

# BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) FRI 1 SEPT 2000

## JULY KEY FIGURES

### TREND ESTIMATES

	Jul 2000	% change Jun 2000 to Jul 2000	% change Jul 1999 to Jul 2000
Dwelling units approved			
Private sector houses	6 517	-11.3	-31.8
Total dwelling units	10 218	-9.4	-27.6

### SEASONALLY ADJUSTED

	Jul 2000	% change Jun 2000 to Jul 2000	% change Jul 1999 to Jul 2000
Dwelling units approved			
Private sector houses	5 801	-17.2	-40.0
Total dwelling units	9 195	-14.0	-34.9

## JULY KEY POINTS

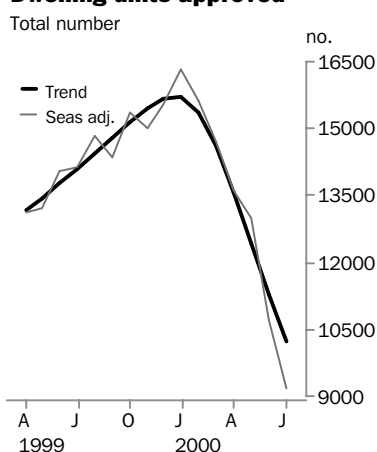
### TREND ESTIMATES

- The trend estimate for total dwelling units approved fell by 9.4% in July 2000. The trend has fallen at an increasing rate over the last six months.
- The fall in total dwellings is being driven by a strong decline in the trend for private sector houses approved, which fell by 11.3% in July 2000.
- The trend estimate for other dwellings approved decreased by 6.0% in July 2000.

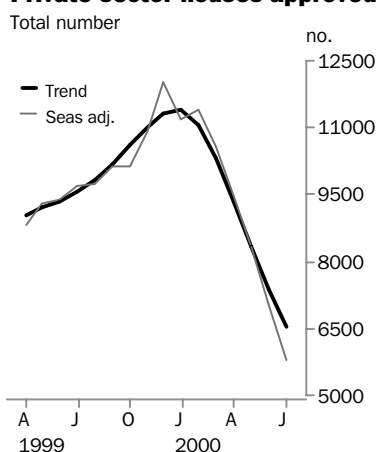
### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwellings approved decreased by 14.0% in July 2000.
- The seasonally adjusted estimate for private sector houses fell by 17.2% in July 2000 to 5,801. This is the lowest level since the series began in 1983.
- The seasonally adjusted estimate for other dwellings fell by 5.7% in July 2000.

### Dwelling units approved



### Private sector houses approved



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

**PLEASE NOTE:**  
Some of the figures  
in this publication  
will be affected by the GST.  
See Data Notes on page 2.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
August 2000	3 October 2000
September 2000	1 November 2000
October 2000	1 December 2000

## CHANGES IN THIS ISSUE

Improvements have been made to the price indexes used to derive volume estimates of building activity, resulting in revisions to the growth rates in this issue. In addition, quarterly chain volume data incorporate a new base year, 1998–99, which has resulted in revisions to growth rates, small in most cases, for the latest year. Also the reference year has been advanced to 1998–99, which has resulted in revisions to levels, but not growth rates for all periods (see paragraph 20 of the Explanatory Notes).

## DATA NOTES

A number of councils have been unable to report on all building approvals within their municipalities this month. Estimates have been included in this issue for Baulkham Hills and Fairfield in New South Wales and Townsville and Maroochy in Queensland.

ABS statistical series are being impacted to varying degrees as a result of The New Tax System (TNTS), introduced in Australia from 1 July 2000. TNTS includes the removal of Wholesale Sales Tax and the introduction of a Goods and Services Tax (GST), and as a result, a number of ABS data series will reflect significant immediate and subsequent impacts.

In this publication, and in future issues, value series for both residential and non-residential building approved will be on a GST inclusive basis.

Users should exercise caution when analysing movements in the value series over the next few months as they have been affected in a number of ways, including:

- changing patterns in demand and price changes brought about by the “bringing forward” of building activity prior to 1 July 2000,
- the introduction of the Goods and Services Tax (GST) and the abolition of the Wholesale Sales Tax, and
- the uncertainty as to whether approval values reported prior to July 2000 included or excluded the GST component.

See technical note on Page 35.

## REVISIONS THIS MONTH

Revisions have been made to total dwelling approvals in New South Wales for the period from April to June 2000 (+205).

## SYMBOLS AND OTHER USAGES

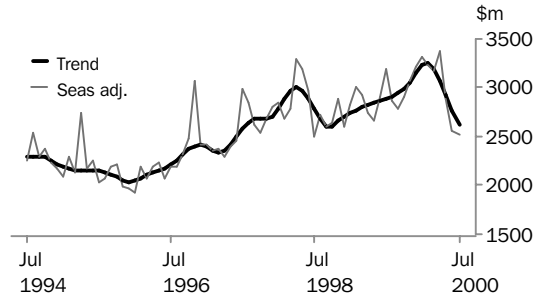
n.a. not available  
n.y.a. not yet available

Dennis Trewin  
Australian Statistician

# VALUE OF BUILDING APPROVED

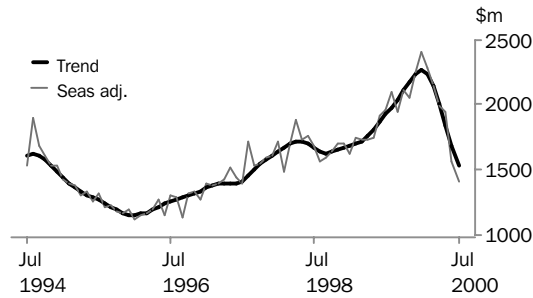
## VALUE OF TOTAL BUILDING

The trend estimate of the value of total buildings approved has fallen for the last five months.



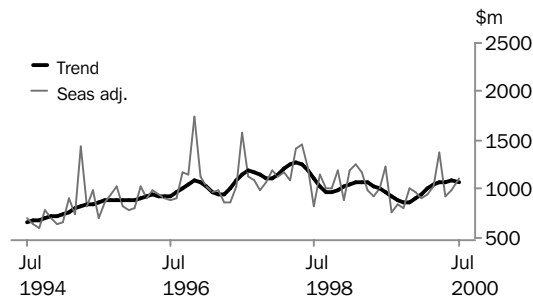
## VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approvals has fallen strongly over the last six months following a period of strong growth.



## VALUE OF NON-RESIDENTIAL

The trend estimate of the value of non-residential approvals has fallen slightly in July after seven months of growth.



# VALUE OF BUILDING APPROVED

## CHAIN VOLUME MEASURES

JUNE QUARTER 2000

Changes in the trend estimates for the value of building approved in the June Quarter 2000 in chain volume measures are summarised below.

### TREND ESTIMATES

	<i>Jun Qtr 2000</i>	<i>Mar Qtr 2000 to Jun Qtr 2000</i>	<i>Jun Qtr 1999 to Jun Qtr 2000</i>
	\$m	% change	% change
New residential building	4 765.1	-7.2	2.5
Alterations and additions to residential buildings	798.1	-2.1	4.8
Non-residential building	2 973.9	4.5	-3.0
<b>Total building</b>	<b>8 591.7</b>	<b>-2.3</b>	<b>1.4</b>

1999–2000 FINANCIAL YEAR

The annual movements in the value of building approved, in chain volume measures, appear in the table below. The table shows the annual movements for the past three financial years in original terms.

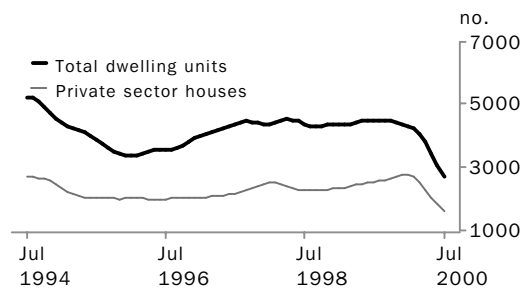
### ANNUAL MOVEMENT: ORIGINAL SERIES

	<i>1999–2000</i>	<i>1996–1997 to 1997–1998</i>	<i>1997–1998 to 1998–1999</i>	<i>1998–1999 to 1999–2000</i>
	\$m	% change	% change	% change
New residential building	20 151.0	19.3	2.9	15.1
Alterations and additions to residential buildings	3 273.5	16.9	-5.4	12.2
Non-residential building	11 370.9	9.1	-15.9	-9.5
<b>Total building</b>	<b>34 795.4</b>	<b>14.6</b>	<b>-5.8</b>	<b>5.4</b>

The total value of building approvals in volume terms rose by 5.4% to \$34 795.4 million in 1999-2000 when compared to 1998-99. This was due to an increase (15.1%) in the value of new residential building.

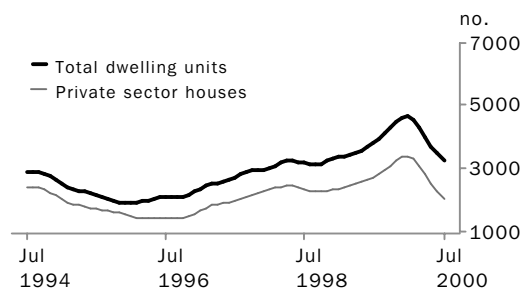
# DWELLING UNITS APPROVED: State Trends

## NEW SOUTH WALES



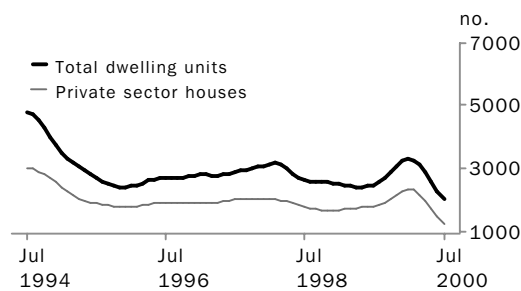
The trend for total dwelling units approved has been declining since August 1999.

## VICTORIA



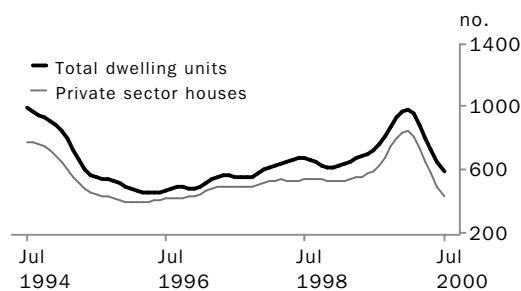
The trend for total dwelling units approved has fallen over the last six months following four years of growth.

## QUEENSLAND



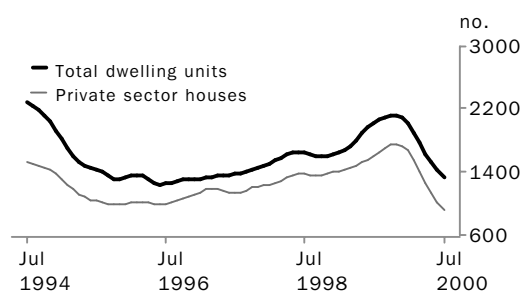
The trend for total dwelling units approved has shown strong decline over the last six months.

## SOUTH AUSTRALIA



The decline in the trend for total dwelling units approved has been very strong for the last five months.

