



# BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 1 FEB 2001

## DECEMBER KEY FIGURES

### TREND ESTIMATES

	Dec 2000	% change Nov 2000 to Dec 2000	% change Dec 1999 to Dec 2000
Dwelling units approved			
Private sector houses	6 141	2.7	-46.2
Total dwelling units	9 930	3.4	-37.7

### SEASONALLY ADJUSTED

	Dec 2000	% change Nov 2000 to Dec 2000	% change Dec 1999 to Dec 2000
Dwelling units approved			
Private sector houses	6 179	-7.1	-49.1
Total dwelling units	10 440	4.5	-34.4

## DECEMBER KEY POINTS

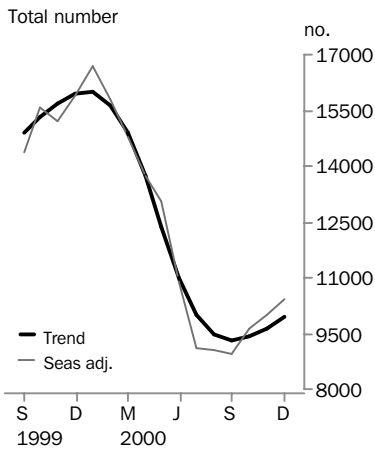
### TREND ESTIMATES

- The trend for total dwelling units approved rose 3.4% in December 2000. There has now been three months of growth in the trend, following eight months of decline.
- The trend for private sector houses approved rose 2.7%, despite a fall of 7.1% in the seasonally adjusted estimate for December 2000.
- The trend for other dwellings approved rose 4.7% in December 2000.

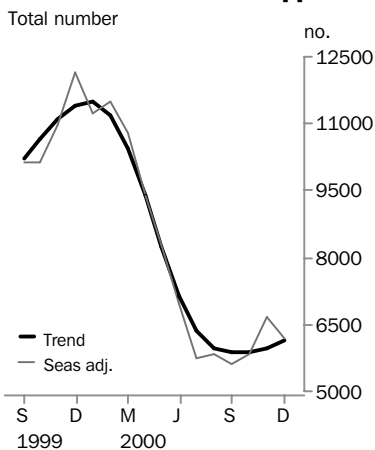
### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved rose 4.5% in December 2000, following rises in October and November of 7.7% and 3.5% respectively.
- The seasonally adjusted estimate for private sector houses approved fell 7.1% to 6,179 in December 2000. While the estimate fell from 6,652 in November, it is still higher than the estimate for the four months preceding November.
- The seasonally adjusted estimate for other dwellings rose by 27.1% in December 2000, and is 14.2% above the level of December 1999. Several large projects in Victoria have contributed to this rise in the estimate for other dwellings approved.

### Dwelling units approved



### Private sector houses approved



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

# NOTES

**FORTHCOMING ISSUES**

<i>ISSUE</i>	<i>RELEASE DATE</i>
January 2001	5 March 2001
February 2001	30 March 2001
March 2001	4 May 2001



**CHANGES IN THIS ISSUE**

The Explanatory Notes (Pages 30-33) have been updated to include more information about the treatment of the Goods and Services Tax (GST).



**DATA NOTES**

One council (Thuringowa in Queensland) has been unable to report on all building approvals within its municipality this month. An estimate has been included.



**REVISIONS THIS MONTH**

Revisions have been made to total dwelling units in New South Wales, mainly as a result of receiving previously unreported data from one council, and to Western Australia as a result of replacing previously estimated data.

	Oct-Dec 1999	Jan-Jun 2000	Jul-Nov 2000	Total
NSW	+28	+338	+15	+381
WA			+65	+65
Total	+28	+338	+80	+446



**SYMBOLS AND OTHER  
USAGES**

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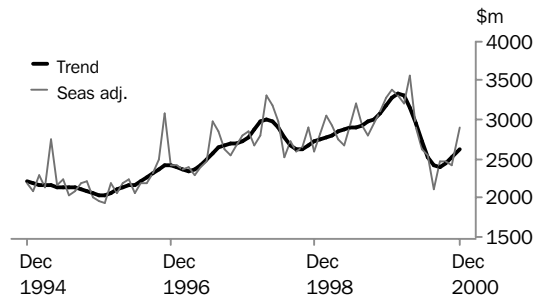
Dennis Trewin  
Australian Statistician



# VALUE OF BUILDING APPROVED

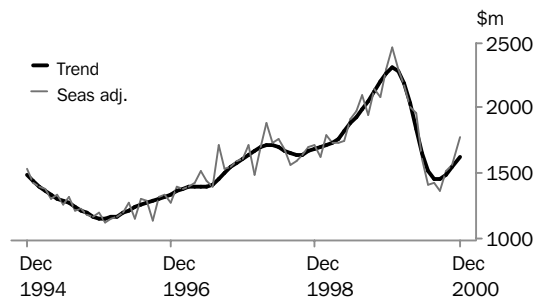
## VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has risen in the last three months, following seven months of decline. The trend estimate rose 3.6% in December 2000.



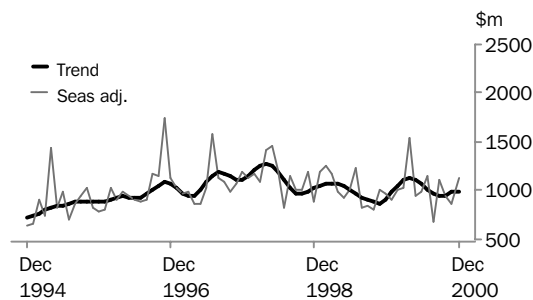
## VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has risen in the last three months, following eight months of decline. The trend estimate rose 4.8% in December 2000.



## VALUE OF NON-RESIDENTIAL

The trend estimate of the value of non-residential building approved rose by 1.6% in December 2000, following modest increases in October and November.



# SUMMARY OF 2000 BUILDING APPROVALS

## DWELLING UNITS APPROVED

The number of dwelling units approved in the 2000 calendar year and the percentage movements between 1999 and 2000 for the States and Territories are summarised below.

	<i>Houses.....</i>		<i>Other dwellings.....</i>		<i>Total dwelling units.....</i>	
	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>
New South Wales	23 407	-24.9	17 069	-25.6	40 476	-25.2
Victoria	28 359	-16.2	12 763	6.9	41 122	-10.1
Queensland	18 948	-17.0	10 070	12.2	29 018	-8.8
South Australia	6 583	-15.0	1 566	20.6	8 149	-9.9
Western Australia	13 923	-28.7	3 522	-9.9	17 445	-25.6
Tasmania	1 325	-7.3	229	51.7	1 554	-1.6
Northern Territory	667	-43.8	451	-31.5	1 118	-39.4
Australian Capital Territory	1 287	-6.4	787	6.1	2 074	-2.0
<b>Australia</b>	<b>94 499</b>	<b>-20.6</b>	<b>46 457</b>	<b>-8.2</b>	<b>140 956</b>	<b>-16.9</b>

The number of total dwelling units approved in 2000 fell 16.9% from 1999. This was largely driven by a fall of 20.6% in the number of houses approved, although other dwellings also fell, by 8.2%.

