7	-7.9	-9.1
July	-7.8	-8.9	-9.6	-9.8	-5.6	-8.4	-3.4	-3.1	-8.0
August	-5.3	-7.5	-6.8	-5.4	-4.3	-7.8	-6.6	1.7	-5.3
September	-2.3	-4.7	-3.3	-1.6	-3.4	-6.4	-12.6	3.1	-2.5
October	-0.2	-0.5	-1.1	0.8	-2.7	-4.0	-17.6	0.5	-0.4
November	0.4	2.1	-1.0	1.4	-2.2	-3.5	-19.0	-3.4	-0.1
December	0.1	3.5	-1.3	1.2	-1.5	-3.3	-10.8	-6.4	-0.3
<b>2001</b>									
January	-1.0	3.4	-1.0	1.2	-0.7	-2.9	3.2	-8.0	-0.6
February	-1.4	1.8	1.5	1.4	0.6	0.8	15.2	-5.9	0.2
March	-0.6	1.0	3.9	2.2	1.9	4.9	19.8	-1.7	1.6
April	0.3	1.4	5.4	3.1	2.6	6.8	19.2	1.2	2.6
May	0.8	0.6	5.6	3.2	3.0	7.3	17.0	5.5	3.1

## PRIVATE SECTOR HOUSES APPROVED, States and Australia

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
<b>2000</b>									
March	2 998	3 645	2 468	807	1 477	150	71	142	11 758
April	1 952	2 555	1 800	561	1 072	120	48	128	8 236
May	2 437	2 530	2 293	616	1 363	159	41	149	9 588
June	1 779	2 382	1 090	517	1 044	83	46	70	7 011
July	1 373	1 842	1 020	443	906	83	35	52	5 754
August	1 593	1 809	1 366	450	1 005	76	31	129	6 459
September	1 473	1 854	1 165	353	961	100	33	66	6 005
October	1 723	1 518	1 229	434	911	105	32	111	6 063
November	1 647	2 359	1 273	458	1 028	112	35	68	6 980
December	1 370	1 701	919	381	900	53	21	71	5 416
<b>2001</b>									
January	1 443	1 649	1 058	364	783	89	21	57	5 464
February	1 499	2 282	1 061	380	827	83	23	91	6 246
March	1 534	2 185	1 237	516	895	84	25	44	6 520
April	1 448	1 811	1 186	475	880	65	54	74	5 993
May	2 010	2 658	1 854	655	1 399	130	84	105	8 895
SEASONALLY ADJUSTED									
<b>2000</b>									
March	2 686	3 112	2 123	678	1 372	n.a.	n.a.	n.a.	10 418
April	2 220	2 790	1 842	667	1 214	n.a.	n.a.	n.a.	9 049
May	2 052	2 357	2 155	553	1 165	n.a.	n.a.	n.a.	8 325
June	1 891	2 362	1 100	490	1 020	n.a.	n.a.	n.a.	7 262
July	1 363	2 054	1 114	453	960	n.a.	n.a.	n.a.	6 092
August	1 543	1 777	1 279	430	935	n.a.	n.a.	n.a.	6 227
September	1 492	1 763	1 138	351	972	n.a.	n.a.	n.a.	6 018
October	1 753	1 610	1 175	435	905	n.a.	n.a.	n.a.	6 001
November	1 530	2 206	1 158	424	933	n.a.	n.a.	n.a.	6 534
December	1 466	1 864	1 133	436	937	n.a.	n.a.	n.a.	6 074
<b>2001</b>									
January	1 548	1 993	1 266	453	891	n.a.	n.a.	n.a.	6 149
February	1 573	2 053	1 038	375	901	n.a.	n.a.	n.a.	6 121
March	1 455	1 914	1 101	453	882	n.a.	n.a.	n.a.	6 016
April	1 542	1 936	1 214	538	958	n.a.	n.a.	n.a.	6 305
May	1 741	2 506	1 668	594	1 234	n.a.	n.a.	n.a.	7 899
TREND ESTIMATES									
<b>2000</b>									
March	2 543	2 998	2 127	717	1 398	n.a.	n.a.	n.a.	10 059
April	2 298	2 773	1 929	645	1 259	n.a.	n.a.	n.a.	9 173
May	2 039	2 510	1 694	569	1 138	n.a.	n.a.	n.a.	8 207
June	1 810	2 252	1 473	502	1 045	n.a.	n.a.	n.a.	7 329
July	1 645	2 034	1 297	452	984	n.a.	n.a.	n.a.	6 652
August	1 552	1 885	1 183	422	949	n.a.	n.a.	n.a.	6 228
September	1 525	1 822	1 138	409	932	n.a.	n.a.	n.a.	6 059
October	1 532	1 829	1 136	406	923	n.a.	n.a.	n.a.	6 049
November	1 540	1 865	1 140	409	912	n.a.	n.a.	n.a.	6 066
December	1 542	1 915	1 140	416	903	n.a.	n.a.	n.a.	6 094
<b>2001</b>									
January	1 533	1 965	1 139	430	905	n.a.	n.a.	n.a.	6 132
February	1 532	2 007	1 167	450	923	n.a.	n.a.	n.a.	6 230
March	1 548	2 056	1 220	476	958	n.a.	n.a.	n.a.	6 405
April	1 573	2 118	1 289	505	1 004	n.a.	n.a.	n.a.	6 635
May	1 614	2 165	1 367	537	1 052	n.a.	n.a.	n.a.	6 874