## WESTERN AUSTRALIA



The trend for total dwelling units approved has now declined for the past seven months.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

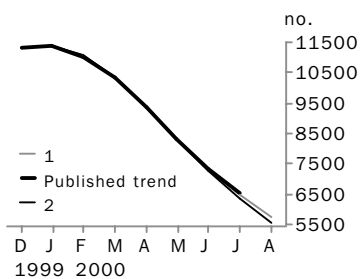
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### TREND REVISIONS

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

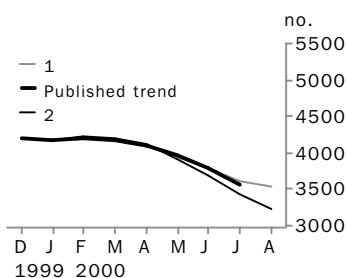
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the August seasonally adjusted estimate is higher than the July estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that the August seasonally adjusted estimate is lower than the July 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 Jul 2000</i>	% change	<b>2</b> <i>falls by 3% on Jul 2000</i>	% change
March 2000	10 308	-6.6	10 354	-6.5	10 366	-6.4
April 2000	9 344	-9.3	9 361	-9.6	9 367	-9.6
May 2000	8 327	-10.9	8 302	-11.3	8 286	-11.5
June 2000	7 347	-11.8	7 313	-11.9	7 260	-12.4
July 2000	6 517	-11.3	6 451	-11.8	6 350	-12.5
August 2000	n.y.a.	n.y.a.	5 724	-11.3	5 573	-12.2

### OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 11% on Jul 2000</i>	% change	<b>2</b> <i>falls by 11% on Jul 2000</i>	% change
March 2000	4 180	-0.5	4 182	-0.4	4 207	-0.2
April 2000	4 100	-1.9	4 099	-2.0	4 111	-2.3
May 2000	3 959	-3.4	3 955	-3.5	3 923	-4.6
June 2000	3 793	-4.2	3 789	-4.2	3 681	-6.2
July 2000	3 566	-6.0	3 624	-4.4	3 422	-7.0
August 2000	n.y.a.	n.y.a.	3 543	-2.2	3 237	-5.4

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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>1999</b>							
May	9 964	10 145	3 402	3 723	13 366	502	13 868
June	9 674	9 976	3 927	4 543	13 601	918	14 519
July	9 860	10 003	4 427	4 672	14 287	388	14 675
August	10 366	10 446	4 935	5 056	15 301	201	15 502
September	10 954	11 166	3 856	4 055	14 810	411	15 221
October	10 064	10 251	3 867	4 042	13 931	362	14 293
November	11 626	11 778	4 389	4 553	16 015	316	16 331
December	11 174	11 292	3 258	3 446	14 432	306	14 738
<b>2000</b>							
January	8 898	8 992	4 210	4 354	13 108	238	13 346
February	11 140	11 307	4 515	4 709	15 655	361	16 016
March	11 379	11 468	3 755	3 860	15 134	194	15 328
April	8 288	8 375	3 549	3 776	11 837	314	12 151
May	9 587	9 756	4 727	4 909	14 314	351	14 665
June	7 026	7 283	2 988	3 669	10 014	938	10 952
July	5 778	5 858	3 283	3 423	9 061	220	9 281
SEASONALLY ADJUSTED							
<b>1999</b>							
May	9 283	9 478	3 437	3 734	12 720	492	13 212
June	9 380	9 585	4 058	4 448	13 438	595	14 033
July	9 675	9 832	3 989	4 297	13 664	465	14 129
August	9 736	9 831	4 861	5 011	14 597	245	14 842
September	10 110	10 324	3 766	4 038	13 876	486	14 362
October	10 139	10 334	4 816	5 023	14 955	402	15 357
November	10 914	11 052	3 767	3 939	14 681	310	14 991
December	12 032	12 174	3 172	3 358	15 204	328	15 532
<b>2000</b>							
January	11 165	11 295	4 863	5 019	16 028	286	16 314
February	11 399	11 553	3 900	4 080	15 299	334	15 633
March	10 570	10 653	3 933	4 036	14 503	186	14 689
April	9 455	9 538	3 868	4 062	13 323	277	13 600
May	8 315	8 472	4 378	4 527	12 693	306	12 999
June	7 006	7 196	2 995	3 498	10 001	693	10 694
July	5 801	5 895	3 134	3 300	8 935	260	9 195
TREND ESTIMATES							
<b>1999</b>							
May	9 200	9 366	3 808	4 083	13 008	441	13 449
June	9 357	9 517	3 975	4 259	13 332	444	13 776
July	9 552	9 708	4 119	4 398	13 671	435	14 106
August	9 822	9 978	4 190	4 450	14 011	417	14 428
September	10 184	10 344	4 191	4 425	14 375	394	14 769
October	10 606	10 770	4 145	4 352	14 752	370	15 122
November	11 026	11 186	4 068	4 253	15 094	345	15 439
December	11 330	11 477	4 022	4 188	15 351	314	15 665
<b>2000</b>							
January	11 385	11 517	4 031	4 186	15 415	288	15 703
February	11 040	11 162	4 045	4 201	15 085	278	15 363
March	10 308	10 428	4 007	4 180	14 315	293	14 608
April	9 344	9 468	3 899	4 100	13 243	325	13 568
May	8 327	8 455	3 728	3 959	12 054	360	12 414
June	7 347	7 479	3 534	3 793	10 881	391	11 272
July	6 517	6 652	3 283	3 566	9 799	419	10 218



## 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>1999</b>							
May	22.7	21.4	-14.9	-11.0	10.3	17.8	10.6
June	-2.9	-1.7	15.4	22.0	1.8	82.9	4.7
July	1.9	0.3	12.7	2.8	5.0	-57.7	1.1
August	5.1	4.4	11.5	8.2	7.1	-48.2	5.6
September	5.7	6.9	-21.9	-19.8	-3.2	104.5	-1.8
October	-8.1	-8.2	0.3	-0.3	-5.9	-11.9	-6.1
November	15.5	14.9	13.5	12.6	15.0	-12.7	14.3
December	-3.9	-4.1	-25.8	-24.3	-9.9	-3.2	-9.8
<b>2000</b>							
January	-20.4	-20.4	29.2	26.3	-9.2	-22.2	-9.4
February	25.2	25.7	7.2	8.2	19.4	51.7	20.0
March	2.1	1.4	-16.8	-18.0	-3.3	-46.3	-4.3
April	-27.2	-27.0	-5.5	-2.2	-21.8	61.9	-20.7
May	15.7	16.5	33.2	30.0	20.9	11.8	20.7
June	-26.7	-25.3	-36.8	-25.3	-30.0	167.2	-25.3
July	-17.8	-19.6	9.9	-6.7	-9.5	-76.5	-15.3
SEASONALLY ADJUSTED (% change from preceding month)							
<b>1999</b>							
May	5.4	5.1	-12.5	-8.8	-0.1	31.9	0.8
June	1.1	1.1	18.1	19.1	5.6	20.9	6.2
July	3.1	2.6	-1.7	-3.4	1.7	-21.8	0.7
August	0.6	0.0	21.9	16.6	6.8	-47.3	5.0
September	3.8	5.0	-22.5	-19.4	-4.9	98.4	-3.2
October	0.3	0.1	27.9	24.4	7.8	-17.3	6.9
November	7.6	6.9	-21.8	-21.6	-1.8	-22.9	-2.4
December	10.2	10.2	-15.8	-14.7	3.6	5.8	3.6
<b>2000</b>							
January	-7.2	-7.2	53.3	49.5	5.4	-12.8	5.0
February	2.1	2.3	-19.8	-18.7	-4.5	16.8	-4.2
March	-7.3	-7.8	0.8	-1.1	-5.2	-44.3	-6.0
April	-10.5	-10.5	-1.7	0.6	-8.1	48.9	-7.4
May	-12.1	-11.2	13.2	11.4	-4.7	10.5	-4.4
June	-15.7	-15.1	-31.6	-22.7	-21.2	126.5	-17.7
July	-17.2	-18.1	4.6	-5.7	-10.7	-62.5	-14.0
TREND ESTIMATES (% change from preceding month)							
<b>1999</b>							
May	1.9	1.8	2.1	2.5	1.9	3.0	2.0
June	1.7	1.6	4.4	4.3	2.5	0.7	2.4
July	2.1	2.0	3.6	3.3	2.5	-2.0	2.4
August	2.8	2.8	1.7	1.2	2.5	-4.1	2.3
September	3.7	3.7	0.0	-0.6	2.6	-5.5	2.4
October	4.1	4.1	-1.1	-1.6	2.6	-6.1	2.4
November	4.0	3.9	-1.9	-2.3	2.3	-6.8	2.1
December	2.8	2.6	-1.1	-1.5	1.7	-9.0	1.5
<b>2000</b>							
January	0.5	0.3	0.2	0.0	0.4	-8.3	0.2
February	-3.0	-3.1	0.3	0.4	-2.1	-3.5	-2.2
March	-6.6	-6.6	-0.9	-0.5	-5.1	5.4	-4.9
April	-9.3	-9.2	-2.7	-1.9	-7.5	10.9	-7.1
May	-10.9	-10.7	-4.4	-3.4	-9.0	10.8	-8.5
June	-11.8	-11.5	-5.2	-4.2	-9.7	8.6	-9.2
July	-11.3	-11.1	-7.1	-6.0	-9.9	7.2	-9.4

## VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
<b>1999</b>					
May	1 639.6	252.7	1 892.2	1 004.3	2 896.5
June	1 673.2	254.3	1 927.5	987.6	2 915.0
July	1 761.8	292.3	2 054.2	1 233.9	3 288.1
August	1 869.0	310.3	2 179.3	1 105.2	3 284.5
September	1 809.2	300.4	2 109.6	864.1	2 973.8
October	1 710.2	291.4	2 001.6	867.4	2 869.1
November	1 953.2	298.6	2 251.8	1 006.1	3 257.9
December	1 854.6	261.7	2 116.4	834.3	2 950.6
<b>2000</b>					
January	1 753.0	223.8	1 976.7	892.9	2 869.6
February	1 965.4	309.3	2 274.7	889.4	3 164.0
March	1 905.7	314.3	2 220.0	952.8	3 172.8
April	1 481.0	276.6	1 757.7	1 060.7	2 818.4
May	1 890.1	350.9	2 241.0	1 067.1	3 308.1
June	1 341.3	248.6	1 589.9	990.5	2 580.4
July	1 200.7	251.8	1 452.6	1 156.6	2 609.2
SEASONALLY ADJUSTED					
<b>1999</b>					
May	1 501.3	245.2	1 746.5	926.9	2 673.4
June	1 658.0	252.9	1 910.9	1 003.6	2 914.6
July	1 667.7	292.1	1 959.9	1 226.7	3 186.5
August	1 786.5	310.7	2 097.2	768.6	2 865.8
September	1 677.7	268.9	1 946.6	849.1	2 795.7
October	1 829.0	282.2	2 111.2	802.4	2 913.6
November	1 785.9	277.9	2 063.7	1 006.5	3 070.3
December	1 970.1	283.3	2 253.4	970.6	3 224.0
<b>2000</b>					
January	2 136.4	279.1	2 415.5	909.6	3 325.0
February	1 971.6	313.6	2 285.2	957.0	3 242.2
March	1 855.8	287.3	2 143.1	1 022.1	3 165.2
April	1 697.0	302.1	1 999.1	1 369.0	3 368.1
May	1 634.0	318.0	1 952.0	938.7	2 890.8
June	1 312.9	255.9	1 568.8	990.1	2 558.9
July	1 161.8	258.3	1 420.1	1 104.1	2 524.3
TREND ESTIMATES					
<b>1999</b>					
May	1 564.4	250.2	1 814.6	1 040.1	2 854.7
June	1 614.7	259.1	1 873.8	1 003.7	2 877.5
July	1 660.3	268.8	1 929.1	960.1	2 889.3
August	1 706.6	276.4	1 983.0	924.0	2 907.0
September	1 762.5	281.1	2 043.6	895.8	2 939.4
October	1 828.7	283.0	2 111.7	872.7	2 984.4
November	1 897.0	283.4	2 180.4	871.5	3 051.9
December	1 955.6	285.5	2 241.2	904.1	3 145.2
<b>2000</b>					
January	1 984.1	290.5	2 274.6	958.4	3 233.1
February	1 951.2	295.8	2 247.0	1 010.7	3 257.8
March	1 852.3	297.7	2 150.0	1 045.9	3 195.9
April	1 710.3	295.0	2 005.2	1 069.3	3 074.6
May	1 555.1	288.9	1 844.0	1 081.3	2 925.3
June	1 403.9	281.0	1 684.9	1 085.4	2 770.3
July	1 266.2	272.5	1 538.7	1 080.7	2 619.4

(a) Refer to Explanatory Notes paragraph 12.