## VALUE OF BUILDING APPROVED

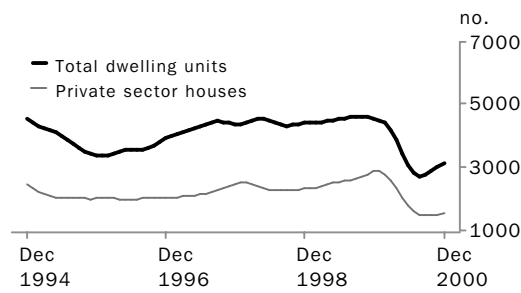
The value of building approved in the 2000 calendar year and the percentage movement between 1999 and 2000 for the States and Territories are summarised below.

	<i>Total residential building...</i>		<i>Non-residential building....</i>		<i>Total.....</i>	
	<i>\$m</i>	<i>% change</i>	<i>\$m</i>	<i>% change</i>	<i>\$m</i>	<i>% change</i>
New South Wales	6 728.9	-15.9	4 009.0	-10.0	10 737.8	-13.8
Victoria	6 789.2	2.7	3 630.2	27.6	10 419.4	10.2
Queensland	3 741.9	-2.9	2 247.1	-1.1	5 989.0	-2.2
South Australia	1 015.7	-4.9	595.6	-11.8	1 611.4	-7.6
Western Australia	2 368.1	-16.1	1 047.9	-19.8	3 416.0	-17.2
Tasmania	215.4	11.7	159.0	-17.2	374.5	-2.7
Northern Territory	178.4	-32.5	184.5	37.9	362.9	-8.8
Australian Capital Territory	335.4	3.3	243.4	-15.3	578.8	-5.4
<b>Australia</b>	<b>21 373.0</b>	<b>-7.6</b>	<b>12 116.7</b>	<b>-0.4</b>	<b>33 489.7</b>	<b>-5.1</b>

The value of total building approved in 2000 fell 5.1% from 1999. This was driven by a fall of 7.6% in the value of total residential building, with the value of non-residential building falling only slightly, by 0.4%.

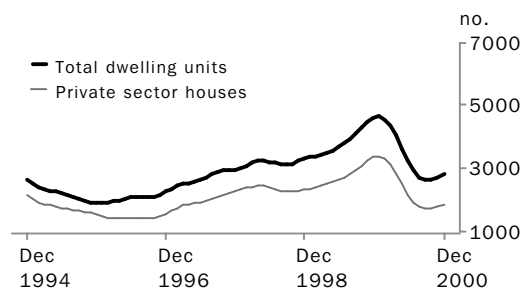
# DWELLING UNITS APPROVED: State Trends

## NEW SOUTH WALES



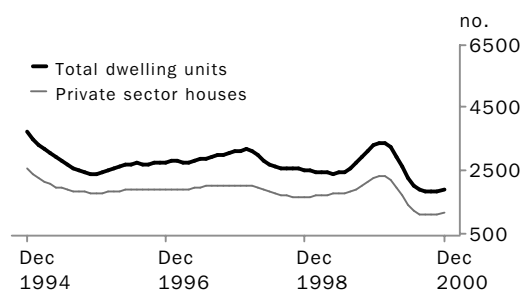
The trend estimate for total dwelling units approved has risen in the last four months, following ten months of decline.

## VICTORIA



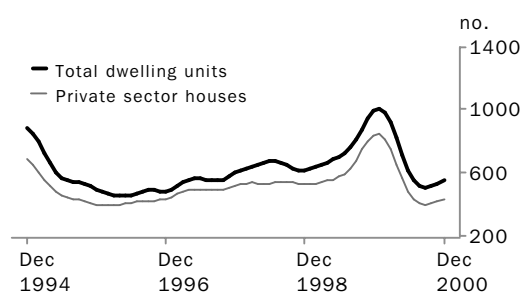
The trend estimate for total dwelling units approved is now showing growth in the last three months, following eight months of decline.

## QUEENSLAND



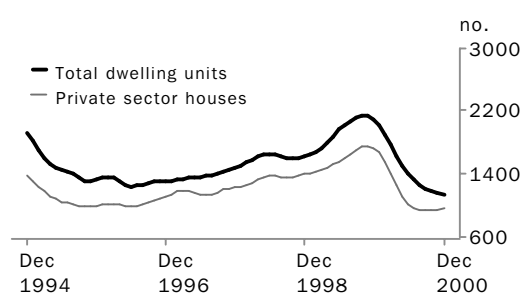
The trend estimate for total dwelling units approved is now showing growth in the last three months, following eight months of decline.

## SOUTH AUSTRALIA



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

## WESTERN AUSTRALIA



The decline in the trend estimate for total dwelling units approved eased slightly in December 2000, falling 1.5%.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

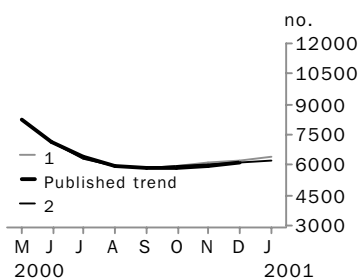
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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.

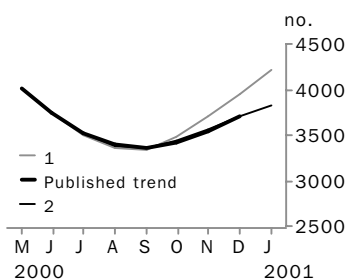
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the January seasonally adjusted estimate is higher than the December estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that the January seasonally adjusted estimate is lower than the December 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 Dec 2000</i>	% change	<b>2</b> <i>falls by 3% on Dec 2000</i>	% change
August 2000	5 974	-6.3	5 911	-6.7	5 924	-6.6
September 2000	5 865	-1.8	5 839	-1.2	5 845	-1.3
October 2000	5 891	0.4	5 940	1.7	5 923	1.3
November 2000	5 980	1.5	6 083	2.4	6 026	1.7
December 2000	6 141	2.7	6 228	2.4	6 121	1.6
January 2001	n.y.a.	n.y.a.	6 386	2.5	6 224	1.7

### OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 11% on Dec 2000</i>	% change	<b>2</b> <i>falls by 11% on Dec 2000</i>	% change
August 2000	3 399	-3.5	3 356	-4.0	3 387	-3.6
September 2000	3 364	-1.0	3 343	-0.4	3 359	-0.8
October 2000	3 428	1.9	3 483	4.2	3 442	2.5
November 2000	3 537	3.2	3 707	6.4	3 571	3.7
December 2000	3 705	4.7	3 959	6.8	3 704	3.7
January 2001	n.y.a.	n.y.a.	4 213	6.4	3 828	3.3