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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>2000</b>									
March	11.4	1.3	2.8	-3.5	1.2	11.1	12.7	-13.9	3.6
April	-34.9	-29.9	-27.1	-30.5	-27.4	-20.0	-32.4	-9.9	-30.0
May	24.8	-1.0	27.4	9.8	27.1	32.5	-14.6	16.4	16.4
June	-27.0	-5.8	-52.5	-16.1	-23.4	-47.8	12.2	-53.0	-26.9
July	-22.8	-22.7	-6.4	-14.3	-13.2	0.0	-23.9	-25.7	-17.9
August	16.0	-1.8	33.9	1.6	10.9	-8.4	-11.4	148.1	12.3
September	-7.5	2.5	-14.7	-21.6	-4.4	31.6	6.5	-48.8	-7.0
October	17.0	-18.1	5.5	22.9	-5.2	5.0	-3.0	68.2	1.0
November	-4.4	55.4	3.6	5.5	12.8	6.7	9.4	-38.7	15.1
December	-16.8	-27.9	-27.8	-16.8	-12.5	-52.7	-40.0	4.4	-22.4
<b>2001</b>									
January	5.3	-3.1	15.1	-4.5	-13.0	67.9	0.0	-19.7	0.9
February	3.9	38.4	0.3	4.4	5.6	-6.7	9.5	59.6	14.3
March	2.3	-4.3	16.6	35.8	8.2	1.2	8.7	-51.6	4.4
April	-5.6	-17.1	-4.1	-7.9	-1.7	-22.6	116.0	68.2	-8.1
May	38.8	46.8	56.3	37.9	59.0	100.0	55.6	41.9	48.4
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2000</b>									
March	-3.6	-2.2	-7.4	-12.5	-10.0	n.a.	n.a.	n.a.	-3.8
April	-17.4	-10.4	-13.2	-1.5	-11.5	n.a.	n.a.	n.a.	-13.1
May	-7.5	-15.5	16.9	-17.1	-4.0	n.a.	n.a.	n.a.	-8.0
June	-7.8	0.2	-49.0	-11.4	-12.5	n.a.	n.a.	n.a.	-12.8
July	-28.0	-13.0	1.3	-7.5	-5.9	n.a.	n.a.	n.a.	-16.1
August	13.2	-13.5	14.8	-5.1	-2.6	n.a.	n.a.	n.a.	2.2
September	-3.3	-0.8	-11.0	-18.4	4.0	n.a.	n.a.	n.a.	-3.4
October	17.5	-8.7	3.3	23.9	-6.8	n.a.	n.a.	n.a.	-0.3
November	-12.7	37.0	-1.5	-2.4	3.0	n.a.	n.a.	n.a.	8.9
December	-4.2	-15.5	-2.1	2.9	0.4	n.a.	n.a.	n.a.	-7.0
<b>2001</b>									
January	5.6	6.9	11.7	3.7	-4.9	n.a.	n.a.	n.a.	1.2
February	1.6	3.0	-18.0	-17.1	1.1	n.a.	n.a.	n.a.	-0.5
March	-7.6	-6.8	6.0	20.7	-2.1	n.a.	n.a.	n.a.	-1.7
April	6.0	1.1	10.3	18.8	8.7	n.a.	n.a.	n.a.	4.8
May	12.9	29.5	37.4	10.3	28.8	n.a.	n.a.	n.a.	25.3
TREND ESTIMATES (% change from preceding month)									
<b>2000</b>									
March	-6.5	-5.3	-5.5	-7.3	-8.7	n.a.	n.a.	n.a.	-6.3
April	-9.6	-7.5	-9.3	-10.1	-9.9	n.a.	n.a.	n.a.	-8.8
May	-11.3	-9.5	-12.2	-11.8	-9.6	n.a.	n.a.	n.a.	-10.5
June	-11.2	-10.3	-13.0	-11.7	-8.1	n.a.	n.a.	n.a.	-10.7
July	-9.1	-9.7	-11.9	-10.0	-5.9	n.a.	n.a.	n.a.	-9.2
August	-5.7	-7.3	-8.8	-6.5	-3.5	n.a.	n.a.	n.a.	-6.4
September	-1.7	-3.4	-3.8	-3.2	-1.8	n.a.	n.a.	n.a.	-2.7
October	0.5	0.4	-0.2	-0.6	-0.9	n.a.	n.a.	n.a.	-0.2
November	0.5	2.0	0.4	0.7	-1.3	n.a.	n.a.	n.a.	0.3
December	0.1	2.7	0.0	1.8	-0.9	n.a.	n.a.	n.a.	0.4
<b>2001</b>									
January	-0.6	2.6	-0.1	3.3	0.2	n.a.	n.a.	n.a.	0.6
February	0.0	2.1	2.5	4.7	2.0	n.a.	n.a.	n.a.	1.6
March	1.1	2.4	4.5	5.7	3.8	n.a.	n.a.	n.a.	2.8
April	1.6	3.0	5.7	6.1	4.8	n.a.	n.a.	n.a.	3.6
May	2.6	2.2	6.0	6.2	4.8	n.a.	n.a.	n.a.	3.6

## TOTAL DWELLINGS APPROVED, By Capital City Statistical Division

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
Month	no.	no.	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR								
<b>1997-1998</b>	35 102	27 490	16 686	4 627	11 930	617	1 374	1 347
<b>1998-1999</b>	34 687	30 182	13 144	5 350	14 032	549	1 144	1 956
<b>1999-2000</b>	33 007	38 611	15 546	6 847	16 054	813	931	2 317
<b>2000</b>								
May	3 001	2 596	1 475	588	1 310	136	49	203
June	2 056	2 536	747	374	852	33	80	204
July	1 175	2 790	728	549	866	32	63	65
August	1 775	2 118	1 213	371	946	17	37	160
September	1 653	1 950	1 060	287	862	48	23	128
October	2 431	1 442	846	347	896	58	38	182
November	2 420	2 436	1 107	493	904	52	21	124
December	1 543	2 423	614	335	791	15	10	97
<b>2001</b>								
January	1 657	2 012	917	287	667	31	14	184
February	1 415	2 514	723	324	736	57	11	119
March	1 552	2 710	851	447	788	42	21	66
April	1 534	1 851	862	342	921	26	70	110
May	2 297	2 756	1 407	486	1 184	59	83	120
PUBLIC SECTOR								
<b>1997-1998</b>	745	752	475	180	882	6	172	49
<b>1998-1999</b>	1 112	666	473	151	549	0	243	117
<b>1999-2000</b>	644	629	271	87	775	21	119	55
<b>2000</b>								
May	41	40	10	7	26	0	23	0
June	94	43	119	5	296	1	24	0
July	70	36	7	3	6	0	0	11
August	52	32	7	13	34	6	0	10
September	71	32	4	0	21	5	20	2
October	20	68	7	0	28	3	12	3
November	75	15	19	7	21	0	0	1
December	66	11	40	18	16	0	8	0
<b>2001</b>								
January	20	51	23	9	130	2	21	0
February	122	25	22	3	0	0	0	4
March	38	19	17	6	130	0	0	0
April	67	19	26	11	92	0	71	9
May	83	15	75	3	9	0	0	67
TOTAL								
<b>1997-1998</b>	35 847	28 242	17 161	4 807	12 812	623	1 546	1 396
<b>1998-1999</b>	35 799	30 848	13 617	5 501	14 581	549	1 387	2 073
<b>1999-2000</b>	33 651	39 240	15 817	6 934	16 829	834	1 050	2 372
<b>2000</b>								
May	3 042	2 636	1 485	595	1 336	136	72	203
June	2 150	2 579	866	379	1 148	34	104	204
July	1 245	2 826	735	552	872	32	63	76
August	1 827	2 150	1 220	384	980	23	37	170
September	1 724	1 982	1 064	287	883	53	43	130
October	2 451	1 510	853	347	924	61	50	185
November	2 495	2 451	1 126	500	925	52	21	125
December	1 609	2 434	654	353	807	15	18	97
<b>2001</b>								
January	1 677	2 063	940	296	797	33	35	184
February	1 537	2 539	745	327	736	57	11	123
March	1 590	2 729	868	453	918	42	21	66
April	1 601	1 870	888	353	1 013	26	141	119
May	2 380	2 771	1 482	489	1 193	59	83	187

## DWELLING UNITS APPROVED, By State: Original

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
<b>PRIVATE SECTOR</b>						
New South Wales	2 007	1 258	12	92	2	3 371
Victoria	2 655	907	51	18	1	3 632
Queensland	1 853	977	9	0	0	2 839
South Australia	655	49	0	0	1	705
Western Australia	1 391	100	15	76	1	1 583
Tasmania	129	0	1	0	0	130
Northern Territory	84	43	0	0	0	127
Australian Capital Territory	105	14	1	0	0	120
Australia	8 879	3 348	89	186	5	12 507
<b>PUBLIC SECTOR</b>						
New South Wales	15	96	1	0	0	112
Victoria	16	20	0	0	0	36
Queensland	21	110	0	0	0	131
South Australia	4	0	0	0	0	4
Western Australia	8	7	0	0	0	15
Tasmania	4	0	0	0	0	4
Northern Territory	4	0	0	0	0	4
Australian Capital Territory	16	51	0	0	0	67
Australia	88	284	1	0	0	373
<b>TOTAL</b>						
New South Wales	2 022	1 354	13	92	2	3 483
Victoria	2 671	927	51	18	1	3 668
Queensland	1 874	1 087	9	0	0	2 970
South Australia	659	49	0	0	1	709
Western Australia	1 399	107	15	76	1	1 598
Tasmania	133	0	1	0	0	134
Northern Territory	88	43	0	0	0	131
Australian Capital Territory	121	65	1	0	0	187
Australia	8 967	3 632	90	186	5	12 880

(a) See Glossary for definition.