## 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>1999</b>					
May	15.8	10.4	15.1	22.9	17.7
June	2.1	0.6	1.9	-1.7	0.6
July	5.3	15.0	6.6	24.9	12.8
August	6.1	6.1	6.1	-10.4	-0.1
September	-3.2	-3.2	-3.2	-21.8	-9.5
October	-5.5	-3.0	-5.1	0.4	-3.5
November	14.2	2.5	12.5	16.0	13.6
December	-5.0	-12.3	-6.0	-17.1	-9.4
<b>2000</b>					
January	-5.5	-14.5	-6.6	7.0	-2.7
February	12.1	38.2	15.1	-0.4	10.3
March	-3.0	1.6	-2.4	7.1	0.3
April	-22.3	-12.0	-20.8	11.3	-11.2
May	27.6	26.8	27.5	0.6	17.4
June	-29.0	-29.1	-29.1	-7.2	-22.0
July	-10.5	1.3	-8.6	16.8	1.1
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1999</b>					
May	0.1	2.0	0.3	-7.2	-2.4
June	10.4	3.1	9.4	8.3	9.0
July	0.6	15.5	2.6	22.2	9.3
August	7.1	6.4	7.0	-37.3	-10.1
September	-6.1	-13.5	-7.2	10.5	-2.4
October	9.0	5.0	8.5	-5.5	4.2
November	-2.4	-1.5	-2.2	25.4	5.4
December	10.3	1.9	9.2	-3.6	5.0
<b>2000</b>					
January	8.4	-1.5	7.2	-6.3	3.1
February	-7.7	12.3	-5.4	5.2	-2.5
March	-5.9	-8.4	-6.2	6.8	-2.4
April	-8.6	5.2	-6.7	33.9	6.4
May	-3.7	5.3	-2.4	-31.4	-14.2
June	-19.6	-19.5	-19.6	5.5	-11.5
July	-11.5	1.0	-9.5	11.5	-1.4
TREND ESTIMATES (% change from preceding month)					
<b>1999</b>					
May	3.0	2.5	3.0	-2.5	0.9
June	3.2	3.6	3.3	-3.5	0.8
July	2.8	3.7	3.0	-4.3	0.4
August	2.8	2.8	2.8	-3.8	0.6
September	3.3	1.7	3.1	-3.1	1.1
October	3.8	0.7	3.3	-2.6	1.5
November	3.7	0.1	3.3	-0.1	2.3
December	3.1	0.8	2.8	3.7	3.1
<b>2000</b>					
January	1.5	1.7	1.5	6.0	2.8
February	-1.7	1.8	-1.2	5.5	0.8
March	-5.1	0.6	-4.3	3.5	-1.9
April	-7.7	-0.9	-6.7	2.2	-3.8
May	-9.1	-2.1	-8.0	1.1	-4.9
June	-9.7	-2.7	-8.6	0.4	-5.3
July	-9.8	-3.0	-8.7	-0.4	-5.4

(a) Refer to Explanatory Notes paragraph 12.

## 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	<b>150 974</b>
<b>1998-1999</b>	104 459	42 555	664	2 541	482	<b>150 701</b>
<b>1999-2000</b>	120 243	45 473	811	1 793	518	<b>168 838</b>
<b>1999</b>						
July	9 851	4 199	22	151	64	<b>14 287</b>
August	10 359	4 620	35	211	76	<b>15 301</b>
September	10 949	3 749	38	42	32	<b>14 810</b>
October	10 058	3 699	30	103	41	<b>13 931</b>
November	11 619	3 945	59	336	56	<b>16 015</b>
December	11 158	3 048	54	130	42	<b>14 432</b>
<b>2000</b>						
January	8 891	3 995	80	88	54	<b>13 108</b>
February	11 127	4 250	96	146	36	<b>15 655</b>
March	11 365	3 623	56	50	40	<b>15 134</b>
April	8 275	3 136	222	177	27	<b>11 837</b>
May	9 575	4 368	79	270	22	<b>14 314</b>
June	7 016	2 841	40	89	28	<b>10 014</b>
July	5 770	2 729	39	508	15	<b>9 061</b>
PUBLIC SECTOR (Number)						
<b>1997-1998</b>	2 530	2 989	35	1	13	<b>5 568</b>
<b>1998-1999</b>	2 723	2 986	35	2	4	<b>5 750</b>
<b>1999-2000</b>	1 754	2 547	64	6	9	<b>4 380</b>
<b>1999</b>						
July	143	236	9	0	0	<b>388</b>
August	80	113	8	0	0	<b>201</b>
September	212	199	0	0	0	<b>411</b>
October	187	175	0	0	0	<b>362</b>
November	152	159	4	0	1	<b>316</b>
December	118	177	2	5	4	<b>306</b>
<b>2000</b>						
January	94	125	19	0	0	<b>238</b>
February	167	188	5	0	1	<b>361</b>
March	88	99	6	1	0	<b>194</b>
April	87	216	11	0	0	<b>314</b>
May	169	180	0	0	2	<b>351</b>
June	257	680	0	0	1	<b>938</b>
July	80	131	6	3	0	<b>220</b>
TOTAL (Number)						
<b>1997-1998</b>	106 991	45 506	823	2 588	634	<b>156 542</b>
<b>1998-1999</b>	107 182	45 541	699	2 543	486	<b>156 451</b>
<b>1999-2000</b>	121 997	48 020	875	1 799	527	<b>173 218</b>
<b>1999</b>						
July	9 994	4 435	31	151	64	<b>14 675</b>
August	10 439	4 733	43	211	76	<b>15 502</b>
September	11 161	3 948	38	42	32	<b>15 221</b>
October	10 245	3 874	30	103	41	<b>14 293</b>
November	11 771	4 104	63	336	57	<b>16 331</b>
December	11 276	3 225	56	135	46	<b>14 738</b>
<b>2000</b>						
January	8 985	4 120	99	88	54	<b>13 346</b>
February	11 294	4 438	101	146	37	<b>16 016</b>
March	11 453	3 722	62	51	40	<b>15 328</b>
April	8 362	3 352	233	177	27	<b>12 151</b>
May	9 744	4 548	79	270	24	<b>14 665</b>
June	7 273	3 521	40	89	29	<b>10 952</b>
July	5 850	2 860	45	511	15	<b>9 281</b>

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Month	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	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>	12 370.7	4 607.5	67.6	2 512.4	245.8	19 804.2	9 004.9	<b>28 809.1</b>
<b>1999-2000</b>	15 334.5	5 516.2	94.2	3 059.6	216.5	24 221.3	8 664.3	<b>32 885.4</b>
<b>1999</b>								
July	1 226.6	500.0	1.8	251.5	30.0	2 009.8	870.1	<b>2 879.9</b>
August	1 272.1	579.1	2.4	269.8	26.8	2 150.3	790.2	<b>2 940.4</b>
September	1 363.4	405.6	4.1	286.6	7.0	2 066.7	673.2	<b>2 739.9</b>
October	1 273.2	391.5	2.9	273.3	11.6	1 952.5	667.5	<b>2 619.9</b>
November	1 473.3	447.1	4.6	262.1	26.5	2 213.6	622.6	<b>2 836.1</b>
December	1 426.7	399.5	6.4	230.0	12.8	2 075.5	601.6	<b>2 677.1</b>
<b>2000</b>								
January	1 143.5	587.1	9.4	196.7	5.6	1 942.4	656.6	<b>2 599.0</b>
February	1 433.2	494.7	8.8	271.1	19.9	2 227.7	663.9	<b>2 891.6</b>
March	1 477.8	409.0	5.5	293.6	6.3	2 192.2	688.7	<b>2 880.9</b>
April	1 067.3	382.5	34.2	214.2	15.6	1 713.9	831.4	<b>2 545.3</b>
May	1 248.9	599.0	9.6	285.2	44.1	2 186.8	768.4	<b>2 955.3</b>
June	928.5	321.1	4.5	225.5	10.3	1 489.9	830.1	<b>2 320.0</b>
July	781.4	395.4	3.1	174.5	69.0	1 423.5	665.8	<b>2 089.3</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	3 563.7	<b>4 188.6</b>
<b>1999-2000</b>	200.6	243.4	4.1	102.5	0.9	551.7	3 100.0	<b>3 651.8</b>
<b>1999</b>								
July	14.3	21.0	1.3	7.8	0.0	44.4	363.8	<b>408.2</b>
August	8.6	9.1	0.4	10.8	0.0	29.0	315.0	<b>344.0</b>
September	22.4	17.9	0.0	2.6	0.0	42.9	190.9	<b>233.8</b>
October	19.4	26.1	0.0	3.6	0.0	49.2	200.0	<b>249.1</b>
November	18.0	14.8	0.2	5.2	0.0	38.2	383.5	<b>421.8</b>
December	13.3	15.2	0.2	11.3	0.9	40.9	232.7	<b>273.6</b>
<b>2000</b>								
January	11.5	10.8	1.0	11.1	0.0	34.4	236.2	<b>270.6</b>
February	20.3	17.3	0.4	9.0	0.0	47.0	225.5	<b>272.5</b>
March	10.0	9.0	0.2	8.7	0.0	27.8	264.1	<b>291.9</b>
April	10.1	21.0	0.4	12.2	0.0	43.8	229.2	<b>273.1</b>
May	24.9	17.3	0.0	11.9	0.0	54.1	298.7	<b>352.8</b>
June	27.8	63.9	0.0	8.3	0.0	100.0	160.4	<b>260.4</b>
July	9.9	14.0	0.2	4.9	0.1	29.1	490.7	<b>519.9</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>	12 663.5	4 847.6	72.0	2 600.2	245.8	20 429.5	12 568.5	<b>32 997.8</b>
<b>1999-2000</b>	15 535.0	5 759.8	98.3	3 162.1	217.4	24 772.9	11 764.4	<b>36 537.3</b>
<b>1999</b>								
July	1 240.8	521.0	3.1	259.2	30.0	2 054.2	1 233.9	<b>3 288.1</b>
August	1 280.8	588.3	2.8	280.6	26.8	2 179.3	1 105.2	<b>3 284.5</b>
September	1 385.8	423.5	4.1	289.3	7.0	2 109.6	864.1	<b>2 973.8</b>
October	1 292.6	417.6	2.9	276.9	11.6	2 001.6	867.4	<b>2 869.1</b>
November	1 491.3	461.9	4.8	267.3	26.5	2 251.8	1 006.1	<b>3 257.9</b>
December	1 440.0	414.6	6.6	241.3	13.7	2 116.4	834.3	<b>2 950.6</b>
<b>2000</b>								
January	1 155.0	598.0	10.4	207.8	5.6	1 976.7	892.9	<b>2 869.6</b>
February	1 453.4	512.0	9.2	280.1	19.9	2 274.7	889.4	<b>3 164.0</b>
March	1 487.8	418.0	5.7	302.3	6.3	2 220.0	952.8	<b>3 172.8</b>
April	1 077.4	403.6	34.6	226.4	15.6	1 757.7	1 060.7	<b>2 818.4</b>
May	1 273.8	616.3	9.6	297.1	44.1	2 241.0	1 067.1	<b>3 308.1</b>
June	956.3	385.0	4.5	233.8	10.3	1 589.9	990.5	<b>2 580.4</b>
July	791.3	409.4	3.3	179.4	69.1	1 452.6	1 156.6	<b>2 609.2</b>

(a) See Glossary for definition.