## LIST OF TABLES

		page
1	Dwelling units approved: All series	8
2	Dwelling units approved: All series – Percentage change	9
3	Value of building approved: All series	10
4	Value of building approved: All series – Percentage change	11
5	Dwelling units approved, private and public sector: Original	12
6	Value of building approved, private and public sector: Original	13
7	Dwelling units approved, by State: All series	14
8	Dwelling units approved, by State: All series – Percentage change	15
9	Private sector houses approved, by State: All series	16
10	Private sector houses approved, by State: All series – Percentage change	17
11	Total dwellings approved, by capital city statistical division	18
12	Dwelling units approved, by State, private and public sector: Original	19
13	Dwelling units approved in new residential buildings, number and value: Original	20
14	Value of building approved, Chain Volume Measures	21
15	Value of total building approved, by State: All series	22
16	Value of total building approved, by State: All series – Percentage change	23
17	Value of non–residential building approved, by State: Original and trend series	24
18	Value of non–residential building approved, By State: Original and trend series – Percentage change	25
19	Value of building approved, by State, private and public sector: Original	26
20	Value of non–residential building approved, by State, private and public sector: Original	27
21	Non–residential building approved, jobs by value range: Original	28

## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS...		TOTAL DWELLING UNITS..		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
	no.	no.	no.	no.	no.	no.	no.
ORIGINAL							
<b>1999</b>							
October	10 065	10 252	4 067	4 242	14 132	362	14 494
November	11 698	11 850	4 534	4 698	16 232	316	16 548
December	11 265	11 383	3 526	3 714	14 791	306	15 097
<b>2000</b>							
January	8 966	9 060	4 452	4 596	13 418	238	13 656
February	11 243	11 410	4 592	4 786	15 835	361	16 196
March	11 607	11 696	3 655	3 760	15 262	194	15 456
April	8 228	8 316	3 726	3 953	11 954	315	12 269
May	9 576	9 745	4 784	4 966	14 360	351	14 711
June	6 984	7 241	3 234	3 915	10 218	938	11 156
July	5 711	5 791	3 248	3 388	8 959	220	9 179
August	6 434	6 541	3 141	3 312	9 575	278	9 853
September	5 899	5 990	2 817	2 962	8 716	236	8 952
October	6 059	6 174	3 248	3 354	9 307	221	9 528
November	6 969	7 039	3 702	3 832	10 671	200	10 871
December	5 416	5 496	3 489	3 633	8 905	224	9 129
SEASONALLY ADJUSTED							
<b>1999</b>							
October	10 140	10 335	5 031	5 238	15 171	402	15 573
November	10 982	11 120	3 898	4 070	14 880	310	15 190
December	12 130	12 272	3 452	3 638	15 582	328	15 910
<b>2000</b>							
January	11 250	11 380	5 157	5 313	16 407	286	16 693
February	11 505	11 659	3 970	4 150	15 475	334	15 809
March	10 782	10 865	3 843	3 946	14 625	186	14 811
April	9 386	9 470	4 068	4 262	13 454	278	13 732
May	8 306	8 463	4 427	4 576	12 733	306	13 039
June	6 964	7 154	3 237	3 740	10 201	693	10 894
July	5 734	5 828	3 100	3 266	8 834	260	9 094
August	5 843	5 960	2 865	3 077	8 708	329	9 037
September	5 624	5 719	3 034	3 243	8 658	304	8 962
October	5 817	5 929	3 609	3 720	9 426	223	9 649
November	6 652	6 716	3 126	3 270	9 778	208	9 986
December	6 179	6 285	4 004	4 155	10 183	257	10 440
TREND ESTIMATES							
<b>1999</b>							
October	10 647	10 811	4 302	4 509	14 950	370	15 320
November	11 086	11 246	4 255	4 440	15 341	345	15 686
December	11 414	11 561	4 210	4 376	15 623	314	15 937
<b>2000</b>							
January	11 486	11 618	4 201	4 356	15 686	288	15 974
February	11 174	11 296	4 199	4 355	15 372	279	15 651
March	10 448	10 568	4 147	4 321	14 595	294	14 889
April	9 407	9 532	3 992	4 197	13 399	330	13 729
May	8 227	8 356	3 767	4 003	11 994	365	12 359
June	7 147	7 278	3 487	3 740	10 634	384	11 018
July	6 374	6 501	3 274	3 524	9 648	377	10 025
August	5 974	6 092	3 173	3 399	9 147	344	9 491
September	5 865	5 971	3 171	3 364	9 036	299	9 335
October	5 891	5 987	3 266	3 428	9 156	259	9 415
November	5 980	6 069	3 397	3 537	9 377	229	9 606
December	6 141	6 225	3 592	3 705	9 732	198	9 930