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

## NEW OTHER RESIDENTIAL BUILDING.....

	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
<b>1997-1998</b>	106 991	11 376	10 403	21 779	5 116	6 064	12 547	23 727	45 506	<b>152 497</b>
<b>1998-1999</b>	107 321	10 209	11 975	22 184	4 704	5 069	13 985	23 758	45 942	<b>153 263</b>
<b>1999-2000</b>	123 144	10 445	12 908	23 353	5 392	4 846	16 627	26 865	50 218	<b>173 362</b>
<b>2000</b>										
March	11 832	1 001	947	1 948	348	354	964	1 666	3 614	<b>15 446</b>
April	8 311	818	952	1 770	396	359	1 019	1 774	3 544	<b>11 855</b>
May	9 745	771	1 052	1 823	471	625	1 712	2 808	4 631	<b>14 376</b>
June	7 258	838	795	1 633	983	303	918	2 204	3 837	<b>11 095</b>
July	5 826	609	574	1 183	204	335	1 143	1 682	2 865	<b>8 691</b>
August	6 552	701	539	1 240	227	342	1 293	1 862	3 102	<b>9 654</b>
September	6 086	622	609	1 231	154	403	1 018	1 575	2 806	<b>8 892</b>
October	6 163	661	723	1 384	156	336	1 286	1 778	3 162	<b>9 325</b>
November	7 048	565	622	1 187	138	377	1 935	2 450	3 637	<b>10 685</b>
December	5 486	510	805	1 315	197	340	1 412	1 949	3 264	<b>8 750</b>
<b>2001</b>										
January	5 551	593	778	1 371	178	286	1 355	1 819	3 190	<b>8 741</b>
February	6 299	463	763	1 226	283	196	753	1 232	2 458	<b>8 757</b>
March	6 611	585	648	1 233	321	300	1 023	1 644	2 877	<b>9 488</b>
April	6 099	599	693	1 292	204	315	943	1 462	2 754	<b>8 853</b>
May	8 967	706	1 046	1 752	326	497	1 057	1 880	3 632	<b>12 599</b>
VALUE (\$ million)										
<b>1997-1998</b>	11 903.5	822.7	958.4	1 780.9	423.2	548.3	1 915.1	2 886.8	4 667.9	<b>16 571.3</b>
<b>1998-1999</b>	12 682.5	797.9	1 192.1	1 990.1	395.2	515.1	2 021.7	2 932.0	4 922.0	<b>17 604.5</b>
<b>1999-2000</b>	15 696.1	872.2	1 346.7	2 218.8	499.5	506.8	2 798.0	3 804.2	6 022.7	<b>21 718.9</b>
<b>2000</b>										
March	1 539.1	80.6	104.6	185.2	40.9	41.0	143.5	225.5	410.7	<b>1 949.8</b>
April	1 069.6	64.5	100.1	164.6	42.6	33.1	175.8	251.5	416.1	<b>1 485.7</b>
May	1 274.6	68.6	124.8	193.4	40.9	63.8	331.7	436.5	629.9	<b>1 904.5</b>
June	956.2	66.4	84.8	151.3	85.5	35.5	163.8	284.8	436.0	<b>1 392.2</b>
July	784.0	47.1	70.0	117.1	19.9	49.4	223.5	292.8	409.9	<b>1 193.8</b>
August	895.6	63.3	68.9	132.2	29.1	41.9	198.2	269.1	401.3	<b>1 296.9</b>
September	821.5	53.1	77.5	130.6	13.1	42.5	161.4	217.0	347.7	<b>1 169.2</b>
October	838.9	53.9	81.1	135.0	16.2	38.2	195.5	250.0	384.9	<b>1 223.8</b>
November	981.3	45.6	65.5	111.1	13.5	43.8	316.4	373.6	484.8	<b>1 466.1</b>
December	780.8	41.4	86.5	127.9	19.9	36.9	284.9	341.7	469.6	<b>1 250.5</b>
<b>2001</b>										
January	777.9	53.2	93.1	146.3	14.8	38.4	229.8	283.0	429.3	<b>1 207.2</b>
February	892.6	43.5	90.2	133.7	27.9	29.7	148.2	205.8	339.6	<b>1 232.2</b>
March	935.4	52.1	77.4	129.4	25.1	43.6	204.7	273.4	402.9	<b>1 338.3</b>
April	856.5	54.8	88.7	143.5	26.2	33.3	171.9	231.4	375.0	<b>1 231.5</b>
May	1 246.4	65.1	113.3	178.4	40.5	53.4	191.2	285.1	463.5	<b>1 709.9</b>

(a) See Glossary for definition.

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

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$ million)							
<b>1997-1998</b>	12 156.7	4 935.0	17 086.3	3 086.4	20 174.9	14 940.4	<b>35 110.0</b>
<b>1998-1999</b>	12 682.5	4 922.0	17 604.5	2 921.2	20 525.8	12 598.3	<b>33 124.1</b>
<b>1999-2000</b>	14 811.6	5 619.7	20 431.3	3 326.1	23 757.5	11 840.6	<b>35 598.0</b>
<b>1999</b>							
December	4 076.3	1 309.3	5 385.7	817.6	6 203.3	2 674.2	<b>8 877.5</b>
<b>2000</b>							
March	3 888.4	1 488.6	5 376.9	815.2	6 192.1	2 730.2	<b>8 922.4</b>
June	3 010.4	1 323.2	4 333.6	812.8	5 146.4	3 206.0	<b>8 352.4</b>
September	2 088.0	1 000.7	3 088.7	628.3	3 717.1	3 072.8	<b>6 789.9</b>
December	2 163.5	1 157.9	3 321.3	680.7	4 002.0	2 787.5	<b>6 789.5</b>
<b>2001</b>							
March	2 157.1	1 004.3	3 161.5	654.5	3 816.0	3 162.8	<b>6 978.8</b>
SEASONALLY ADJUSTED							
<b>1999</b>							
December	4 100.6	1 270.2	5 370.7	820.0	6 190.7	2 755.8	<b>8 946.6</b>
<b>2000</b>							
March	3 970.4	1 518.2	5 488.6	839.2	6 327.9	2 852.0	<b>9 179.9</b>
June	2 977.9	1 285.0	4 262.9	801.4	5 064.2	3 188.8	<b>8 253.0</b>
September	2 074.0	1 063.1	3 137.1	619.0	3 756.1	2 949.4	<b>6 705.5</b>
December	2 190.5	1 145.1	3 335.6	695.4	4 030.9	2 891.6	<b>6 922.6</b>
<b>2001</b>							
March (\$ million)	2 211.6	1 016.8	3 228.4	675.0	3 903.4	3 345.1	<b>7 248.5</b>
TREND ESTIMATES							
<b>1999</b>							
December	4 032.3	1 441.0	5 473.3	849.6	6 322.9	2 834.6	<b>9 157.6</b>
<b>2000</b>							
March	3 732.9	1 390.8	5 123.6	826.7	5 950.3	2 943.7	<b>8 893.9</b>
June	3 022.5	1 279.7	4 302.2	757.5	5 059.6	2 976.0	<b>8 035.6</b>
September	2 414.0	1 169.0	3 584.1	699.9	4 283.9	3 016.5	<b>7 284.3</b>
December	2 128.2	1 075.2	3 204.3	667.2	3 871.4	3 059.1	<b>6 923.3</b>
TREND ESTIMATES (% change from preceding quarter)							
<b>2001</b>							
March	2 062.9	1 039.1	3 092.5	658.3	3 750.9	3 136.5	<b>6 955.8</b>
<b>1999</b>							
December	5.8	4.8	5.5	4.8	5.4	-1.4	<b>3.2</b>
<b>2000</b>							
March	-7.4	-3.5	-6.4	-2.7	-5.9	3.8	<b>-2.9</b>
June	-19.0	-8.0	-16.0	-8.4	-15.0	1.1	<b>-9.7</b>
September	-20.1	-8.7	-16.7	-7.6	-15.3	1.4	<b>-9.3</b>
December	-11.8	-8.0	-10.6	-4.7	-9.6	1.4	<b>-5.0</b>
<b>2001</b>							
March	-3.1	-3.4	-3.5	-1.3	-3.1	2.5	<b>0.5</b>