## DWELLING UNITS APPROVED, By State

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
Month	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL								
<b>1999</b>								
May	4 807	3 610	2 392	683	1 974	95	124	183
June	4 640	3 312	2 847	845	2 431	88	180	176
July	4 968	3 902	2 464	842	2 062	158	140	139
August	4 978	4 777	2 522	771	2 097	118	123	116
September	4 425	4 113	3 095	907	2 085	119	116	361
October	4 246	3 985	3 028	794	1 842	161	110	127
November	4 618	4 531	3 174	993	2 435	183	192	205
December	4 232	4 222	2 955	842	2 014	180	156	137
<b>2000</b>								
January	3 563	4 225	2 629	712	1 675	180	114	248
February	4 292	4 774	3 238	1 073	1 972	168	165	334
March	4 035	4 874	3 252	974	1 768	166	88	171
April	3 427	3 655	2 702	643	1 375	136	83	130
May	4 464	3 537	3 544	764	1 810	233	110	203
June	2 924	3 280	1 997	598	1 717	91	141	204
July	2 271	3 365	1 558	710	1 124	84	93	76
SEASONALLY ADJUSTED								
<b>1999</b>								
May	4 604	3 557	2 390	695	1 890	104	n.a.	n.a.
June	4 382	3 413	2 565	713	2 112	107	n.a.	n.a.
July	4 365	3 928	2 407	746	2 055	156	n.a.	n.a.
August	4 663	4 177	2 478	710	2 057	118	n.a.	n.a.
September	4 467	3 921	2 689	825	2 123	124	n.a.	n.a.
October	4 609	4 306	3 013	846	1 952	142	n.a.	n.a.
November	4 192	4 206	3 020	924	2 163	172	n.a.	n.a.
December	4 433	4 529	3 282	980	2 120	172	n.a.	n.a.
<b>2000</b>								
January	4 235	5 291	3 466	1 055	2 172	180	n.a.	n.a.
February	4 285	4 395	3 336	982	1 924	166	n.a.	n.a.
March	4 177	4 521	3 040	873	1 627	169	n.a.	n.a.
April	3 772	3 919	2 846	852	1 553	133	n.a.	n.a.
May	3 889	3 397	3 253	694	1 511	235	n.a.	n.a.
June	3 075	3 389	1 918	508	1 632	116	n.a.	n.a.
July	1 967	3 502	1 621	681	1 191	85	n.a.	n.a.
TREND ESTIMATES								
<b>1999</b>								
May	4 464	3 570	2 426	688	1 886	117	161	156
June	4 499	3 682	2 439	706	1 962	119	151	152
July	4 514	3 797	2 487	730	2 021	123	140	152
August	4 507	3 935	2 586	764	2 062	129	133	154
September	4 487	4 104	2 738	813	2 095	139	132	165
October	4 461	4 292	2 926	872	2 119	150	136	182
November	4 421	4 483	3 102	931	2 121	159	141	201
December	4 373	4 622	3 244	977	2 084	166	142	215
<b>2000</b>								
January	4 329	4 653	3 327	988	2 011	173	139	220
February	4 244	4 542	3 293	955	1 899	175	129	215
March	4 072	4 301	3 140	887	1 767	171	118	202
April	3 800	4 005	2 901	803	1 635	164	109	183
May	3 456	3 723	2 613	723	1 520	153	105	162
June	3 081	3 485	2 310	652	1 423	140	104	143
July	2 727	3 282	2 019	594	1 341	126	105	122

## DWELLING UNITS APPROVED, By State—Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
ORIGINAL (% change from preceding month)								
<b>1999</b>								
May	19.1	5.7	0.2	20.2	20.7	-24.6	-44.9	24.5
June	-3.5	-8.3	19.0	23.7	23.2	-7.4	45.2	-3.8
July	7.1	17.8	-13.5	-0.4	-15.2	79.5	-22.2	-21.0
August	0.2	22.4	2.4	-8.4	1.7	-25.3	-12.1	-16.5
September	-11.1	-13.9	22.7	17.6	-0.6	0.8	-5.7	211.2
October	-4.0	-3.1	-2.2	-12.5	-11.7	35.3	-5.2	-64.8
November	8.8	13.7	4.8	25.1	32.2	13.7	74.5	61.4
December	-8.4	-6.8	-6.9	-15.2	-17.3	-1.6	-18.8	-33.2
<b>2000</b>								
January	-15.8	0.1	-11.0	-15.4	-16.8	0.0	-26.9	81.0
February	20.5	13.0	23.2	50.7	17.7	-6.7	44.7	34.7
March	-6.0	2.1	0.4	-9.2	-10.3	-1.2	-46.7	-48.8
April	-15.1	-25.0	-16.9	-34.0	-22.2	-18.1	-5.7	-24.0
May	30.3	-3.2	31.2	18.8	31.6	71.3	32.5	56.2
June	-34.5	-7.3	-43.7	-21.7	-5.1	-60.9	28.2	0.5
July	-22.3	2.6	-22.0	18.7	-34.5	-7.7	-34.0	-62.7
SEASONALLY ADJUSTED (% change from preceding month)								
<b>1999</b>								
May	2.4	-0.3	-2.7	3.6	7.3	-11.9	n.a.	n.a.
June	-4.8	-4.1	7.3	2.6	11.7	3.4	n.a.	n.a.
July	-0.4	15.1	-6.1	4.7	-2.7	45.9	n.a.	n.a.
August	6.8	6.3	2.9	-4.9	0.1	-24.8	n.a.	n.a.
September	-4.2	-6.1	8.5	16.1	3.2	5.3	n.a.	n.a.
October	3.2	9.8	12.1	2.6	-8.0	14.9	n.a.	n.a.
November	-9.0	-2.3	0.2	9.2	10.8	20.6	n.a.	n.a.
December	5.8	7.7	8.7	6.1	-2.0	0.4	n.a.	n.a.
<b>2000</b>								
January	-4.5	16.8	5.6	7.6	2.5	4.3	n.a.	n.a.
February	1.2	-16.9	-3.8	-7.0	-11.4	-7.9	n.a.	n.a.
March	-2.5	2.9	-8.9	-11.0	-15.5	1.8	n.a.	n.a.
April	-9.7	-13.3	-6.4	-2.4	-4.5	-21.3	n.a.	n.a.
May	3.1	-13.3	14.3	-18.6	-2.7	76.6	n.a.	n.a.
June	-20.9	-0.2	-41.0	-26.8	8.0	-50.4	n.a.	n.a.
July	-36.0	3.3	-15.5	34.2	-27.0	-26.7	n.a.	n.a.
TREND ESTIMATES (% change from preceding month)								
<b>1999</b>								
May	0.9	2.4	-0.4	2.4	4.7	1.2	-3.4	-4.6
June	0.8	3.1	0.5	2.8	4.1	1.6	-6.1	-2.3
July	0.3	3.1	2.0	3.3	3.0	3.1	-7.0	-0.3
August	-0.1	3.6	4.0	4.7	2.1	5.5	-4.8	1.7
September	-0.5	4.3	5.9	6.4	1.6	7.2	-0.9	6.9
October	-0.6	4.6	6.9	7.3	1.1	8.1	2.8	10.5
November	-0.9	4.5	6.0	6.7	0.1	5.9	3.7	10.4
December	-1.1	3.1	4.6	4.9	-1.7	4.6	1.0	6.7
<b>2000</b>								
January	-1.0	0.7	2.5	1.2	-3.5	3.9	-2.7	2.6
February	-2.0	-2.4	-1.0	-3.3	-5.5	1.4	-6.6	-2.4
March	-4.1	-5.3	-4.6	-7.2	-6.9	-2.1	-8.6	-6.2
April	-6.7	-6.9	-7.6	-9.4	-7.5	-4.5	-7.5	-9.4
May	-9.1	-7.0	-9.9	-10.1	-7.0	-6.5	-3.9	-11.3
June	-10.8	-6.4	-11.6	-9.7	-6.4	-8.4	-0.9	-11.8
July	-11.5	-5.8	-12.6	-8.9	-5.8	-10.0	0.5	-14.4

## PRIVATE SECTOR HOUSES APPROVED, By State

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
Month	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL								
<b>1999</b>								
May	2 843	2 766	1 807	601	1 616	94	90	147
June	2 503	2 688	1 928	652	1 682	76	83	62
July	2 796	2 713	1 730	615	1 705	135	83	83
August	2 736	3 078	1 866	663	1 756	101	53	113
September	2 589	3 340	2 323	731	1 615	114	57	185
October	2 561	2 862	2 009	667	1 655	142	70	98
November	2 892	3 394	2 048	892	2 031	154	88	127
December	2 939	3 259	2 205	736	1 712	156	65	102
<b>2000</b>								
January	2 265	2 523	1 768	649	1 385	139	53	116
February	2 575	3 533	2 374	836	1 459	135	63	165
March	2 708	3 557	2 467	807	1 477	150	71	142
April	2 008	2 555	1 796	561	1 072	120	48	128
May	2 447	2 530	2 282	616	1 363	159	41	149
June	1 780	2 382	1 104	517	1 044	83	46	70
July	1 432	1 842	985	443	906	83	35	52
SEASONALLY ADJUSTED								
<b>1999</b>								
May	2 566	2 612	1 748	585	1 494	n.a.	n.a.	n.a.
June	2 518	2 562	1 899	591	1 598	n.a.	n.a.	n.a.
July	2 692	2 744	1 714	542	1 652	n.a.	n.a.	n.a.
August	2 611	2 818	1 827	620	1 630	n.a.	n.a.	n.a.
September	2 321	2 977	1 979	685	1 647	n.a.	n.a.	n.a.
October	2 712	3 007	1 923	723	1 673	n.a.	n.a.	n.a.
November	2 755	3 199	1 952	823	1 865	n.a.	n.a.	n.a.
December	2 958	3 492	2 589	810	1 743	n.a.	n.a.	n.a.
<b>2000</b>								
January	2 675	3 340	2 250	957	1 742	n.a.	n.a.	n.a.
February	2 802	3 515	2 399	816	1 556	n.a.	n.a.	n.a.
March	2 592	3 236	2 239	688	1 375	n.a.	n.a.	n.a.
April	2 258	2 887	1 935	712	1 232	n.a.	n.a.	n.a.
May	2 063	2 235	2 110	548	1 158	n.a.	n.a.	n.a.
June	1 887	2 392	1 109	468	982	n.a.	n.a.	n.a.
July	1 358	1 899	1 017	407	917	n.a.	n.a.	n.a.
TREND ESTIMATES								
<b>1999</b>								
May	2 497	2 569	1 776	560	1 519	n.a.	n.a.	n.a.
June	2 523	2 632	1 786	574	1 560	n.a.	n.a.	n.a.
July	2 546	2 716	1 803	595	1 605	n.a.	n.a.	n.a.
August	2 575	2 825	1 844	630	1 653	n.a.	n.a.	n.a.
September	2 620	2 959	1 921	683	1 702	n.a.	n.a.	n.a.
October	2 680	3 107	2 032	746	1 742	n.a.	n.a.	n.a.
November	2 744	3 261	2 154	804	1 758	n.a.	n.a.	n.a.
December	2 790	3 373	2 270	842	1 737	n.a.	n.a.	n.a.
<b>2000</b>								
January	2 786	3 403	2 345	846	1 671	n.a.	n.a.	n.a.
February	2 696	3 312	2 321	809	1 556	n.a.	n.a.	n.a.
March	2 518	3 107	2 189	741	1 412	n.a.	n.a.	n.a.
April	2 295	2 836	1 975	658	1 267	n.a.	n.a.	n.a.
May	2 060	2 552	1 725	574	1 136	n.a.	n.a.	n.a.
June	1 831	2 287	1 467	498	1 023	n.a.	n.a.	n.a.
July	1 635	2 063	1 247	429	929	n.a.	n.a.	n.a.