## 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>							
October	-8.2	-8.3	4.8	4.0	-4.8	-11.9	-5.0
November	16.2	15.6	11.5	10.7	14.9	-12.7	14.2
December	-3.7	-3.9	-22.2	-20.9	-8.9	-3.2	-8.8
<b>2000</b>							
January	-20.4	-20.4	26.3	23.7	-9.3	-22.2	-9.5
February	25.4	25.9	3.1	4.1	18.0	51.7	18.6
March	3.2	2.5	-20.4	-21.4	-3.6	-46.3	-4.6
April	-29.1	-28.9	1.9	5.1	-21.7	62.4	-20.6
May	16.4	17.2	28.4	25.6	20.1	11.4	19.9
June	-27.1	-25.7	-32.4	-21.2	-28.8	167.2	-24.2
July	-18.2	-20.0	0.4	-13.5	-12.3	-76.5	-17.7
August	12.7	13.0	-3.3	-2.2	6.9	26.4	7.3
September	-8.3	-8.4	-10.3	-10.6	-9.0	-15.1	-9.1
October	2.7	3.1	15.3	13.2	6.8	-6.4	6.4
November	15.0	14.0	14.0	14.3	14.7	-9.5	14.1
December	-22.3	-21.9	-5.8	-5.2	-16.5	12.0	-16.0
SEASONALLY ADJUSTED (% change from preceding month)							
<b>1999</b>							
October	0.2	0.0	32.8	29.0	9.1	-17.3	8.2
November	8.3	7.6	-22.5	-22.3	-1.9	-22.9	-2.5
December	10.5	10.4	-11.4	-10.6	4.7	5.8	4.7
<b>2000</b>							
January	-7.3	-7.3	49.4	46.0	5.3	-12.8	4.9
February	2.3	2.5	-23.0	-21.9	-5.7	16.8	-5.3
March	-6.3	-6.8	-3.2	-4.9	-5.5	-44.3	-6.3
April	-12.9	-12.8	5.9	8.0	-8.0	49.5	-7.3
May	-11.5	-10.6	8.8	7.4	-5.4	10.1	-5.0
June	-16.2	-15.5	-26.9	-18.3	-19.9	126.5	-16.5
July	-17.7	-18.5	-4.2	-12.7	-13.4	-62.5	-16.5
August	1.9	2.3	-7.6	-5.8	-1.4	26.5	-0.6
September	-3.8	-4.0	5.9	5.4	-0.6	-7.6	-0.8
October	3.4	3.7	19.0	14.7	8.9	-26.6	7.7
November	14.4	13.3	-13.4	-12.1	3.7	-6.7	3.5
December	-7.1	-6.4	28.1	27.1	4.1	23.6	4.5
TREND ESTIMATES (% change from preceding month)							
<b>1999</b>							
October	4.2	4.2	-0.1	-0.7	3.0	-6.1	2.7
November	4.1	4.0	-1.1	-1.5	2.6	-6.8	2.4
December	3.0	2.8	-1.1	-1.4	1.8	-9.0	1.6
<b>2000</b>							
January	0.6	0.5	-0.2	-0.5	0.4	-8.3	0.2
February	-2.7	-2.8	0.0	0.0	-2.0	-3.1	-2.0
March	-6.5	-6.4	-1.2	-0.8	-5.1	5.4	-4.9
April	-10.0	-9.8	-3.7	-2.9	-8.2	12.2	-7.8
May	-12.5	-12.3	-5.6	-4.6	-10.5	10.6	-10.0
June	-13.1	-12.9	-7.4	-6.6	-11.3	5.2	-10.8
July	-10.8	-10.7	-6.1	-5.8	-9.3	-1.8	-9.0
August	-6.3	-6.3	-3.1	-3.5	-5.2	-8.8	-5.3
September	-1.8	-2.0	-0.1	-1.0	-1.2	-13.1	-1.6
October	0.4	0.3	3.0	1.9	1.3	-13.4	0.9
November	1.5	1.4	4.0	3.2	2.4	-11.6	2.0
December	2.7	2.6	5.7	4.7	3.8	-13.5	3.4

## 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>1999</b>					
October	1 738.1	291.5	2 029.6	871.0	2 900.6
November	1 970.0	300.1	2 270.1	1 018.1	3 288.2
December	1 898.9	262.4	2 161.4	839.2	3 000.6
<b>2000</b>					
January	1 780.7	239.3	2 020.0	895.2	2 915.2
February	1 985.9	312.1	2 298.1	933.2	3 231.3
March	1 933.6	320.1	2 253.7	960.5	3 214.2
April	1 482.2	279.5	1 761.7	1 212.4	2 974.1
May	1 900.3	354.7	2 255.0	1 077.9	3 332.9
June	1 385.0	253.3	1 638.3	998.7	2 637.0
July	1 187.0	254.4	1 441.3	1 198.5	2 639.9
August	1 283.5	258.7	1 542.2	986.6	2 528.8
September	1 150.6	233.3	1 383.9	994.0	2 377.9
October	1 234.0	290.4	1 524.4	1 030.9	2 555.3
November	1 464.2	264.4	1 728.6	963.3	2 691.9
December	1 252.4	273.5	1 525.9	865.4	2 391.3
SEASONALLY ADJUSTED					
<b>1999</b>					
October	1 858.8	282.3	2 141.1	804.5	2 945.6
November	1 801.2	279.3	2 080.5	1 018.3	3 098.8
December	2 017.2	284.0	2 301.2	977.3	3 278.5
<b>2000</b>					
January	2 170.1	298.5	2 468.6	909.3	3 377.9
February	1 992.2	316.4	2 308.6	1 002.4	3 311.1
March	1 882.9	292.6	2 175.5	1 031.0	3 206.5
April	1 698.4	305.2	2 003.6	1 550.6	3 554.2
May	1 642.9	321.5	1 964.3	948.1	2 912.4
June	1 355.8	260.7	1 616.4	998.6	2 615.0
July	1 148.4	261.0	1 409.4	1 144.6	2 554.0
August	1 176.6	244.8	1 421.5	687.9	2 109.4
September	1 155.9	213.1	1 369.0	1 104.7	2 473.7
October	1 234.4	285.0	1 519.4	941.0	2 460.4
November	1 322.1	238.3	1 560.4	869.9	2 430.3
December	1 463.3	314.7	1 778.0	1 132.4	2 910.4
TREND ESTIMATES					
<b>1999</b>					
October	1 850.6	284.6	2 135.2	880.4	3 015.6
November	1 923.8	286.8	2 210.6	876.9	3 087.5
December	1 984.9	290.8	2 275.7	914.8	3 190.5
<b>2000</b>					
January	2 013.5	296.9	2 310.4	981.8	3 292.2
February	1 983.7	303.3	2 287.0	1 059.0	3 346.0
March	1 886.3	306.5	2 192.8	1 112.2	3 305.0
April	1 731.8	301.9	2 033.7	1 132.9	3 166.6
May	1 552.2	290.9	1 843.1	1 117.9	2 961.0
June	1 381.8	275.0	1 656.8	1 069.4	2 726.2
July	1 264.6	260.2	1 524.8	1 005.9	2 530.7
August	1 211.0	251.4	1 462.4	959.6	2 422.0
September	1 208.7	250.0	1 458.6	945.6	2 404.2
October	1 238.5	254.9	1 493.4	955.6	2 449.0
November	1 283.3	263.2	1 546.6	979.8	2 526.4
December	1 345.6	275.5	1 621.1	995.9	2 617.0