(a) Reference year for chain volume measures is 1998-99.

(b) Refer to Explanatory Notes paragraph 16.

Refer to Explanatory Notes paragraph 25.

## VALUE OF TOTAL BUILDING APPROVED, States and Australia(a)

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL									
<b>2000</b>									
March	1 135.4	985.9	549.8	174.5	306.7	31.4	28.6	31.4	3 243.7
April	1 066.0	872.5	550.2	135.3	273.8	25.7	25.9	45.1	2 994.5
May	1 101.7	804.0	661.3	162.9	412.9	50.8	22.7	129.5	3 345.8
June	865.3	892.0	383.0	99.7	285.6	31.2	45.5	48.4	2 650.7
July	668.8	1 151.0	362.5	153.4	253.8	17.7	15.4	28.2	2 650.9
August	770.5	742.7	489.1	159.3	264.2	23.7	77.1	40.1	2 566.5
September	765.9	712.0	484.4	84.1	249.3	38.1	28.3	28.5	2 390.6
October	942.6	628.1	500.7	114.0	268.4	30.7	19.1	45.7	2 549.2
November	858.3	826.7	571.4	127.9	236.1	28.8	22.1	26.9	2 698.2
December	693.6	861.1	467.0	114.1	204.7	22.0	16.2	28.7	2 407.4
<b>2001</b>									
January	1 007.1	727.3	458.7	95.3	222.8	29.4	17.8	48.1	2 606.5
February	810.3	797.6	371.7	100.8	218.7	19.5	9.1	37.8	2 365.4
March	658.8	1 156.2	481.2	223.2	305.6	21.7	32.0	33.7	2 912.5
April	661.3	794.9	385.1	107.6	524.7	21.8	33.8	38.0	2 567.1
May	880.1	1 162.9	669.5	191.8	373.2	45.6	55.8	50.9	3 429.8
SEASONALLY ADJUSTED									
<b>2000</b>									
March	1 187.2	916.2	524.8	152.6	288.1	n.a.	n.a.	n.a.	3 135.8
April	1 107.8	907.2	621.6	155.8	318.7	n.a.	n.a.	n.a.	3 412.1
May	915.1	775.7	583.0	147.9	319.7	n.a.	n.a.	n.a.	2 840.2
June	866.7	921.6	382.4	106.2	278.9	n.a.	n.a.	n.a.	2 655.0
July	631.5	1 218.8	371.9	129.5	262.2	n.a.	n.a.	n.a.	2 788.5
August	630.8	691.2	459.0	142.4	249.3	n.a.	n.a.	n.a.	2 238.3
September	873.1	707.8	458.3	85.8	252.0	n.a.	n.a.	n.a.	2 483.3
October	931.0	672.0	508.0	122.6	249.5	n.a.	n.a.	n.a.	2 489.4
November	836.6	775.4	471.8	117.7	222.8	n.a.	n.a.	n.a.	2 518.1
December	865.4	898.1	574.5	126.2	234.1	n.a.	n.a.	n.a.	2 776.4
<b>2001</b>									
January	1 007.7	844.5	497.4	128.0	268.8	n.a.	n.a.	n.a.	2 750.6
February	874.3	727.9	419.6	98.2	245.6	n.a.	n.a.	n.a.	2 426.6
March	731.3	1 058.8	469.3	213.3	280.0	n.a.	n.a.	n.a.	2 989.2
April	649.9	823.9	426.0	119.7	639.7	n.a.	n.a.	n.a.	2 773.1
May	749.5	1 142.9	581.9	179.4	273.6	n.a.	n.a.	n.a.	2 999.4
TREND ESTIMATES									
<b>2000</b>									
March	1 093.6	912.8	576.5	152.0	332.9	n.a.	n.a.	n.a.	3 209.0
April	1 024.3	896.8	542.3	147.8	317.8	n.a.	n.a.	n.a.	3 083.0
May	929.7	869.3	502.2	140.8	300.6	n.a.	n.a.	n.a.	2 898.5
June	839.9	829.8	465.1	132.1	283.8	n.a.	n.a.	n.a.	2 694.2
July	776.5	787.5	442.1	123.7	268.3	n.a.	n.a.	n.a.	2 518.9
August	754.8	756.0	440.5	118.5	255.9	n.a.	n.a.	n.a.	2 423.9
September	779.3	737.7	456.0	116.9	245.8	n.a.	n.a.	n.a.	2 412.9
October	832.4	740.1	481.1	117.1	237.6	n.a.	n.a.	n.a.	2 468.5
November	879.1	758.6	498.7	116.2	235.7	n.a.	n.a.	n.a.	2 544.2
December	894.5	792.7	499.0	114.8	240.1	n.a.	n.a.	n.a.	2 602.9
<b>2001</b>									
January	873.3	836.1	487.8	115.0	249.2	n.a.	n.a.	n.a.	2 640.7
February	831.6	877.9	478.9	117.8	261.0	n.a.	n.a.	n.a.	2 666.5
March	788.3	920.7	476.5	122.9	273.3	n.a.	n.a.	n.a.	2 697.9
April	747.2	966.0	480.1	129.9	284.2	n.a.	n.a.	n.a.	2 736.9
May	715.4	1 004.4	489.5	139.0	293.8	n.a.	n.a.	n.a.	2 775.4

(a) Refer to Explanatory Notes paragraphs 8–10.