## PRIVATE SECTOR HOUSES APPROVED, By State—Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
ORIGINAL (% change from preceding month)								
<b>1999</b>								
May	38.3	24.0	7.7	23.4	16.8	-16.1	-3.2	79.3
June	-12.0	-2.8	6.7	8.5	4.1	-19.1	-7.8	-57.8
July	11.7	0.9	-10.3	-5.7	1.4	77.6	0.0	33.9
August	-2.1	13.5	7.9	7.8	3.0	-25.2	-36.1	36.1
September	-5.4	8.5	24.5	10.3	-8.0	12.9	7.5	63.7
October	-1.1	-14.3	-13.5	-8.8	2.5	24.6	22.8	-47.0
November	12.9	18.6	1.9	33.7	22.7	8.5	25.7	29.6
December	1.6	-4.0	7.7	-17.5	-15.7	1.3	-26.1	-19.7
<b>2000</b>								
January	-22.9	-22.6	-19.8	-11.8	-19.1	-10.9	-18.5	13.7
February	13.7	40.0	34.3	28.8	5.3	-2.9	18.9	42.2
March	5.2	0.7	3.9	-3.5	1.2	11.1	12.7	-13.9
April	-25.8	-28.2	-27.2	-30.5	-27.4	-20.0	-32.4	-9.9
May	21.9	-1.0	27.1	9.8	27.1	32.5	-14.6	16.4
June	-27.3	-5.8	-51.6	-16.1	-23.4	-47.8	12.2	-53.0
July	-19.6	-22.7	-10.8	-14.3	-13.2	0.0	-23.9	-25.7
SEASONALLY ADJUSTED (% change from preceding month)								
<b>1999</b>								
May	13.7	5.8	-1.1	5.0	3.8	n.a.	n.a.	n.a.
June	-1.9	-1.9	8.7	1.1	7.0	n.a.	n.a.	n.a.
July	6.9	7.1	-9.7	-8.4	3.3	n.a.	n.a.	n.a.
August	-3.0	2.7	6.6	14.5	-1.3	n.a.	n.a.	n.a.
September	-11.1	5.6	8.3	10.4	1.0	n.a.	n.a.	n.a.
October	16.8	1.0	-2.8	5.6	1.6	n.a.	n.a.	n.a.
November	1.6	6.4	1.5	13.8	11.5	n.a.	n.a.	n.a.
December	7.4	9.1	32.6	-1.5	-6.6	n.a.	n.a.	n.a.
<b>2000</b>								
January	-9.6	-4.3	-13.1	18.2	0.0	n.a.	n.a.	n.a.
February	4.8	5.2	6.6	-14.8	-10.7	n.a.	n.a.	n.a.
March	-7.5	-8.0	-6.6	-15.7	-11.6	n.a.	n.a.	n.a.
April	-12.9	-10.8	-13.6	3.5	-10.4	n.a.	n.a.	n.a.
May	-8.6	-22.6	9.0	-23.1	-6.0	n.a.	n.a.	n.a.
June	-8.5	7.0	-47.4	-14.5	-15.2	n.a.	n.a.	n.a.
July	-28.0	-20.6	-8.3	-13.1	-6.6	n.a.	n.a.	n.a.
TREND ESTIMATES (% change from preceding month)								
<b>1999</b>								
May	1.8	2.3	1.2	1.7	2.5	n.a.	n.a.	n.a.
June	1.1	2.5	0.6	2.5	2.7	n.a.	n.a.	n.a.
July	0.9	3.2	0.9	3.7	2.9	n.a.	n.a.	n.a.
August	1.2	4.0	2.3	5.9	3.0	n.a.	n.a.	n.a.
September	1.7	4.7	4.2	8.4	2.9	n.a.	n.a.	n.a.
October	2.3	5.0	5.8	9.2	2.3	n.a.	n.a.	n.a.
November	2.4	4.9	6.0	7.8	0.9	n.a.	n.a.	n.a.
December	1.7	3.4	5.4	4.7	-1.2	n.a.	n.a.	n.a.
<b>2000</b>								
January	-0.1	0.9	3.3	0.5	-3.8	n.a.	n.a.	n.a.
February	-3.2	-2.7	-1.0	-4.3	-6.9	n.a.	n.a.	n.a.
March	-6.6	-6.2	-5.7	-8.4	-9.2	n.a.	n.a.	n.a.
April	-8.9	-8.7	-9.8	-11.3	-10.3	n.a.	n.a.	n.a.
May	-10.2	-10.0	-12.7	-12.7	-10.3	n.a.	n.a.	n.a.
June	-11.1	-10.4	-14.9	-13.2	-9.9	n.a.	n.a.	n.a.
July	-10.7	-9.8	-15.0	-14.0	-9.2	n.a.	n.a.	n.a.

## 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.
<b>PRIVATE SECTOR</b>								
<b>1997-1998</b>	35 102	27 490	16 686	4 627	11 930	617	1 374	1 347
<b>1998-1999</b>	34 417	30 165	13 129	5 350	14 032	549	1 143	1 956
<b>1999-2000</b>	31 860	38 363	14 624	6 738	15 990	814	929	2 317
<b>1999</b>								
July	3 133	2 948	729	597	1 454	52	86	128
August	3 407	3 853	925	489	1 429	53	100	115
September	2 762	3 079	1 244	600	1 423	52	67	360
October	2 713	2 914	1 451	554	1 300	61	44	127
November	2 987	3 504	1 593	685	1 878	79	114	170
December	2 712	3 219	1 168	569	1 506	66	116	132
<b>2000</b>								
January	2 178	3 394	1 301	445	1 242	83	91	247
February	2 634	3 566	1 426	771	1 415	76	88	331
March	2 459	3 874	1 378	688	1 199	64	43	170
April	2 092	2 804	1 276	418	982	59	53	130
May	2 930	2 672	1 443	548	1 310	136	47	203
June	1 853	2 536	690	374	852	33	80	204
July	1 236	2 787	685	549	866	32	63	65
<b>PUBLIC SECTOR</b>								
<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>	643	629	271	87	775	21	119	55
<b>1999</b>								
July	88	89	6	5	0	12	0	10
August	27	39	9	6	7	0	0	1
September	12	72	17	29	150	1	0	0
October	26	93	10	17	26	0	0	0
November	47	59	4	12	14	1	36	35
December	30	70	19	0	72	3	4	5
<b>2000</b>								
January	62	19	20	0	49	0	5	0
February	93	56	20	2	40	0	22	3
March	28	9	25	0	55	0	5	1
April	95	40	12	4	40	3	0	0
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
<b>TOTAL</b>								
<b>1997-1998</b>	35 847	28 242	17 161	4 807	12 812	623	1 546	1 396
<b>1998-1999</b>	35 529	30 831	13 602	5 501	14 581	549	1 386	2 073
<b>1999-2000</b>	32 503	38 992	14 895	6 825	16 765	835	1 048	2 372
<b>1999</b>								
July	3 221	3 037	735	602	1 454	64	86	138
August	3 434	3 892	934	495	1 436	53	100	116
September	2 774	3 151	1 261	629	1 573	53	67	360
October	2 739	3 007	1 461	571	1 326	61	44	127
November	3 034	3 563	1 597	697	1 892	80	150	205
December	2 742	3 289	1 187	569	1 578	69	120	137
<b>2000</b>								
January	2 240	3 413	1 321	445	1 291	83	96	247
February	2 727	3 622	1 446	773	1 455	76	110	334
March	2 487	3 883	1 403	688	1 254	64	48	171
April	2 187	2 844	1 288	422	1 022	62	53	130
May	2 971	2 712	1 453	555	1 336	136	70	203
June	1 947	2 579	809	379	1 148	34	104	204
July	1 306	2 823	692	552	872	32	63	76

## DWELLING UNITS APPROVED, By State: Original

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
<b>PRIVATE SECTOR</b>						
New South Wales	1 431	693	20	41	0	2 185
Victoria	1 837	1 014	8	459	9	3 327
Queensland	984	534	2	1	2	1 523
South Australia	443	244	1	0	1	689
Western Australia	905	179	5	7	2	1 098
Tasmania	83	0	1	0	0	84
Northern Territory	35	53	2	0	0	90
Australian Capital Territory	52	12	0	0	1	65
Australia	5 770	2 729	39	508	15	9 061
<b>PUBLIC SECTOR</b>						
New South Wales	6	80	0	0	0	86
Victoria	17	21	0	0	0	38
Queensland	20	15	0	0	0	35
South Australia	18	0	0	3	0	21
Western Australia	9	11	6	0	0	26
Tasmania	0	0	0	0	0	0
Northern Territory	3	0	0	0	0	3
Australian Capital Territory	7	4	0	0	0	11
Australia	80	131	6	3	0	220
<b>TOTAL</b>						
New South Wales	1 437	773	20	41	0	2 271
Victoria	1 854	1 035	8	459	9	3 365
Queensland	1 004	549	2	1	2	1 558
South Australia	461	244	1	3	1	710
Western Australia	914	190	11	7	2	1 124
Tasmania	83	0	1	0	0	84
Northern Territory	38	53	2	0	0	93
Australian Capital Territory	59	16	0	0	1	76
Australia	5 850	2 860	45	511	15	9 281