(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>1999</b>					
October	-4.1	-3.0	-4.0	0.8	-2.6
November	13.3	2.9	11.8	16.9	13.4
December	-3.6	-12.6	-4.8	-17.6	-8.7
<b>2000</b>					
January	-6.2	-8.8	-6.5	6.7	-2.8
February	11.5	30.4	13.8	4.2	10.8
March	-2.6	2.5	-1.9	2.9	-0.5
April	-23.3	-12.7	-21.8	26.2	-7.5
May	28.2	26.9	28.0	-11.1	12.1
June	-27.1	-28.6	-27.3	-7.3	-20.9
July	-14.3	0.4	-12.0	20.0	0.1
August	8.1	1.7	7.0	-17.7	-4.2
September	-10.4	-9.8	-10.3	0.7	-6.0
October	7.2	24.5	10.2	3.7	7.5
November	18.6	-8.9	13.4	-6.6	5.3
December	-14.5	3.4	-11.7	-10.2	-11.2
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1999</b>					
October	10.6	5.0	9.8	-5.3	5.2
November	-3.1	-1.1	-2.8	26.6	5.2
December	12.0	1.7	10.6	-4.0	5.8
<b>2000</b>					
January	7.6	5.1	7.3	-7.0	3.0
February	-8.2	6.0	-6.5	10.2	-2.0
March	-5.5	-7.5	-5.8	2.8	-3.2
April	-9.8	4.3	-7.9	50.4	10.8
May	-3.3	5.3	-2.0	-38.9	-18.1
June	-17.5	-18.9	-17.7	5.3	-10.2
July	-15.3	0.1	-12.8	14.6	-2.3
August	2.5	-6.2	0.9	-39.9	-17.4
September	-1.8	-12.9	-3.7	60.6	17.3
October	6.8	33.7	11.0	-14.8	-0.5
November	7.1	-16.4	2.7	-7.5	-1.2
December	10.7	32.1	13.9	30.2	19.8
TREND ESTIMATES (% change from preceding month)					
<b>1999</b>					
October	4.0	1.1	3.6	-3.1	1.6
November	4.0	0.8	3.5	-0.4	2.4
December	3.2	1.4	2.9	4.3	3.3
<b>2000</b>					
January	1.4	2.1	1.5	7.3	3.2
February	-1.5	2.1	-1.0	7.9	1.6
March	-4.9	1.0	-4.1	5.0	-1.2
April	-8.2	-1.5	-7.3	1.9	-4.2
May	-10.4	-3.6	-9.4	-1.3	-6.5
June	-11.0	-5.5	-10.1	-4.3	-7.9
July	-8.5	-5.4	-8.0	-5.9	-7.2
August	-4.2	-3.4	-4.1	-4.6	-4.3
September	-0.2	-0.6	-0.3	-1.5	-0.7
October	2.5	2.0	2.4	1.1	1.9
November	3.6	3.3	3.6	2.5	3.2
December	4.8	4.7	4.8	1.6	3.6

(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	<b>150 974</b>
<b>1998-1999</b>	104 498	42 953	665	2 541	482	<b>151 139</b>
<b>1999-2000</b>	120 834	46 880	816	1 841	519	<b>170 890</b>
<b>1999</b>						
December	11 249	3 316	54	130	42	<b>14 791</b>
<b>2000</b>						
January	8 959	4 166	80	159	54	<b>13 418</b>
February	11 230	4 325	98	146	36	<b>15 835</b>
March	11 593	3 521	57	50	41	<b>15 262</b>
April	8 215	3 312	223	177	27	<b>11 954</b>
May	9 564	4 425	79	270	22	<b>14 360</b>
June	6 974	3 110	40	66	28	<b>10 218</b>
July	5 703	2 694	39	508	15	<b>8 959</b>
August	6 420	2 878	53	191	33	<b>9 575</b>
September	5 889	2 646	39	127	15	<b>8 716</b>
October	6 045	3 034	75	143	10	<b>9 307</b>
November	6 967	3 480	132	83	9	<b>10 671</b>
December	5 406	3 117	125	252	5	<b>8 905</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>	1 755	2 547	64	6	9	<b>4 381</b>
<b>1999</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	88	216	11	0	0	<b>315</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>
August	107	154	17	0	0	<b>278</b>
September	91	145	0	0	0	<b>236</b>
October	114	106	1	0	0	<b>221</b>
November	70	127	3	0	0	<b>200</b>
December	80	144	0	0	0	<b>224</b>
TOTAL (Number)						
<b>1997-1998</b>	106 991	45 506	823	2 588	634	<b>156 542</b>
<b>1998-1999</b>	107 221	45 939	700	2 543	486	<b>156 889</b>
<b>1999-2000</b>	122 589	49 427	880	1 847	528	<b>175 271</b>
<b>1999</b>						
December	11 367	3 493	56	135	46	<b>15 097</b>
<b>2000</b>						
January	9 053	4 291	99	159	54	<b>13 656</b>
February	11 397	4 513	103	146	37	<b>16 196</b>
March	11 681	3 620	63	51	41	<b>15 456</b>
April	8 303	3 528	234	177	27	<b>12 269</b>
May	9 733	4 605	79	270	24	<b>14 711</b>
June	7 231	3 790	40	66	29	<b>11 156</b>
July	5 783	2 825	45	511	15	<b>9 179</b>
August	6 527	3 032	70	191	33	<b>9 853</b>
September	5 980	2 791	39	127	15	<b>8 952</b>
October	6 159	3 140	76	143	10	<b>9 528</b>
November	7 037	3 607	135	83	9	<b>10 871</b>
December	5 486	3 261	125	252	5	<b>9 129</b>