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>2000</b>									
March	11.2	-4.6	1.9	0.3	-21.9	-25.5	-15.3	-63.0	-2.3
April	-6.1	-11.5	0.1	-22.4	-10.7	-18.3	-9.5	43.5	-7.7
May	3.3	-7.9	20.2	20.4	50.8	97.9	-12.4	187.4	11.7
June	-21.5	11.0	-42.1	-38.8	-30.8	-38.7	100.3	-62.6	-20.8
July	-22.7	29.0	-5.4	53.8	-11.1	-43.4	-66.0	-41.7	0.0
August	15.2	-35.5	34.9	3.9	4.1	34.0	398.9	42.1	-3.2
September	-0.6	-4.1	-1.0	-47.2	-5.6	61.2	-63.3	-28.9	-6.9
October	23.1	-11.8	3.4	35.6	7.7	-19.6	-32.5	60.4	6.6
November	-8.9	31.6	14.1	12.2	-12.0	-6.2	16.1	-41.2	5.8
December	-19.2	4.2	-18.3	-10.8	-13.3	-23.6	-26.8	7.0	-10.8
<b>2001</b>									
January	45.2	-15.5	-1.8	-16.5	8.8	33.8	10.0	67.7	8.3
February	-19.5	9.7	-19.0	5.8	-1.8	-33.6	-49.0	-21.5	-9.2
March	-18.7	45.0	29.5	121.4	39.7	11.2	252.2	-10.7	23.1
April	0.4	-31.2	-20.0	-51.8	71.7	0.4	5.5	12.7	-11.9
May	33.1	46.3	73.9	78.4	-28.9	109.0	65.3	33.8	33.6
SEASONALLY ADJUSTED (% change from preceding month)									
<b>2000</b>									
March	11.2	-2.0	-6.8	-8.6	-28.3	n.a.	n.a.	n.a.	-5.6
April	-6.7	-1.0	18.4	2.1	10.6	n.a.	n.a.	n.a.	8.8
May	-17.4	-14.5	-6.2	-5.1	0.3	n.a.	n.a.	n.a.	-16.8
June	-5.3	18.8	-34.4	-28.2	-12.8	n.a.	n.a.	n.a.	-6.5
July	-27.1	32.2	-2.7	21.9	-6.0	n.a.	n.a.	n.a.	5.0
August	-0.1	-43.3	23.4	10.0	-4.9	n.a.	n.a.	n.a.	-19.7
September	38.4	2.4	-0.1	-39.8	1.1	n.a.	n.a.	n.a.	10.9
October	6.6	-5.1	10.8	43.0	-1.0	n.a.	n.a.	n.a.	0.2
November	-10.1	15.4	-7.1	-4.0	-10.7	n.a.	n.a.	n.a.	1.2
December	3.4	15.8	21.8	7.2	5.1	n.a.	n.a.	n.a.	10.3
<b>2001</b>									
January	16.4	-6.0	-13.4	1.4	14.8	n.a.	n.a.	n.a.	-0.9
February	-13.2	-13.8	-15.6	-23.3	-8.6	n.a.	n.a.	n.a.	-11.8
March	-16.4	45.5	11.8	117.3	14.0	n.a.	n.a.	n.a.	23.2
April	-11.1	-22.2	-9.2	-43.9	128.5	n.a.	n.a.	n.a.	-7.2
May	15.3	38.7	36.6	49.9	-57.2	n.a.	n.a.	n.a.	8.2
TREND ESTIMATES (% change from preceding month)									
<b>2000</b>									
March	-1.8	-0.5	-3.4	-1.0	-3.4	n.a.	n.a.	n.a.	-1.3
April	-6.3	-1.7	-5.9	-2.7	-4.5	n.a.	n.a.	n.a.	-3.9
May	-9.2	-3.1	-7.4	-4.8	-5.4	n.a.	n.a.	n.a.	-6.0
June	-9.6	-4.5	-7.4	-6.2	-5.6	n.a.	n.a.	n.a.	-7.0
July	-7.6	-5.1	-4.9	-6.3	-5.4	n.a.	n.a.	n.a.	-6.5
August	-2.8	-4.0	-0.4	-4.3	-4.6	n.a.	n.a.	n.a.	-3.8
September	3.2	-2.4	3.5	-1.3	-4.0	n.a.	n.a.	n.a.	-0.5
October	6.8	0.3	5.5	0.1	-3.3	n.a.	n.a.	n.a.	2.3
November	5.6	2.5	3.7	-0.7	-0.8	n.a.	n.a.	n.a.	3.1
December	1.8	4.5	0.0	-1.2	1.9	n.a.	n.a.	n.a.	2.3
<b>2001</b>									
January	-2.4	5.5	-2.2	0.1	3.8	n.a.	n.a.	n.a.	1.5
February	-4.8	5.0	-1.8	2.5	4.8	n.a.	n.a.	n.a.	1.0
March	-5.2	4.9	-0.5	4.3	4.7	n.a.	n.a.	n.a.	1.2
April	-5.2	4.9	0.8	5.7	4.0	n.a.	n.a.	n.a.	1.4
May	-4.3	4.0	2.0	7.0	3.4	n.a.	n.a.	n.a.	1.4

(a) Refer to Explanatory Notes paragraphs 8–10.

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL									
<b>2000</b>									
March	455.4	216.0	134.9	59.0	74.0	9.8	15.5	4.9	969.5
April	534.7	323.7	181.2	58.7	87.5	8.0	11.6	22.9	1 228.3
May	312.0	240.2	201.6	66.1	147.7	17.1	5.5	95.7	1 086.0
June	350.5	350.7	138.1	24.3	83.7	16.7	18.2	18.8	1 001.0
July	287.4	560.1	166.4	60.6	101.4	7.3	4.5	15.0	1 202.6
August	280.4	267.7	188.9	89.6	93.0	10.7	63.2	10.3	1 003.8
September	309.8	292.9	217.0	29.4	88.5	23.2	17.8	7.5	986.2
October	381.2	228.7	242.1	45.3	105.2	12.6	6.4	13.2	1 034.8
November	270.1	290.4	265.6	49.6	63.2	13.1	10.9	4.6	967.5
December	208.9	311.7	239.7	52.6	43.9	12.4	9.9	12.2	891.4
<b>2001</b>									
January	553.1	266.8	202.9	35.2	63.5	16.5	9.5	20.0	1 167.5
February	388.8	257.8	135.7	36.6	45.1	4.1	3.9	12.4	884.5
March	208.3	501.5	224.2	141.9	140.6	8.1	19.3	18.0	1 262.1
April	216.8	346.9	94.4	40.5	339.5	11.0	7.6	19.8	1 076.5
May	266.1	517.2	270.1	95.7	157.9	26.7	35.3	18.1	1 387.1
TREND ESTIMATES									
<b>2000</b>									
March	419.2	277.9	182.7	46.0	96.0	n.a.	n.a.	n.a.	1 100.2
April	395.3	285.2	177.7	49.7	97.0	n.a.	n.a.	n.a.	1 092.3
May	356.0	286.2	171.9	52.3	96.6	n.a.	n.a.	n.a.	1 053.1
June	316.3	280.4	167.6	53.1	95.2	n.a.	n.a.	n.a.	995.2
July	284.3	272.0	170.2	52.2	91.9	n.a.	n.a.	n.a.	935.4
August	271.7	267.4	183.9	51.2	87.4	n.a.	n.a.	n.a.	905.0
September	289.9	263.9	203.0	50.9	81.6	n.a.	n.a.	n.a.	910.3
October	332.2	265.0	224.4	50.5	75.0	n.a.	n.a.	n.a.	950.4
November	373.5	271.0	237.3	48.3	72.2	n.a.	n.a.	n.a.	1 002.3
December	394.0	285.1	234.7	45.2	74.3	n.a.	n.a.	n.a.	1 043.0
<b>2001</b>									
January	387.9	308.6	222.4	43.5	81.1	n.a.	n.a.	n.a.	1 073.6
February	357.1	339.5	208.0	44.2	90.3	n.a.	n.a.	n.a.	1 091.9
March	315.3	377.5	196.3	46.7	99.5	n.a.	n.a.	n.a.	1 108.0
April	270.7	417.5	188.1	50.8	107.2	n.a.	n.a.	n.a.	1 123.8
May	227.2	454.6	185.4	56.5	114.0	n.a.	n.a.	n.a.	1 135.0

(a) Seasonally adjusted data is not available due to the volatility of the data. Also refer to Explanatory Notes paragraphs 8–10.