(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>	107 182	10 114	11 940	22 054	4 701	5 018	13 768	23 487	45 541	<b>152 723</b>
<b>1999-2000</b>	121 997	10 144	12 315	22 459	5 094	4 710	15 757	25 561	48 020	<b>170 017</b>
<b>1999</b>										
May	10 132	761	1 027	1 788	326	388	1 047	1 761	3 549	<b>13 681</b>
June	9 960	1 118	1 092	2 210	603	548	968	2 119	4 329	<b>14 289</b>
July	9 994	887	1 221	2 108	362	436	1 529	2 327	4 435	<b>14 429</b>
August	10 439	824	821	1 645	428	409	2 251	3 088	4 733	<b>15 172</b>
September	11 161	1 186	1 120	2 306	259	304	1 079	1 642	3 948	<b>15 109</b>
October	10 245	728	1 164	1 892	187	294	1 501	1 982	3 874	<b>14 119</b>
November	11 771	807	908	1 715	623	406	1 360	2 389	4 104	<b>15 875</b>
December	11 276	725	971	1 696	264	252	1 013	1 529	3 225	<b>14 501</b>
<b>2000</b>										
January	8 985	614	1 049	1 663	283	422	1 752	2 457	4 120	<b>13 105</b>
February	11 294	1 105	1 419	2 524	500	457	957	1 914	4 438	<b>15 732</b>
March	11 453	1 028	938	1 966	394	424	938	1 756	3 722	<b>15 175</b>
April	8 362	649	945	1 594	392	359	1 007	1 758	3 352	<b>11 714</b>
May	9 744	754	976	1 730	467	625	1 726	2 818	4 548	<b>14 292</b>
June	7 273	837	783	1 620	935	322	644	1 901	3 521	<b>10 794</b>
July	5 850	632	566	1 198	212	330	1 120	1 662	2 860	<b>8 710</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>	12 663.5	789.0	1 185.3	1 974.5	394.9	507.8	1 970.5	2 873.3	4 847.6	<b>17 511.0</b>
<b>1999-2000</b>	15 535.0	849.7	1 293.8	2 143.5	476.2	492.7	2 647.3	3 616.5	5 759.8	<b>21 294.5</b>
<b>1999</b>										
May	1 231.2	62.8	110.1	172.9	31.9	40.2	163.4	235.6	408.4	<b>1 639.6</b>
June	1 237.0	85.4	114.0	199.4	58.0	56.2	122.6	236.8	436.2	<b>1 673.2</b>
July	1 240.8	78.6	121.1	199.7	33.4	46.5	241.4	321.3	521.0	<b>1 761.8</b>
August	1 280.8	66.2	88.3	154.5	37.5	37.9	358.4	433.8	588.3	<b>1 869.0</b>
September	1 385.8	98.1	120.7	218.8	24.8	33.3	146.6	204.7	423.5	<b>1 809.2</b>
October	1 292.6	58.4	118.0	176.4	18.4	28.8	194.0	241.2	417.6	<b>1 710.2</b>
November	1 491.3	64.5	90.2	154.8	60.1	39.8	207.3	307.2	461.9	<b>1 953.2</b>
December	1 440.0	60.0	102.0	161.9	20.9	26.2	205.6	252.7	414.6	<b>1 854.6</b>
<b>2000</b>										
January	1 155.0	54.0	108.6	162.6	23.1	44.5	367.7	435.4	598.0	<b>1 753.0</b>
February	1 453.4	99.7	142.0	241.7	46.8	56.5	167.0	270.4	512.0	<b>1 965.4</b>
March	1 487.8	82.3	103.9	186.2	45.2	45.8	140.8	231.8	418.0	<b>1 905.7</b>
April	1 077.4	55.2	99.3	154.5	42.3	33.1	173.7	249.1	403.6	<b>1 481.0</b>
May	1 273.8	66.9	117.5	184.4	40.6	63.3	327.9	431.9	616.3	<b>1 890.1</b>
June	956.3	65.8	82.2	148.0	83.1	37.0	116.9	237.0	385.0	<b>1 341.3</b>
July	791.3	49.4	68.5	117.8	21.0	49.0	221.5	291.6	409.4	<b>1 200.7</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	4 866.0	17 019.6	3 086.4	20 107.2	14 943.1	35 039.4
<b>1998-1999</b>	12 663.5	4 847.6	17 511.1	2 918.2	20 429.3	12 568.4	32 997.7
<b>1999-2000</b>	14 634.4	5 516.6	20 151.0	3 273.5	23 424.6	11 370.9	34 795.4
<b>1999</b>							
March	2 993.5	1 081.2	4 075.9	691.6	4 767.5	3 344.3	8 110.3
June	3 409.2	1 240.5	4 650.7	722.1	5 372.6	2 770.3	8 145.0
September	3 808.2	1 485.9	5 294.1	878.9	6 173.0	3 133.4	9 306.4
December	4 034.9	1 244.1	5 279.0	812.6	6 091.6	2 629.1	8 720.7
<b>2000</b>							
March	3 799.8	1 456.2	5 256.0	785.0	6 041.0	2 631.0	8 672.0
June	2 991.5	1 330.4	4 321.9	797.1	5 119.0	2 977.3	8 096.3
SEASONALLY ADJUSTED (\$ million)							
<b>1999</b>							
March	3 225.7	1 158.1	4 385.2	727.8	5 113.1	3 615.8	8 729.2
June	3 366.4	1 222.7	4 590.3	727.9	5 318.0	2 880.6	8 200.2
September	3 561.2	1 434.3	4 995.8	851.3	5 846.9	2 773.0	8 621.5
December	4 070.7	1 268.1	5 338.9	806.7	6 145.7	2 689.9	8 835.8
<b>2000</b>							
March	4 034.3	1 531.3	5 565.2	817.1	6 382.4	2 769.9	9 153.3
June	2 968.2	1 283.0	4 251.2	798.5	5 049.5	3 138.0	8 184.8
TREND ESTIMATES (\$ million)							
<b>1999</b>							
March	3 168.6	1 226.5	4 395.5	719.5	5 114.8	3 180.8	8 296.4
June	3 384.5	1 262.3	4 647.6	761.5	5 409.0	3 065.4	8 475.7
September	3 727.4	1 327.6	5 055.7	803.8	5 859.5	2 790.0	8 650.9
December	3 878.2	1 388.8	5 266.4	820.2	6 086.6	2 716.2	8 807.7
<b>2000</b>							
March	3 745.1	1 392.4	5 137.2	815.2	5 952.5	2 846.3	8 798.1
June	3 402.6	1 365.2	4 765.1	798.1	5 563.2	2 973.9	8 591.7
TREND ESTIMATES (% change from preceding quarter)							
<b>1999</b>							
March	2.6	0.1	1.9	-0.7	1.5	-2.3	0.0
June	6.8	2.9	5.7	5.8	5.8	-3.6	2.2
September	10.1	5.2	8.8	5.6	8.3	-9.0	2.1
December	4.0	4.6	4.2	2.0	3.9	-2.6	1.8
<b>2000</b>							
March	-3.4	0.3	-2.5	-0.6	-2.2	4.8	-0.1
June	-9.1	-2.0	-7.2	-2.1	-6.5	4.5	-2.3

(a) Reference year for chain volume measures is 1998-1999.  
Refer to Explanatory Notes paragraphs 20-21.

(b) Refer to Explanatory Notes paragraph 12.

## VALUE OF TOTAL BUILDING APPROVED, By State

	<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>Month</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>
ORIGINAL								
<b>1999</b>								
May	1 147.3	755.4	460.8	138.3	292.1	21.3	22.4	58.8
June	1 173.7	679.8	498.8	120.5	348.3	19.7	38.0	36.1
July	1 268.5	809.4	590.7	147.6	361.0	37.6	26.2	47.1
August	1 282.8	979.3	436.2	129.4	360.3	25.8	32.8	37.9
September	935.5	864.6	519.0	153.5	382.2	38.5	24.4	56.0
October	897.3	837.2	549.1	125.2	367.4	29.7	27.8	35.4
November	978.8	877.8	687.8	153.1	399.5	25.8	54.6	80.4
December	948.5	916.0	463.7	228.8	305.2	34.1	25.2	29.2
<b>2000</b>								
January	935.6	948.3	515.2	99.6	269.2	31.9	28.2	41.6
February	936.4	1 025.5	514.5	173.9	353.1	42.2	33.8	84.8
March	1 083.5	973.4	543.4	174.5	306.7	31.4	28.6	31.4
April	914.9	876.1	521.5	135.3	273.8	25.7	25.9	45.1
May	1 074.2	810.0	651.2	156.8	412.9	50.8	22.7	129.5
June	807.5	892.2	370.4	99.7	285.5	31.2	45.5	48.4
July	670.9	1 150.1	319.7	153.4	253.7	17.7	15.4	28.2
SEASONALLY ADJUSTED								
<b>1999</b>								
May	1 096.3	690.0	450.6	129.0	247.6	n.a.	n.a.	n.a.
June	1 163.1	721.6	487.4	115.2	334.1	n.a.	n.a.	n.a.
July	1 140.8	885.2	510.0	133.4	336.5	n.a.	n.a.	n.a.
August	1 081.9	860.8	392.4	117.7	347.4	n.a.	n.a.	n.a.
September	877.1	824.1	480.2	136.2	411.4	n.a.	n.a.	n.a.
October	918.2	852.0	562.3	140.8	352.1	n.a.	n.a.	n.a.
November	932.7	842.7	567.9	145.7	360.2	n.a.	n.a.	n.a.
December	1 026.5	956.7	581.3	260.2	334.3	n.a.	n.a.	n.a.
<b>2000</b>								
January	1 069.6	1 106.9	636.4	140.1	351.7	n.a.	n.a.	n.a.
February	1 039.9	916.1	555.1	164.8	347.0	n.a.	n.a.	n.a.
March	1 158.9	934.1	530.0	150.3	294.2	n.a.	n.a.	n.a.
April	1 027.6	1 057.0	639.0	168.7	323.6	n.a.	n.a.	n.a.
May	950.9	717.9	610.4	148.0	331.8	n.a.	n.a.	n.a.
June	825.6	949.2	329.2	94.8	273.5	n.a.	n.a.	n.a.
July	603.5	1 265.5	309.0	129.8	257.7	n.a.	n.a.	n.a.
TREND ESTIMATES								
<b>1999</b>								
May	1 078.5	747.8	499.0	120.9	301.2	n.a.	n.a.	n.a.
June	1 083.1	772.5	483.0	120.5	315.5	n.a.	n.a.	n.a.
July	1 062.4	792.8	471.1	123.9	335.6	n.a.	n.a.	n.a.
August	1 029.2	816.2	474.2	128.8	354.0	n.a.	n.a.	n.a.
September	992.1	846.7	495.5	133.6	365.5	n.a.	n.a.	n.a.
October	964.7	878.4	527.0	138.4	368.3	n.a.	n.a.	n.a.
November	965.9	914.1	556.3	143.3	362.0	n.a.	n.a.	n.a.
December	1 000.7	946.9	581.6	149.2	351.7	n.a.	n.a.	n.a.
<b>2000</b>								
January	1 048.4	962.4	600.9	154.1	342.3	n.a.	n.a.	n.a.
February	1 074.5	961.0	601.4	155.7	333.3	n.a.	n.a.	n.a.
March	1 057.1	950.7	580.9	153.2	324.6	n.a.	n.a.	n.a.
April	1 001.5	947.2	545.0	147.5	313.9	n.a.	n.a.	n.a.
May	924.9	960.9	497.1	139.8	301.4	n.a.	n.a.	n.a.
June	839.7	989.9	442.8	131.4	288.8	n.a.	n.a.	n.a.
July	756.0	1 026.2	387.4	123.8	275.8	n.a.	n.a.	n.a.

## VALUE OF TOTAL BUILDING APPROVED, By State-Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
ORIGINAL (% change from preceding month)								
<b>1999</b>								
May	46.2	18.2	-16.8	53.5	9.4	-50.7	-46.3	40.0
June	2.3	-10.0	8.2	-12.9	19.3	-7.4	69.3	-38.6
July	8.1	19.1	18.4	22.5	3.6	90.6	-31.0	30.3
August	1.1	21.0	-26.2	-12.3	-0.2	-31.5	25.4	-19.5
September	-27.1	-11.7	19.0	18.6	6.1	49.5	-25.8	47.6
October	-4.1	-3.2	5.8	-18.4	-3.9	-23.0	14.0	-36.7
November	9.1	4.8	25.3	22.2	8.7	-12.9	96.8	126.9
December	-3.1	4.4	-32.6	49.5	-23.6	31.9	-53.8	-63.7
<b>2000</b>								
January	-1.4	3.5	11.1	-56.4	-11.8	-6.5	11.7	42.5
February	0.1	8.1	-0.1	74.5	31.2	32.3	19.8	103.7
March	15.7	-5.1	5.6	0.3	-13.1	-25.5	-15.3	-63.0
April	-15.6	-10.0	-4.0	-22.4	-10.7	-18.3	-9.5	43.5
May	17.4	-7.6	24.9	15.8	50.8	97.9	-12.4	187.4
June	-24.8	10.2	-43.1	-36.4	-30.9	-38.7	100.3	-62.6
July	-16.9	28.9	-13.7	53.8	-11.1	-43.4	-66.0	-41.7
SEASONALLY ADJUSTED (% change from preceding month)								
<b>1999</b>								
May	29.7	-6.3	-24.0	14.4	-17.2	n.a.	n.a.	n.a.
June	6.1	4.6	8.2	-10.7	34.9	n.a.	n.a.	n.a.
July	-1.9	22.7	4.6	15.8	0.7	n.a.	n.a.	n.a.
August	-5.2	-2.8	-23.1	-11.8	3.3	n.a.	n.a.	n.a.
September	-18.9	-4.3	22.4	15.7	18.4	n.a.	n.a.	n.a.
October	4.7	3.4	17.1	3.4	-14.4	n.a.	n.a.	n.a.
November	1.6	-1.1	1.0	3.5	2.3	n.a.	n.a.	n.a.
December	10.1	13.5	2.4	78.5	-7.2	n.a.	n.a.	n.a.
<b>2000</b>								
January	4.2	15.7	9.5	-46.2	5.2	n.a.	n.a.	n.a.
February	-2.8	-17.2	-12.8	17.6	-1.3	n.a.	n.a.	n.a.
March	11.4	2.0	-4.5	-8.8	-15.2	n.a.	n.a.	n.a.
April	-11.3	13.2	20.6	12.2	10.0	n.a.	n.a.	n.a.
May	-7.5	-32.1	-4.5	-12.2	2.5	n.a.	n.a.	n.a.
June	-13.2	32.2	-46.1	-35.9	-17.5	n.a.	n.a.	n.a.
July	-26.9	33.3	-6.1	36.9	-5.8	n.a.	n.a.	n.a.
TREND ESTIMATES (% change from preceding month)								
<b>1999</b>								
May	2.0	3.5	-2.7	-2.9	1.6	n.a.	n.a.	n.a.
June	0.4	3.3	-3.2	-0.3	4.7	n.a.	n.a.	n.a.
July	-1.9	2.6	-2.5	2.8	6.4	n.a.	n.a.	n.a.
August	-3.1	3.0	0.6	4.0	5.5	n.a.	n.a.	n.a.
September	-3.6	3.7	4.5	3.7	3.2	n.a.	n.a.	n.a.
October	-2.8	3.7	6.4	3.6	0.8	n.a.	n.a.	n.a.
November	0.1	4.1	5.6	3.6	-1.7	n.a.	n.a.	n.a.
December	3.6	3.6	4.5	4.1	-2.8	n.a.	n.a.	n.a.
<b>2000</b>								
January	4.8	1.6	3.3	3.2	-2.7	n.a.	n.a.	n.a.
February	2.5	-0.1	0.1	1.0	-2.6	n.a.	n.a.	n.a.
March	-1.6	-1.1	-3.4	-1.6	-2.6	n.a.	n.a.	n.a.
April	-5.3	-0.4	-6.2	-3.7	-3.3	n.a.	n.a.	n.a.
May	-7.7	1.4	-8.8	-5.3	-4.0	n.a.	n.a.	n.a.
June	-9.2	3.0	-10.9	-6.0	-4.2	n.a.	n.a.	n.a.
July	-10.0	3.7	-12.5	-5.8	-4.5	n.a.	n.a.	n.a.