(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(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>	12 377.2	4 681.5	67.6	2 514.2	245.8	19 886.7	9 016.8	<b>28 903.3</b>
<b>1999-2000</b>	15 425.7	5 678.7	94.5	3 086.7	228.3	24 513.7	8 932.2	<b>33 445.8</b>
<b>1999</b>								
December	1 440.3	430.2	6.4	230.8	12.8	2 120.5	606.2	<b>2 726.7</b>
<b>2000</b>								
January	1 154.3	604.1	9.4	198.3	19.6	1 985.6	659.0	<b>2 644.6</b>
February	1 448.3	500.0	8.9	273.8	19.9	2 251.0	668.4	<b>2 919.4</b>
March	1 512.5	402.2	5.5	299.5	6.3	2 225.8	696.5	<b>2 922.3</b>
April	1 057.9	392.7	34.3	217.0	15.6	1 717.5	983.2	<b>2 700.6</b>
May	1 247.7	610.5	9.6	289.0	44.1	2 200.9	779.1	<b>2 980.0</b>
June	925.1	368.2	4.5	232.4	8.1	1 538.3	838.3	<b>2 376.6</b>
July	770.7	392.4	3.1	177.0	69.0	1 412.2	705.6	<b>2 117.8</b>
August	874.7	380.1	5.0	212.7	25.2	1 497.7	757.1	<b>2 254.9</b>
September	793.4	329.6	2.5	219.9	5.8	1 351.2	766.2	<b>2 117.5</b>
October	824.6	384.7	8.1	245.9	22.2	1 485.4	829.1	<b>2 314.5</b>
November	971.9	469.6	9.8	244.0	7.7	1 703.0	699.9	<b>2 402.9</b>
December	770.7	456.1	11.8	211.9	37.6	1 488.1	585.4	<b>2 073.5</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>	201.1	243.4	4.1	102.5	0.9	552.2	3 139.8	<b>3 691.9</b>
<b>1999</b>								
December	13.3	15.2	0.2	11.3	0.9	40.9	233.1	<b>273.9</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	264.8	<b>311.8</b>
March	10.0	9.0	0.2	8.7	0.0	27.8	264.1	<b>291.9</b>
April	10.6	21.0	0.4	12.2	0.0	44.3	229.2	<b>273.5</b>
May	24.9	17.3	0.0	11.9	0.0	54.1	298.8	<b>352.9</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	492.9	<b>522.0</b>
August	13.8	14.9	1.3	14.4	0.0	44.4	229.5	<b>273.9</b>
September	11.8	15.8	0.0	5.1	0.0	32.7	227.7	<b>260.4</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	263.4	<b>289.0</b>
December	10.1	15.6	0.0	12.1	0.0	37.8	279.9	<b>317.8</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>	12 669.8	4 921.7	72.1	2 602.3	245.8	20 511.9	12 580.1	<b>33 091.8</b>
<b>1999-2000</b>	15 627.0	5 921.9	98.7	3 189.0	229.2	25 066.0	12 071.9	<b>37 138.0</b>
<b>1999</b>								
December	1 453.6	445.3	6.6	242.1	13.7	2 161.4	839.2	<b>3 000.6</b>
<b>2000</b>								
January	1 165.8	614.9	10.4	209.3	19.6	2 020.0	895.2	<b>2 915.2</b>
February	1 468.6	517.4	9.4	282.8	19.9	2 298.1	933.2	<b>3 231.3</b>
March	1 522.4	411.2	5.6	308.2	6.3	2 253.7	960.5	<b>3 214.2</b>
April	1 068.5	413.7	34.7	229.2	15.6	1 761.7	1 212.4	<b>2 974.1</b>
May	1 272.6	627.8	9.6	300.9	44.1	2 255.0	1 077.9	<b>3 332.9</b>
June	953.0	432.0	4.5	240.7	8.1	1 638.3	998.7	<b>2 637.0</b>
July	780.6	406.4	3.3	182.0	69.1	1 441.3	1 198.5	<b>2 639.9</b>
August	888.5	395.0	6.4	227.1	25.2	1 542.2	986.6	<b>2 528.8</b>
September	805.2	345.4	2.5	225.0	5.8	1 383.9	994.0	<b>2 377.9</b>
October	838.4	395.6	8.4	259.8	22.2	1 524.4	1 030.9	<b>2 555.3</b>
November	981.3	482.9	10.5	246.3	7.7	1 728.6	963.3	<b>2 691.9</b>
December	780.8	471.6	11.8	224.1	37.6	1 525.9	865.4	<b>2 391.3</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>1999</b>									
October	4 383	3 985	3 028	794	1 906	161	110	127	14 494
November	4 835	4 531	3 174	993	2 435	183	192	205	16 548
December	4 440	4 222	3 106	842	2 014	180	156	137	15 097
<b>2000</b>									
January	3 746	4 225	2 685	783	1 675	180	114	248	13 656
February	4 426	4 774	3 284	1 073	1 972	168	165	334	16 196
March	4 163	4 874	3 252	974	1 768	166	88	171	15 456
April	3 404	3 655	2 843	643	1 375	136	83	130	12 269
May	4 540	3 459	3 552	804	1 810	233	110	203	14 711
June	3 124	3 257	2 024	598	1 717	91	141	204	11 156
July	2 212	3 365	1 515	710	1 124	84	93	76	9 179
August	2 736	2 746	2 211	522	1 291	83	94	170	9 853
September	2 578	2 458	1 988	409	1 207	119	62	131	8 952
October	3 460	2 099	1 866	514	1 213	121	70	185	9 528
November	3 415	3 087	2 178	661	1 228	116	61	125	10 871
December	2 672	3 123	1 620	458	1 065	57	37	97	9 129
SEASONALLY ADJUSTED									
<b>1999</b>									
October	4 757	4 306	3 013	846	2 020	142	n.a.	n.a.	15 573
November	4 389	4 206	3 020	924	2 163	172	n.a.	n.a.	15 190
December	4 651	4 529	3 449	980	2 120	172	n.a.	n.a.	15 910
<b>2000</b>									
January	4 452	5 291	3 540	1 160	2 172	180	n.a.	n.a.	16 693
February	4 419	4 395	3 384	982	1 924	166	n.a.	n.a.	15 809
March	4 310	4 521	3 040	873	1 627	169	n.a.	n.a.	14 811
April	3 747	3 919	2 994	852	1 553	133	n.a.	n.a.	13 732
May	3 955	3 322	3 260	730	1 511	235	n.a.	n.a.	13 039
June	3 285	3 365	1 944	508	1 632	116	n.a.	n.a.	10 894
July	1 916	3 502	1 577	681	1 191	85	n.a.	n.a.	9 094
August	2 439	2 291	1 938	462	1 159	83	n.a.	n.a.	9 037
September	2 784	2 389	1 866	381	1 296	118	n.a.	n.a.	8 962
October	3 573	2 237	1 819	511	1 226	104	n.a.	n.a.	9 649
November	3 064	2 859	1 953	645	1 083	118	n.a.	n.a.	9 986
December	2 940	3 494	1 951	573	1 213	55	n.a.	n.a.	10 440
TREND ESTIMATES									
<b>1999</b>									
October	4 611	4 292	2 953	879	2 135	150	136	182	15 320
November	4 596	4 485	3 148	946	2 135	159	141	201	15 686
December	4 555	4 625	3 307	998	2 094	166	142	215	15 937
<b>2000</b>									
January	4 503	4 654	3 400	1 014	2 015	173	139	220	15 974
February	4 405	4 564	3 379	985	1 903	176	130	215	15 651
March	4 202	4 348	3 226	919	1 770	173	119	201	14 889
April	3 862	4 031	2 960	826	1 631	164	111	180	13 729
May	3 450	3 654	2 627	718	1 507	150	106	160	12 359
June	3 067	3 256	2 294	620	1 407	134	104	148	11 018
July	2 821	2 933	2 037	551	1 332	120	100	147	10 025
August	2 742	2 725	1 884	516	1 273	108	92	152	9 491
September	2 795	2 630	1 824	507	1 222	100	79	156	9 335
October	2 905	2 633	1 825	514	1 185	95	65	157	9 415
November	3 012	2 713	1 846	532	1 160	89	53	157	9 606
December	3 142	2 828	1 932	559	1 142	90	42	153	9 930