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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>2000</b>									
March	59.6	-33.7	13.3	36.1	-28.2	-54.2	43.4	-84.4	3.1
April	17.4	49.9	34.3	-0.5	18.1	-18.4	-24.9	372.5	26.7
May	-41.6	-25.8	11.3	12.7	68.9	113.8	-52.3	317.2	-11.6
June	12.3	46.0	-31.5	-63.2	-43.4	-2.4	227.5	-80.3	-7.8
July	-18.0	59.7	20.5	148.9	21.2	-56.5	-75.4	-20.3	20.1
August	-2.4	-52.2	13.6	48.0	-8.4	47.1	1 311.9	-31.4	-16.5
September	10.5	9.4	14.9	-67.2	-4.8	117.6	-71.8	-27.1	-1.8
October	23.0	-21.9	11.6	54.2	18.9	-45.7	-64.2	76.1	4.9
November	-29.1	26.9	9.7	9.4	-39.9	3.9	70.8	-65.1	-6.5
December	-22.7	7.4	-9.7	6.2	-30.5	-5.3	-9.2	165.2	-7.9
<b>2001</b>									
January	164.8	-14.4	-15.4	-33.1	44.4	33.0	-3.6	63.2	31.0
February	-29.7	-3.4	-33.1	3.8	-28.9	-74.9	-58.6	-37.9	-24.2
March	-46.4	94.5	65.2	288.0	211.7	95.5	391.2	45.5	42.7
April	4.1	-30.8	-57.9	-71.5	141.4	36.2	-60.5	9.7	-14.7
May	22.7	49.1	186.0	136.3	-53.5	142.4	362.6	-8.3	28.9
TREND ESTIMATES (% change from preceding month)									
<b>2000</b>									
March	0.5	4.2	-0.7	7.7	1.4	n.a.	n.a.	n.a.	2.6
April	-5.7	2.6	-2.8	7.9	1.0	n.a.	n.a.	n.a.	-0.7
May	-9.9	0.4	-3.2	5.2	-0.3	n.a.	n.a.	n.a.	-3.6
June	-11.2	-2.0	-2.5	1.6	-1.5	n.a.	n.a.	n.a.	-5.5
July	-10.1	-3.0	1.6	-1.6	-3.4	n.a.	n.a.	n.a.	-6.0
August	-4.4	-1.7	8.0	-2.0	-4.8	n.a.	n.a.	n.a.	-3.3
September	6.7	-1.3	10.4	-0.6	-6.7	n.a.	n.a.	n.a.	0.6
October	14.6	0.4	10.5	-0.8	-8.1	n.a.	n.a.	n.a.	4.4
November	12.4	2.2	5.7	-4.4	-3.7	n.a.	n.a.	n.a.	5.5
December	5.5	5.2	-1.1	-6.3	2.9	n.a.	n.a.	n.a.	4.1
<b>2001</b>									
January	-1.6	8.2	-5.2	-3.8	9.2	n.a.	n.a.	n.a.	2.9
February	-7.9	10.0	-6.5	1.6	11.3	n.a.	n.a.	n.a.	1.7
March	-11.7	11.2	-5.7	5.6	10.2	n.a.	n.a.	n.a.	1.5
April	-14.1	10.6	-4.2	8.7	7.8	n.a.	n.a.	n.a.	1.4
May	-16.1	8.9	-1.4	11.4	6.3	n.a.	n.a.	n.a.	1.0

(a) Seasonally adjusted data is not available due to the volatility of the data. Also refer to Explanatory Notes paragraphs 8–10.

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

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversion(b)</i>	<i>Total residential building</i>	<i>Non-residential building(a)</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
<b>PRIVATE SECTOR</b>								
New South Wales	316.4	170.8	1.1	97.9	13.0	599.2	231.7	<b>830.9</b>
Victoria	391.0	134.3	1.1	98.2	1.9	626.6	404.8	<b>1 031.4</b>
Queensland	237.2	102.0	0.6	42.7	0.0	382.5	229.3	<b>611.9</b>
South Australia	74.1	4.8	0.0	16.3	0.0	95.3	73.8	<b>169.1</b>
Western Australia	173.2	10.4	4.2	17.5	8.2	213.5	106.5	<b>320.0</b>
Tasmania	13.7	0.0	0.0	4.6	0.0	18.3	12.4	<b>30.7</b>
Northern Territory	11.3	6.2	0.0	1.7	0.0	19.2	32.6	<b>51.8</b>
Australian Capital Territory	18.1	2.3	0.1	4.0	0.0	24.5	13.2	<b>37.6</b>
Australia	1 235.1	430.9	7.1	282.9	23.1	1 979.0	1 104.3	<b>3 083.4</b>
<b>PUBLIC SECTOR</b>								
New South Wales	2.5	12.0	0.2	0.2	0.0	14.9	34.4	<b>49.2</b>
Victoria	1.7	2.0	0.0	15.4	0.0	19.1	112.4	<b>131.5</b>
Queensland	2.8	11.7	0.0	2.4	0.0	16.9	40.8	<b>57.7</b>
South Australia	0.3	0.0	0.0	0.6	0.0	0.9	21.9	<b>22.7</b>
Western Australia	1.0	0.7	0.0	0.1	0.0	1.8	51.4	<b>53.1</b>
Tasmania	0.5	0.0	0.0	0.0	0.0	0.5	14.4	<b>14.9</b>
Northern Territory	0.5	0.0	0.0	0.8	0.0	1.4	2.7	<b>4.0</b>
Australian Capital Territory	2.0	6.3	0.0	0.0	0.0	8.3	5.0	<b>13.3</b>
Australia	11.3	32.6	0.2	19.5	0.0	63.7	282.8	<b>346.5</b>
<b>TOTAL</b>								
New South Wales	318.9	182.8	1.2	98.0	13.0	614.0	266.1	<b>880.1</b>
Victoria	392.7	136.3	1.1	113.7	1.9	645.7	517.2	<b>1 162.9</b>
Queensland	240.0	113.7	0.6	45.1	0.0	399.4	270.1	<b>669.5</b>
South Australia	74.4	4.8	0.0	16.9	0.0	96.1	95.7	<b>191.8</b>
Western Australia	174.2	11.1	4.2	17.6	8.2	215.2	157.9	<b>373.2</b>
Tasmania	14.2	0.0	0.0	4.6	0.0	18.8	26.7	<b>45.6</b>
Northern Territory	11.8	6.2	0.0	2.5	0.0	20.5	35.3	<b>55.8</b>
Australian Capital Territory	20.1	8.6	0.1	4.0	0.0	32.8	18.1	<b>50.9</b>
Australia	1 246.4	463.5	7.3	302.5	23.1	2 042.7	1 387.1	<b>3 429.8</b>

(a) Refer to Explanatory Notes paragraphs 8–10.

(b) See Glossary for definition.