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>ORIGINAL</b>								
<b>1999</b>								
May	424.7	241.6	173.8	57.4	65.7	10.1	4.2	26.7
June	503.7	183.2	162.7	31.7	74.2	7.3	12.5	12.2
July	523.6	249.0	279.7	31.7	104.6	18.7	5.2	21.4
August	509.0	282.9	126.0	37.5	113.4	10.2	14.0	12.1
September	260.5	245.6	140.4	49.2	134.8	23.3	6.4	4.0
October	266.0	240.9	157.9	31.6	137.0	9.8	10.8	13.4
November	264.1	235.7	290.2	36.2	95.7	6.2	26.8	51.1
December	278.1	266.2	72.0	129.5	62.3	13.1	4.4	8.8
<b>2000</b>								
January	359.2	235.1	198.9	18.5	57.3	6.4	10.4	7.1
February	279.5	325.5	113.9	43.3	63.8	21.4	10.8	31.2
March	444.5	215.8	129.4	59.0	74.0	9.8	15.5	4.9
April	382.0	327.3	162.7	58.7	87.5	8.0	11.6	22.9
May	300.8	240.2	194.0	66.1	147.7	17.1	5.5	95.7
June	344.3	350.9	133.7	24.3	83.6	16.7	18.2	18.8
July	282.3	559.2	126.4	60.6	101.4	7.3	4.5	15.0

<b>TREND ESTIMATES</b>								
<b>1999</b>								
May	420.9	247.1	209.3	38.3	78.5	n.a.	n.a.	n.a.
June	403.6	248.4	187.6	35.1	83.5	n.a.	n.a.	n.a.
July	370.8	245.3	166.9	35.5	94.9	n.a.	n.a.	n.a.
August	336.8	241.0	154.8	37.1	106.8	n.a.	n.a.	n.a.
September	306.0	237.9	154.1	37.7	112.3	n.a.	n.a.	n.a.
October	286.7	233.1	159.5	37.5	109.4	n.a.	n.a.	n.a.
November	294.7	232.1	165.1	36.8	99.1	n.a.	n.a.	n.a.
December	330.8	237.5	170.9	37.6	87.6	n.a.	n.a.	n.a.
<b>2000</b>								
January	374.9	245.7	178.5	39.9	80.7	n.a.	n.a.	n.a.
February	404.6	261.2	182.9	43.3	80.0	n.a.	n.a.	n.a.
March	408.0	287.4	181.9	46.9	85.3	n.a.	n.a.	n.a.
April	390.5	326.2	176.6	49.4	91.3	n.a.	n.a.	n.a.
May	362.5	374.3	165.3	50.1	95.7	n.a.	n.a.	n.a.
June	330.1	427.2	150.5	49.4	98.8	n.a.	n.a.	n.a.
July	297.3	481.5	130.7	48.3	100.4	n.a.	n.a.	n.a.

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



## VALUE OF NON-RESIDENTIAL BUILDING APPROVED, By State-Percentage Change(a)

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
ORIGINAL (% change from preceding month)								
<b>1999</b>								
May	104.7	31.4	-36.8	152.7	-8.1	-62.3	-54.1	29.4
June	18.6	-24.2	-6.4	-44.8	12.9	-28.2	196.4	-54.2
July	3.9	35.9	71.9	0.1	40.9	157.4	-58.8	75.5
August	-2.8	13.6	-55.0	18.3	8.5	-45.6	171.6	-43.3
September	-48.8	-13.2	11.4	31.1	18.8	128.7	-54.1	-67.0
October	2.1	-1.9	12.5	-35.8	1.6	-57.7	67.8	234.4
November	-0.7	-2.1	83.8	14.6	-30.1	-37.0	148.3	281.3
December	5.3	12.9	-75.2	257.9	-35.0	111.0	-83.8	-82.8
<b>2000</b>								
January	29.2	-11.7	176.2	-85.7	-7.9	-51.5	138.5	-19.4
February	-22.2	38.5	-42.8	134.0	11.3	236.6	3.9	340.1
March	59.0	-33.7	13.6	36.1	16.1	-54.2	43.4	-84.4
April	-14.1	51.7	25.7	-0.5	18.1	-18.4	-24.9	372.5
May	-21.3	-26.6	19.3	12.7	68.9	113.8	-52.3	317.2
June	14.5	46.1	-31.1	-63.2	-43.4	-2.4	227.5	-80.3
July	-18.0	59.4	-5.5	148.9	21.3	-56.5	-75.4	-20.3
TREND ESTIMATES (% change from preceding month)								
<b>1999</b>								
May	-0.6	3.1	-8.5	-14.5	-5.0	n.a.	n.a.	n.a.
June	-4.1	0.6	-10.4	-8.4	6.4	n.a.	n.a.	n.a.
July	-8.1	-1.3	-11.0	1.1	13.7	n.a.	n.a.	n.a.
August	-9.2	-1.8	-7.2	4.5	12.5	n.a.	n.a.	n.a.
September	-9.2	-1.3	-0.4	1.7	5.2	n.a.	n.a.	n.a.
October	-6.3	-2.0	3.5	-0.6	-2.6	n.a.	n.a.	n.a.
November	2.8	-0.4	3.5	-1.7	-9.4	n.a.	n.a.	n.a.
December	12.3	2.3	3.5	2.2	-11.7	n.a.	n.a.	n.a.
<b>2000</b>								
January	13.3	3.5	4.4	6.1	-7.8	n.a.	n.a.	n.a.
February	7.9	6.3	2.4	8.6	-0.8	n.a.	n.a.	n.a.
March	0.9	10.0	-0.6	8.2	6.5	n.a.	n.a.	n.a.
April	-4.3	13.5	-2.9	5.3	7.1	n.a.	n.a.	n.a.
May	-7.2	14.8	-6.4	1.4	4.8	n.a.	n.a.	n.a.
June	-8.9	14.1	-9.0	-1.5	3.2	n.a.	n.a.	n.a.
July	-9.9	12.7	-13.1	-2.2	1.7	n.a.	n.a.	n.a.

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

## VALUE OF BUILDING APPROVED, By State: Original

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversion(a)</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	213.2	89.5	1.6	68.4	5.1	377.7	258.5	636.2
Victoria	261.7	200.4	0.8	60.3	62.7	585.8	177.3	763.1
Queensland	124.3	44.6	0.1	18.3	0.1	187.4	116.9	304.4
South Australia	47.0	35.0	0.0	9.1	0.0	91.1	46.4	137.5
Western Australia	113.9	20.1	0.3	14.0	1.2	149.5	49.9	199.4
Tasmania	7.9	0.0	0.2	2.3	0.0	10.3	4.3	14.6
Northern Territory	4.8	4.7	0.1	0.9	0.0	10.5	3.6	14.1
Australian Capital Territory	8.6	1.3	0.0	1.3	0.0	11.2	8.9	20.0
Australia	781.4	395.4	3.1	174.5	69.0	1 423.5	665.8	2 089.3
<b>PUBLIC SECTOR</b>								
New South Wales	0.8	9.2	0.0	0.9	0.0	10.9	23.8	34.7
Victoria	1.6	1.5	0.0	1.9	0.0	5.1	381.9	386.9
Queensland	3.3	1.8	0.0	0.8	0.0	5.9	9.5	15.4
South Australia	1.5	0.0	0.0	0.2	0.1	1.8	14.2	15.9
Western Australia	1.0	0.9	0.2	0.8	0.0	2.9	51.5	54.3
Tasmania	0.0	0.0	0.0	0.1	0.0	0.1	3.0	3.1
Northern Territory	0.2	0.0	0.0	0.2	0.0	0.5	0.9	1.3
Australian Capital Territory	1.4	0.7	0.0	0.0	0.0	2.0	6.1	8.2
Australia	9.9	14.0	0.2	4.9	0.1	29.1	490.7	519.9
<b>TOTAL</b>								
New South Wales	214.0	98.7	1.6	69.3	5.1	388.6	282.3	670.9
Victoria	263.3	201.9	0.8	62.2	62.7	590.9	559.2	1 150.1
Queensland	127.6	46.4	0.1	19.1	0.1	193.3	126.4	319.7
South Australia	48.5	35.0	0.0	9.2	0.1	92.8	60.6	153.4
Western Australia	115.0	20.9	0.5	14.7	1.2	152.3	101.4	253.7
Tasmania	7.9	0.0	0.2	2.4	0.0	10.4	7.3	17.7
Northern Territory	5.0	4.7	0.1	1.2	0.0	11.0	4.5	15.4
Australian Capital Territory	10.0	1.9	0.0	1.3	0.0	13.2	15.0	28.2
Australia	791.3	409.4	3.3	179.4	69.1	1 452.6	1 156.6	2 609.2

(a) See Glossary for definition.