n.a. not available

## 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>1999</b>									
October	-1.7	-3.1	-2.2	-12.5	-8.6	35.3	-5.2	-64.8	-5.0
November	10.3	13.7	4.8	25.1	27.8	13.7	74.5	61.4	14.2
December	-8.2	-6.8	-2.1	-15.2	-17.3	-1.6	-18.8	-33.2	-8.8
<b>2000</b>									
January	-15.6	0.1	-13.6	-7.0	-16.8	0.0	-26.9	81.0	-9.5
February	18.2	13.0	22.3	37.0	17.7	-6.7	44.7	34.7	18.6
March	-5.9	2.1	-1.0	-9.2	-10.3	-1.2	-46.7	-48.8	-4.6
April	-18.2	-25.0	-12.6	-34.0	-22.2	-18.1	-5.7	-24.0	-20.6
May	33.4	-5.4	24.9	25.0	31.6	71.3	32.5	56.2	19.9
June	-31.2	-5.8	-43.0	-25.6	-5.1	-60.9	28.2	0.5	-24.2
July	-29.2	3.3	-25.1	18.7	-34.5	-7.7	-34.0	-62.7	-17.7
August	23.7	-18.4	45.9	-26.5	14.9	-1.2	1.1	123.7	7.3
September	-5.8	-10.5	-10.1	-21.6	-6.5	43.4	-34.0	-22.9	-9.1
October	34.2	-14.6	-6.1	25.7	0.5	1.7	12.9	41.2	6.4
November	-1.3	47.1	16.7	28.6	1.2	-4.1	-12.9	-32.4	14.1
December	-21.8	1.2	-25.6	-30.7	-13.3	-50.9	-39.3	-22.4	-16.0
SEASONALLY ADJUSTED (% change from preceding month)									
<b>1999</b>									
October	5.7	9.8	12.1	2.6	-4.9	14.9	n.a.	n.a.	8.2
November	-7.7	-2.3	0.2	9.2	7.1	20.6	n.a.	n.a.	-2.5
December	6.0	7.7	14.2	6.1	-2.0	0.4	n.a.	n.a.	4.7
<b>2000</b>									
January	-4.3	16.8	2.6	18.4	2.5	4.3	n.a.	n.a.	4.9
February	-0.7	-16.9	-4.4	-15.4	-11.4	-7.9	n.a.	n.a.	-5.3
March	-2.5	2.9	-10.2	-11.0	-15.5	1.8	n.a.	n.a.	-6.3
April	-13.1	-13.3	-1.5	-2.4	-4.5	-21.3	n.a.	n.a.	-7.3
May	5.6	-15.2	8.9	-14.4	-2.7	76.6	n.a.	n.a.	-5.0
June	-16.9	1.3	-40.4	-30.5	8.0	-50.4	n.a.	n.a.	-16.5
July	-41.7	4.1	-18.9	34.2	-27.0	-26.7	n.a.	n.a.	-16.5
August	27.3	-34.6	22.9	-32.2	-2.7	-2.2	n.a.	n.a.	-0.6
September	14.1	4.3	-3.7	-17.5	11.8	41.1	n.a.	n.a.	-0.8
October	28.3	-6.4	-2.5	34.2	-5.4	-11.6	n.a.	n.a.	7.7
November	-14.2	27.8	7.4	26.2	-11.6	13.7	n.a.	n.a.	3.5
December	-4.0	22.2	-0.1	-11.2	12.0	-53.3	n.a.	n.a.	4.5
TREND ESTIMATES (% change from preceding month)									
<b>1999</b>									
October	0.1	4.6	7.5	8.1	1.2	8.1	2.8	10.5	2.7
November	-0.3	4.5	6.6	7.6	0.0	5.9	3.7	10.4	2.4
December	-0.9	3.1	5.1	5.5	-1.9	4.6	1.0	6.7	1.6
<b>2000</b>									
January	-1.1	0.6	2.8	1.6	-3.8	3.9	-2.7	2.6	0.2
February	-2.2	-1.9	-0.6	-2.8	-5.5	2.1	-6.5	-2.3	-2.0
March	-4.6	-4.7	-4.5	-6.7	-7.0	-1.6	-8.0	-6.5	-4.9
April	-8.1	-7.3	-8.3	-10.2	-7.9	-5.2	-6.8	-10.4	-7.8
May	-10.7	-9.4	-11.2	-13.0	-7.6	-8.7	-4.3	-11.5	-10.0
June	-11.1	-10.9	-12.7	-13.7	-6.6	-10.5	-2.1	-7.3	-10.8
July	-8.0	-9.9	-11.2	-11.0	-5.3	-10.9	-3.9	-0.7	-9.0
August	-2.8	-7.1	-7.5	-6.3	-4.4	-9.7	-8.1	3.5	-5.3
September	1.9	-3.5	-3.2	-1.9	-4.0	-7.4	-13.8	2.5	-1.6
October	3.9	0.1	0.1	1.5	-3.0	-5.3	-17.5	1.0	0.9
November	3.7	3.0	1.2	3.4	-2.1	-5.9	-19.4	-0.5	2.0
December	4.3	4.2	4.6	5.0	-1.5	0.7	-20.8	-2.2	3.4

## PRIVATE SECTOR HOUSES APPROVED, States and Australia

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
Month	no.	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL									
<b>1999</b>									
October	2 562	2 862	2 009	667	1 655	142	70	98	10 065
November	2 964	3 394	2 048	892	2 031	154	88	127	11 698
December	3 030	3 259	2 205	736	1 712	156	65	102	11 265
<b>2000</b>									
January	2 333	2 523	1 768	649	1 385	139	53	116	8 966
February	2 678	3 533	2 374	836	1 459	135	63	165	11 243
March	2 936	3 557	2 467	807	1 477	150	71	142	11 607
April	1 948	2 555	1 796	561	1 072	120	48	128	8 228
May	2 429	2 529	2 290	616	1 363	159	41	149	9 576
June	1 769	2 382	1 073	517	1 044	83	46	70	6 984
July	1 373	1 842	977	443	906	83	35	52	5 711
August	1 590	1 809	1 344	450	1 005	76	31	129	6 434
September	1 472	1 753	1 161	353	961	100	33	66	5 899
October	1 720	1 518	1 228	434	911	105	32	111	6 059
November	1 641	2 360	1 268	458	1 027	112	35	68	6 969
December	1 369	1 701	920	381	900	53	21	71	5 416
SEASONALLY ADJUSTED									
<b>1999</b>									
October	2 713	3 007	1 923	723	1 673	n.a.	n.a.	n.a.	10 140
November	2 823	3 199	1 952	823	1 865	n.a.	n.a.	n.a.	10 982
December	3 049	3 492	2 589	810	1 743	n.a.	n.a.	n.a.	12 130
<b>2000</b>									
January	2 755	3 340	2 250	957	1 742	n.a.	n.a.	n.a.	11 250
February	2 914	3 515	2 399	816	1 556	n.a.	n.a.	n.a.	11 505
March	2 810	3 236	2 239	688	1 375	n.a.	n.a.	n.a.	10 782
April	2 191	2 887	1 935	712	1 232	n.a.	n.a.	n.a.	9 386
May	2 048	2 234	2 117	548	1 158	n.a.	n.a.	n.a.	8 306
June	1 876	2 392	1 078	468	982	n.a.	n.a.	n.a.	6 964
July	1 302	1 899	1 009	407	917	n.a.	n.a.	n.a.	5 734
August	1 472	1 584	1 211	413	903	n.a.	n.a.	n.a.	5 843
September	1 403	1 595	1 068	338	1 013	n.a.	n.a.	n.a.	5 624
October	1 725	1 549	1 155	448	888	n.a.	n.a.	n.a.	5 817
November	1 555	2 244	1 139	433	947	n.a.	n.a.	n.a.	6 652
December	1 470	1 908	1 166	452	994	n.a.	n.a.	n.a.	6 179
TREND ESTIMATES									
<b>1999</b>									
October	2 719	3 107	2 032	746	1 742	n.a.	n.a.	n.a.	10 647
November	2 803	3 261	2 154	804	1 758	n.a.	n.a.	n.a.	11 086
December	2 873	3 373	2 271	842	1 737	n.a.	n.a.	n.a.	11 414
<b>2000</b>									
January	2 886	3 403	2 346	846	1 671	n.a.	n.a.	n.a.	11 486
February	2 803	3 328	2 329	812	1 558	n.a.	n.a.	n.a.	11 174
March	2 610	3 139	2 204	747	1 410	n.a.	n.a.	n.a.	10 448
April	2 335	2 857	1 980	659	1 257	n.a.	n.a.	n.a.	9 407
May	2 039	2 512	1 705	567	1 124	n.a.	n.a.	n.a.	8 227
June	1 776	2 175	1 442	487	1 024	n.a.	n.a.	n.a.	7 147
July	1 598	1 921	1 247	434	964	n.a.	n.a.	n.a.	6 374
August	1 515	1 783	1 136	409	939	n.a.	n.a.	n.a.	5 974
September	1 497	1 742	1 098	402	933	n.a.	n.a.	n.a.	5 865
October	1 499	1 755	1 096	407	936	n.a.	n.a.	n.a.	5 891
November	1 507	1 802	1 104	418	943	n.a.	n.a.	n.a.	5 980
December	1 527	1 854	1 160	431	958	n.a.	n.a.	n.a.	6 141