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

State/Territory	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
New South Wales	2.1	31.8	27.6	71.1	43.7	9.0	2.2	9.4	20.9	14.0	231.7
Victoria	3.7	134.1	15.9	52.0	53.1	17.1	6.6	95.9	2.8	23.5	404.8
Queensland	6.4	95.9	25.9	22.5	46.9	6.1	3.0	4.9	7.3	10.4	229.3
South Australia	0.2	5.8	27.4	11.8	8.4	3.0	0.1	15.2	1.1	0.9	73.8
Western Australia	22.8	15.2	12.8	4.0	17.0	9.9	0.1	7.0	1.2	16.6	106.5
Tasmania	2.3	0.7	1.2	0.6	6.8	0.2	0.1	0.0	0.1	0.4	12.4
Northern Territory	10.0	7.4	0.0	0.7	3.7	0.4	0.0	0.0	10.4	0.0	32.6
Australian Capital Territory	0.0	9.1	0.0	0.7	1.0	0.0	0.0	0.1	0.2	2.1	13.2
Australia	47.5	299.9	110.8	163.5	180.7	45.6	12.0	132.4	44.1	67.9	1 104.3
PUBLIC SECTOR											
New South Wales	1.2	0.2	0.0	6.4	5.5	9.6	0.0	6.3	0.8	4.4	34.4
Victoria	1.0	1.4	1.0	11.7	4.4	23.2	0.0	56.8	12.4	0.6	112.4
Queensland	0.9	0.2	1.7	2.8	4.6	23.1	0.0	0.0	1.1	6.4	40.8
South Australia	0.2	0.9	0.0	2.6	0.0	15.5	0.0	1.1	0.4	1.3	21.9
Western Australia	0.0	0.0	0.0	6.2	1.1	24.1	0.0	0.1	13.0	7.0	51.4
Tasmania	0.0	0.0	0.0	0.3	0.0	1.3	0.0	0.3	12.4	0.0	14.4
Northern Territory	0.2	0.0	0.0	0.0	0.0	1.5	0.0	0.0	0.0	1.0	2.7
Australian Capital Territory	0.0	0.0	0.0	0.0	0.2	3.1	0.0	1.7	0.0	0.0	5.0
Australia	3.5	2.6	2.7	30.1	15.7	101.3	0.0	66.1	40.1	20.7	282.8
TOTAL											
New South Wales	3.3	32.0	27.6	77.5	49.2	18.5	2.2	15.6	21.7	18.5	266.1
Victoria	4.7	135.5	17.0	63.7	57.5	40.3	6.6	152.7	15.2	24.1	517.2
Queensland	7.3	96.1	27.6	25.3	51.5	29.2	3.0	4.9	8.4	16.8	270.1
South Australia	0.3	6.6	27.4	14.4	8.4	18.4	0.1	16.3	1.5	2.2	95.7
Western Australia	22.8	15.2	12.8	10.2	18.1	33.9	0.1	7.0	14.3	23.6	157.9
Tasmania	2.3	0.7	1.2	0.9	6.8	1.5	0.1	0.3	12.5	0.4	26.7
Northern Territory	10.2	7.4	0.0	0.7	3.7	1.9	0.0	0.0	10.4	1.0	35.3
Australian Capital Territory	0.0	9.1	0.0	0.7	1.3	3.1	0.0	1.7	0.2	2.1	18.1
Australia	50.9	302.5	113.5	193.5	196.5	146.9	12.0	198.6	84.2	88.6	1 387.1

(a) Refer to Explanatory Notes paragraphs 8–10.

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

Period	<i>Hotels, motels and other short term accommodation....</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
<b>2001</b>												
March	12	1.2	276	26.0	74	7.6	168	16.2	128	11.6	56	5.1
April	24	2.2	193	17.0	54	5.1	148	15.9	86	8.4	46	4.7
May	35	3.7	279	24.9	61	6.6	200	20.6	135	14.2	44	4.8
Value—\$200,000–\$499,999												
<b>2001</b>												
March	11	3.0	51	14.1	49	15.6	65	19.7	63	19.1	26	7.9
April	8	2.4	75	21.1	32	9.3	70	21.2	55	15.3	31	10.8
May	13	4.3	57	17.0	37	11.6	77	22.9	71	21.7	33	10.3
Value—\$500,000–\$999,999												
<b>2001</b>												
March	4	2.3	24	15.2	11	7.9	34	23.4	31	20.5	13	8.9
April	6	4.8	18	12.3	18	12.3	23	16.1	26	17.9	14	10.1
May	6	3.9	24	17.1	14	10.0	26	17.3	30	20.9	14	10.1
Value—\$1,000,000–\$4,999,999												
<b>2001</b>												
March	6	14.6	23	44.1	12	18.7	25	48.5	22	45.6	30	58.6
April	2	3.1	22	46.5	8	13.3	25	57.6	11	19.8	20	42.5
May	8	13.8	27	61.5	16	25.4	30	53.0	42	87.3	36	87.3
Value—\$5,000,000 and over												
<b>2001</b>												
March	2	12.8	5	97.1	2	16.5	6	63.9	2	11.2	9	176.2
April	2	75.0	5	112.5	0	0.0	6	217.4	6	40.9	2	28.0
May	2	25.3	8	182.0	4	59.9	6	79.7	6	52.3	4	34.3
Value—Total												
<b>1997-1998</b>	666	1 340.7	4 718	2 025.2	2 221	992.8	3 419	2 518.5	2 980	2 122.2	1 488	1 369.0
<b>1998-1999</b>	638	831.5	4 671	2 455.8	2 066	949.9	3 214	1 779.0	2 957	2 046.3	1 389	1 412.1
<b>1999-2000</b>	767	753.4	5 340	2 360.0	2 144	978.3	3 636	1 933.7	3 389	1 782.4	1 550	1 492.3
<b>2001</b>												
March	35	33.8	379	196.4	148	66.3	298	171.8	246	108.0	134	256.7
April	42	87.4	313	209.4	112	40.1	272	328.2	184	102.2	113	96.0
May	64	50.9	395	302.5	132	113.5	339	193.5	284	196.5	131	146.9

(a) Refer to Explanatory Notes paragraphs 8–10.

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

Period	Religious.....		Health.....		Entertainment and recreational....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
<b>2001</b>										
March	6	0.6	18	1.8	53	5.4	61	6.1	852	81.7
April	6	0.6	29	3.3	21	2.0	47	5.0	654	64.2
May	17	1.8	34	3.3	44	3.9	75	6.8	924	90.7
Value—\$200,000–\$499,999										
<b>2001</b>										
March	5	1.6	9	2.3	15	4.7	25	7.8	319	95.6
April	4	1.4	17	5.3	17	5.5	23	7.8	332	100.1
May	6	1.9	14	4.3	26	8.2	26	7.5	360	109.7
Value—\$500,000–\$999,999										
<b>2001</b>										
March	2	1.5	8	5.8	12	8.4	9	6.8	148	100.8
April	2	1.4	8	6.0	6	4.5	3	2.1	124	87.5
May	2	1.4	8	5.9	11	7.5	14	9.5	149	103.7
Value—\$1,000,000–\$4,999,999										
<b>2001</b>										
March	1	1.3	16	36.4	13	27.0	4	10.3	152	305.1
April	0	0.0	17	37.7	3	5.3	9	27.6	117	253.4
May	4	6.9	15	32.6	9	15.7	16	33.3	203	416.8
Value—\$5,000,000 and over										
<b>2001</b>										
March	0	0.0	5	188.9	6	92.5	3	19.9	40	679.0
April	0	0.0	4	56.2	1	8.0	3	33.4	29	571.3
May	0	0.0	7	152.5	6	48.9	3	31.5	46	666.4
Value—Total										
<b>1997-1998</b>	219	79.5	771	1 773.6	1 034	1 496.3	1 134	744.0	18 650	14 461.8
<b>1998-1999</b>	232	93.5	799	1 313.5	994	1 199.5	1 075	517.4	18 035	12 598.3
<b>1999-2000</b>	245	128.7	798	1 098.7	1 022	803.0	1 114	848.3	20 005	12 178.8
<b>2001</b>										
March	14	5.0	56	235.2	99	138.0	102	50.9	1 511	1 262.1
April	12	3.4	75	108.6	48	25.4	85	75.9	1 256	1 076.5
May	29	12.0	78	198.6	96	84.2	134	88.6	1 682	1 387.1

(a) Refer to Explanatory Notes paragraphs 8–10.