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

State/Territory	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
<b>PRIVATE SECTOR</b>											
New South Wales	3.1	26.6	27.1	99.8	48.2	11.9	1.3	2.0	35.5	3.1	<b>258.5</b>
Victoria	4.1	50.2	25.6	27.6	32.1	17.7	0.5	2.3	8.3	9.0	<b>177.3</b>
Queensland	1.2	49.0	3.8	26.8	23.6	3.5	0.0	0.9	3.0	5.0	<b>116.9</b>
South Australia	0.5	1.9	5.2	12.8	2.8	1.9	0.1	6.6	12.6	2.0	<b>46.4</b>
Western Australia	0.5	7.2	9.7	10.9	3.6	11.4	0.8	1.0	2.0	2.9	<b>49.9</b>
Tasmania	0.0	0.7	0.2	0.5	0.2	0.2	0.0	2.4	0.0	0.0	<b>4.3</b>
Northern Territory	0.0	1.3	0.0	0.2	2.0	0.0	0.0	0.0	0.0	0.1	<b>3.6</b>
Australian Capital Territory	0.0	0.4	0.0	6.0	1.5	1.0	0.0	0.0	0.0	0.0	<b>8.9</b>
Australia	9.5	137.4	71.6	184.5	114.2	47.5	2.6	15.2	61.4	22.0	<b>665.8</b>
<b>PUBLIC SECTOR</b>											
New South Wales	0.4	1.1	0.1	1.7	0.5	10.8	0.0	3.8	3.8	1.6	<b>23.8</b>
Victoria	0.3	1.8	0.0	8.1	0.1	220.6	0.0	6.0	11.3	133.6	<b>381.9</b>
Queensland	0.0	0.4	0.3	2.4	0.8	0.0	0.0	3.7	1.1	0.7	<b>9.5</b>
South Australia	0.1	0.0	0.0	1.5	0.0	1.5	0.0	0.3	2.6	8.1	<b>14.2</b>
Western Australia	0.0	0.7	0.0	1.1	0.1	25.4	0.0	2.1	20.2	1.8	<b>51.5</b>
Tasmania	0.0	0.0	0.0	0.0	0.0	2.9	0.0	0.1	0.0	0.0	<b>3.0</b>
Northern Territory	0.0	0.0	0.0	0.4	0.0	0.5	0.0	0.0	0.0	0.0	<b>0.9</b>
Australian Capital Territory	0.0	0.0	0.0	4.5	0.0	1.6	0.0	0.0	0.0	0.0	<b>6.1</b>
Australia	0.8	4.0	0.4	19.7	1.5	263.4	0.0	16.0	39.1	145.7	<b>490.7</b>
<b>TOTAL</b>											
New South Wales	3.5	27.7	27.2	101.5	48.7	22.6	1.3	5.8	39.3	4.7	<b>282.3</b>
Victoria	4.4	52.0	25.6	35.7	32.2	238.3	0.5	8.3	19.7	142.5	<b>559.2</b>
Queensland	1.2	49.5	4.1	29.2	24.4	3.5	0.0	4.7	4.1	5.6	<b>126.4</b>
South Australia	0.6	1.9	5.2	14.2	2.8	3.4	0.1	6.9	15.2	10.1	<b>60.6</b>
Western Australia	0.5	7.9	9.7	12.0	3.8	36.8	0.8	3.0	22.2	4.6	<b>101.4</b>
Tasmania	0.0	0.7	0.2	0.5	0.2	3.1	0.0	2.5	0.0	0.0	<b>7.3</b>
Northern Territory	0.0	1.3	0.0	0.6	2.0	0.5	0.0	0.0	0.0	0.1	<b>4.5</b>
Australian Capital Territory	0.0	0.4	0.0	10.5	1.5	2.6	0.0	0.0	0.0	0.0	<b>15.0</b>
Australia	10.3	141.3	72.0	204.2	115.7	310.9	2.6	31.2	100.5	167.7	<b>1 156.6</b>

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

Period	<i>Hotels, motels and other short term accommodation....</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
<b>2000</b>												
May	45	4.3	298	26.6	96	10.1	225	22.9	162	16.2	57	5.7
June	32	3.2	292	28.0	83	8.8	185	18.1	201	19.9	53	5.3
July	21	2.0	295	27.8	81	9.0	173	17.2	118	11.4	54	5.2
Value—\$200,000—\$499,999												
<b>2000</b>												
May	20	6.4	69	20.0	45	13.4	87	25.2	87	25.6	29	8.7
June	14	4.1	65	19.1	58	17.4	87	25.6	73	22.3	27	8.2
July	9	2.9	58	16.7	44	12.7	76	21.5	77	22.8	23	6.9
Value—\$500,000—\$999,999												
<b>2000</b>												
May	4	3.1	31	20.9	22	15.3	27	18.1	27	19.8	15	10.7
June	6	3.8	30	19.1	12	8.1	17	11.8	26	19.0	13	9.9
July	4	2.5	23	15.8	20	13.0	24	14.9	21	14.0	12	8.7
Value—\$1,000,000—\$4,999,999												
<b>2000</b>												
May	6	11.7	26	50.3	13	19.1	26	44.3	31	59.8	27	62.9
June	5	9.8	22	45.9	12	19.5	25	50.9	24	51.5	18	36.9
July	2	3.0	17	34.3	11	20.7	24	47.7	25	62.0	27	56.4
Value—\$5,000,000 and over												
<b>2000</b>												
May	3	44.4	2	26.3	5	34.0	3	84.0	5	36.4	6	61.5
June	3	26.3	8	161.1	2	10.5	4	68.3	6	47.4	4	34.7
July	0	0.0	4	46.7	3	16.5	8	102.8	1	5.5	2	233.7
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>	635	829.2	4 669	2 455.6	2 061	947.7	3 210	1 778.6	2 941	2 039.5	1 387	1 409.9
<b>1999-2000</b>	760	745.4	5 252	2 131.3	2 122	953.4	3 579	1 908.8	3 338	1 725.6	1 540	1 485.6
<b>2000</b>												
May	78	69.9	426	144.1	181	92.0	368	194.4	312	157.7	134	149.5
June	60	47.3	417	273.2	167	64.3	318	174.8	330	160.1	115	95.0
July	36	10.3	397	141.3	159	72.0	305	204.2	242	115.7	118	310.9

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>2000</b>										
May	15	1.2	43	4.4	55	5.8	76	6.5	1 072	103.7
June	8	0.9	26	2.7	52	5.3	59	5.1	991	97.5
July	7	0.8	23	2.4	30	3.1	50	4.4	852	83.4
Value—\$200,000—\$499,999										
<b>2000</b>										
May	9	2.8	17	5.3	13	4.3	22	7.1	398	118.7
June	5	1.4	16	5.4	28	8.1	26	7.8	399	119.3
July	1	0.4	14	3.7	18	5.1	19	5.8	339	98.5
Value—\$500,000—\$999,999										
<b>2000</b>										
May	4	3.0	10	6.8	9	5.7	14	9.7	163	113.1
June	2	1.1	8	5.5	9	6.7	11	8.5	134	93.5
July	2	1.4	5	3.2	10	7.0	7	5.2	128	85.7
Value—\$1,000,000—\$4,999,999										
<b>2000</b>										
May	2	2.8	6	14.0	15	36.3	5	9.7	157	311.0
June	4	7.3	13	30.0	12	32.4	6	10.7	141	294.9
July	0	0.0	10	21.9	16	30.1	4	5.9	136	282.1
Value—\$5,000,000 and over										
<b>2000</b>										
May	0	0.0	2	58.9	2	12.8	4	62.3	32	420.6
June	0	0.0	2	17.0	1	15.0	1	5.0	31	385.4
July	0	0.0	0	0.0	6	55.2	3	146.5	27	606.9
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>	231	93.1	799	1 313.5	991	1 184.4	1 074	517.0	17 998	12 568.5
<b>1999-2000</b>	238	127.4	793	1 058.2	1 012	783.5	1 100	845.5	19 734	11 764.4
<b>2000</b>										
May	30	9.9	78	89.4	94	64.9	121	95.3	1 822	1 067.1
June	19	10.7	65	60.6	102	67.5	103	37.1	1 696	990.5
July	10	2.6	52	31.2	80	100.5	83	167.7	1 482	1 156.6

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

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

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

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.

Excluded from the statistics is:

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

## VALUE DATA

**4** Value data are derived by aggregation of the estimated value of building work when completed as reported on approval documents. Such value data excludes the value of land and landscaping but includes site preparation. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', these estimates can differ significantly from the completed value of the building.

## OWNERSHIP

**5** 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

**6** 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'). These classifications are often used in conjunction with each other to describe building approvals in this publication.

**7** 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 building, not to the function of the group as a whole.

## EXPLANATORY NOTES

### BUILDING CLASSIFICATIONS

*continued*

**8** 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.

**9** 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.

**10** In the case of a large multi-function building, i.e. a single large physical 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.

**11** 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.

**12** The Type of Work classification refers to the building activity carried out: New; Alterations and additions; or Conversion. See the Glossary for definitions of these terms. Prior to the January 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the January 1998 issue onwards, Conversion jobs are shown separately in tables 5, 6, 12 and 15. However, in other tables they are included within existing categories, as follows: in tables 1 and 2 they are included in the appropriate Type of Building category, and in tables 3, 4 and 14 they are included in the 'Alterations and additions to residential buildings' category.

### SEASONAL ADJUSTMENT

**13** 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.

**14** 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.

**15** 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).

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

**17** 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.

## EXPLANATORY NOTES

### TREND ESTIMATES

**18** 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 respective 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, trend series shown in 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 *A Guide to Interpreting Time Series—Monitoring ‘Trends’: an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6076.

**19** While the smoothing techniques described in paragraph 18 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

**20** The chain volume measures appearing in this publication are annually reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1998–99). 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 therefore only reflect volume changes.

**21** 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).

### UNPUBLISHED DATA

**22** The ABS can also make available certain building approvals data which are not published. They include building approvals data at Statistical Local Area and Collection District and for new houses, floor area, material of outer wall, floor and roof. A charge may be made for providing unpublished data.

### RELATED PUBLICATIONS

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

- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, Australia* (Cat. no. 8752.0)
- *Building Activity, Building Work Done, Australia* (Cat. no. 8755.0)
- *Building Approvals* (Cat. No. 8731.1–8731.7) issued quarterly
- *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* (Cat. no. 6407.0)
- *Price Index of Materials Used in House Building* (Cat. no. 6408.0).

### ROUNDING

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 12.
<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 12.
<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. caretakers residences) associated with a non-residential building are defined as houses.
<b>Miscellaneous</b>	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.

## GLOSSARY

<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.

## TECHNICAL NOTE

### FACTORS THAT INFLUENCE THE VALUATION OF BUILDING APPROVALS

HOW APPROVAL VALUES ARE DETERMINED	<p>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.</p>
ISSUES THAT MAY IMPACT ON QUALITY OF DATA	<p>The ABS generally accepts the value of building jobs provided by local councils or other building approving bodies. Every effort is made to ensure that data are provided on a consistent basis; however there may be some instances where the value reported to the ABS may not reflect the actual completion value. For example, the supplied approval value for most project homes will be the contract price which may include the cost of site preparation and landscaping. In some other cases where a builder is contracted to construct a dwelling based on the owner's plans, the approval value may only include the builder's costs. Also some local councils do not use the value included on approvals documents, and instead derive a value based on the floor area and type of structure to be constructed.</p>
THE GOODS AND SERVICES TAX (GST)	<p>ABS statistical series are being impacted to varying degrees as a result of The New Tax System (TNTS), introduced in Australia from 1 July 2000. TNTS includes the removal of Wholesale Sales Tax and the introduction of a Goods and Service Tax (GST), and as a result, a number of ABS data series will reflect significant immediate and subsequent impacts. The value of building approvals series is shown inclusive of GST. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of the GST, 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.</p> <p>Where it has been identified by a council or other approving authority that approvals submitted from its jurisdiction are on an 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.</p> <p>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.</p>
COMPARISON WITH STATISTICS ON THE VALUE OF BUILDING ACTIVITY	<p>While the value of building approvals series is shown as inclusive of GST, this treatment is different to that used in a number of other ABS series where value series will be published on a net basis (exclusive of deductible GST). For the Building Activity collection (Cat nos. 8752.0 and 8755.0) residential building work done will be valued inclusive of GST whilst non-residential building work done will exclude GST. For the Engineering Construction Survey (Cat no. 8762.0) work done will be valued exclusive of GST.</p>
THE TREND SERIES	<p>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 the last six months. 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.</p>

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- 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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