## 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.

## EXPLANATORY NOTES

### VALUE DATA

*continued*

**9** However, it is not certain that at present the GST is being reflected in all values. In particular, councils that use floor area calculation to derive a value may not have amended their formulae to take account of the GST and other price changes. Where it has been identified by a council or other approving authority that approvals submitted from its jurisdiction are on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values are consistent with other data collected and are inclusive of GST.

**10** As building work approved before 1 July 2000 attracted GST on that portion of the work not completed by 30 June it is likely, but not certain, that the value reported on approvals documents submitted before 30 June included the GST.

### OWNERSHIP

**11** 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

**12** 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.

**13** 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.

**14** 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.

**15** 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.

**16** 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.

## EXPLANATORY NOTES

### 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).

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

**21** As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

### TREND ESTIMATES

**22** 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.

**23** 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.

**24** The ABS has carefully considered whether the introduction of the GST will cause a break in the trend series between June and July 2000 for building and construction value data. The data are unlikely to experience a significant one-off impact between June and July because values inclusive of GST have been gradually included in the series over that period. Therefore the trend value series will continue 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

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### CHAIN VOLUME MEASURES

**25** 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 will be updated annually in the July 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).

### ABS DATA AVAILABLE ON REQUEST

**26** The ABS can provide some other building approvals data. At Statistical Local Area and Collection District, this includes new houses, floor area, material of outer wall, floor and roof. A charge may be made for providing such data.

### RELATED PUBLICATIONS

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

- *Building Activity, Australia* (Cat. no. 8752.0–8752.7)
- *Building Activity, Building Work Done, Australia* (Cat. no. 8755.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Approvals* (Cat. no. 8731.1–8731.7)
- *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)
- *Price Index of Materials Used in Building Other Than House Building, Six State Capital Cities* (Cat. no. 6407.0)
- *Price Index of Materials Used in House Building, Six State Capital Cities* (Cat. no. 6408.0).

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

### ROUNDING

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

## G L O S S A R Y

<b>Alterations and additions</b>	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
<b>Alterations and additions to residential buildings</b>	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 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 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 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.
<b>Miscellaneous</b>	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.

## G L O S S A R Y

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

# IDENTIFYING GROWTH AREAS

## KEY POINTS

The rise in approvals in May is most evident in the outlying areas of Australia's capital cities, some of which are the traditional areas attracting first home buyers. The table below shows, for selected Statistical Local Areas (SLAs), the increase in new Private sector house approvals in May 2001 compared with the average number for the last three months. The SLAs are ordered by the size of the increase and only those with the largest increases are included.

## NEW PRIVATE SECTOR HOUSE APPROVALS

SLAs	Monthly	May 2001	Increase	Increase
	Average (a)			
	no.	no.	no.	%
<b>New South Wales</b>				
Blacktown (C)	116	201	85	73
Baulkham Hills (A)	95	143	48	51
Wyong (A)	45	88	43	97
Penrith (C)	35	70	35	100
Gosford (C)	35	59	24	69
Campbelltown (C)	31	53	22	69
Shoalhaven (C)	55	75	20	36
Liverpool (C)	76	95	19	26
<b>Total New South Wales</b>	<b>1 492</b>	<b>2 007</b>	<b>515</b>	<b>35</b>
<b>Victoria</b>				
Casey (C)–Berwick	104	198	94	90
Knox (C)–South	30	62	32	104
Mornington P'sula (S)–East	22	53	31	137
Frankston (C)–East	31	61	30	95
Cardinia (S)–Parkenham	26	55	29	114
Greater Geelong (C)–Pt B	38	63	25	67
Mornington P'sula (S)–South	46	69	23	50
Kingston (C)–South	21	41	20	98
<b>Total Victoria</b>	<b>2 087</b>	<b>2 655</b>	<b>568</b>	<b>27</b>
<b>Queensland</b>				
Kirwan	13	63	50	397
Loganholme	10	47	37	355
Zillmere	51	75	24	48
Eight Mile Plains	2	22	20	1 000
Ipswich (C)–East	17	36	19	112
Ipswich (C)–Central	15	32	17	109
<b>Total Queensland</b>	<b>1 161</b>	<b>1 853</b>	<b>692</b>	<b>60</b>
<b>South Australia</b>				
Port Adelaide Enfield (C)–East	20	42	22	110
West Torrens (C)–West	7	23	16	214
Onkaparinga (C)–Woodcroft	12	27	15	131
Onkaparinga (C)–South Coast	19	29	10	55
<b>Total South Australia</b>	<b>457</b>	<b>655</b>	<b>198</b>	<b>43</b>

## IDENTIFYING GROWTH AREAS

KEY POINTS *continued*

### NEW PRIVATE SECTOR HOUSE APPROVALS *continued*

SLAs	Monthly	May 2001	Increase	Increase
	Average (a)			
	no.	no.	no.	%
<b>Western Australia</b>				
Rockingham (C)	49	122	73	147
Gosnells (C)	38	88	50	130
Wanneroo (C)–North-West	55	100	45	83
Canning (C)	36	81	45	125
Cockburn	45	89	44	96
Wanneroo (C)–North-East	29	66	37	130
Busselton (S)	28	65	37	132
Mandurah (C)	44	80	36	81
<b>Total Western Australia</b>	<b>867</b>	<b>1 391</b>	<b>524</b>	<b>60</b>
<b>Tasmania</b>				
Kingborough (M)–Pt A	11	38	27	246
<b>Total Tasmania</b>	<b>77</b>	<b>129</b>	<b>52</b>	<b>68</b>
<b>Northern Territory</b>				
Palmerston (T) Bal	19	38	19	100
Litchfield (S)–Pt B	8	23	15	176
<b>Total Northern Territory</b>	<b>34</b>	<b>84</b>	<b>50</b>	<b>147</b>
<b>Australian Capital Territory</b>				
Narrabundah	1	13	12	1 200
Dunlop	7	17	10	155
Amaroo	16	23	7	47
<b>Total Australian Capital Territory</b>	<b>70</b>	<b>105</b>	<b>35</b>	<b>50</b>

(a) Average for the three months February, March, April 2001.

The SLAs in the table contributed a large proportion of the growth in each State. For example, in New South Wales, the eight SLAs contributed 296 to the growth in house approvals which was 57% of the total growth in New South Wales. The percentage contribution of the Victorian SLAs in the table to the Victorian total was 50.0%, in Queensland 24.1%, South Australia 31.8% and Western Australia 70.0%.

For more information contact Roger Mables on 08 8237 7494.





## 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).

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