## 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>1999</b>									
October	-1.4	-14.3	-13.5	-8.8	2.5	24.6	22.8	-47.0	-8.2
November	15.7	18.6	1.9	33.7	22.7	8.5	25.7	29.6	16.2
December	2.2	-4.0	7.7	-17.5	-15.7	1.3	-26.1	-19.7	-3.7
<b>2000</b>									
January	-23.0	-22.6	-19.8	-11.8	-19.1	-10.9	-18.5	13.7	-20.4
February	14.8	40.0	34.3	28.8	5.3	-2.9	18.9	42.2	25.4
March	9.6	0.7	3.9	-3.5	1.2	11.1	12.7	-13.9	3.2
April	-33.7	-28.2	-27.2	-30.5	-27.4	-20.0	-32.4	-9.9	-29.1
May	24.7	-1.0	27.5	9.8	27.1	32.5	-14.6	16.4	16.4
June	-27.2	-5.8	-53.1	-16.1	-23.4	-47.8	12.2	-53.0	-27.1
July	-22.4	-22.7	-8.9	-14.3	-13.2	0.0	-23.9	-25.7	-18.2
August	15.8	-1.8	37.6	1.6	10.9	-8.4	-11.4	148.1	12.7
September	-7.4	-3.1	-13.6	-21.6	-4.4	31.6	6.5	-48.8	-8.3
October	16.8	-13.4	5.8	22.9	-5.2	5.0	-3.0	68.2	2.7
November	-4.6	55.5	3.3	5.5	12.7	6.7	9.4	-38.7	15.0
December	-16.6	-27.9	-27.4	-16.8	-12.4	-52.7	-40.0	4.4	-22.3
SEASONALLY ADJUSTED (% change from preceding month)									
<b>1999</b>									
October	16.4	1.0	-2.8	5.6	1.6	n.a.	n.a.	n.a.	0.2
November	4.1	6.4	1.5	13.8	11.5	n.a.	n.a.	n.a.	8.3
December	8.0	9.1	32.6	-1.5	-6.6	n.a.	n.a.	n.a.	10.5
<b>2000</b>									
January	-9.7	-4.3	-13.1	18.2	0.0	n.a.	n.a.	n.a.	-7.3
February	5.8	5.2	6.6	-14.8	-10.7	n.a.	n.a.	n.a.	2.3
March	-3.5	-8.0	-6.6	-15.7	-11.6	n.a.	n.a.	n.a.	-6.3
April	-22.1	-10.8	-13.6	3.5	-10.4	n.a.	n.a.	n.a.	-12.9
May	-6.5	-22.6	9.4	-23.1	-6.0	n.a.	n.a.	n.a.	-11.5
June	-8.4	7.1	-49.1	-14.5	-15.2	n.a.	n.a.	n.a.	-16.2
July	-30.6	-20.6	-6.4	-13.1	-6.6	n.a.	n.a.	n.a.	-17.7
August	13.0	-16.6	20.0	1.4	-1.6	n.a.	n.a.	n.a.	1.9
September	-4.7	0.7	-11.8	-18.0	12.1	n.a.	n.a.	n.a.	-3.8
October	23.0	-2.9	8.1	32.3	-12.3	n.a.	n.a.	n.a.	3.4
November	-9.8	44.8	-1.4	-3.2	6.7	n.a.	n.a.	n.a.	14.4
December	-5.4	-14.9	2.4	4.4	4.9	n.a.	n.a.	n.a.	-7.1
TREND ESTIMATES (% change from preceding month)									
<b>1999</b>									
October	2.6	5.0	5.8	9.2	2.3	n.a.	n.a.	n.a.	4.2
November	3.1	4.9	6.0	7.8	0.9	n.a.	n.a.	n.a.	4.1
December	2.5	3.4	5.4	4.7	-1.2	n.a.	n.a.	n.a.	3.0
<b>2000</b>									
January	0.5	0.9	3.3	0.5	-3.8	n.a.	n.a.	n.a.	0.6
February	-2.9	-2.2	-0.7	-4.0	-6.8	n.a.	n.a.	n.a.	-2.7
March	-6.9	-5.7	-5.4	-8.1	-9.5	n.a.	n.a.	n.a.	-6.5
April	-10.5	-9.0	-10.1	-11.7	-10.9	n.a.	n.a.	n.a.	-10.0
May	-12.7	-12.1	-13.9	-14.0	-10.6	n.a.	n.a.	n.a.	-12.5
June	-12.9	-13.4	-15.4	-14.1	-8.9	n.a.	n.a.	n.a.	-13.1
July	-10.0	-11.7	-13.5	-10.9	-5.8	n.a.	n.a.	n.a.	-10.8
August	-5.2	-7.2	-8.9	-5.7	-2.6	n.a.	n.a.	n.a.	-6.3
September	-1.2	-2.3	-3.3	-1.7	-0.7	n.a.	n.a.	n.a.	-1.8
October	0.2	0.7	-0.2	1.2	0.3	n.a.	n.a.	n.a.	0.4
November	0.5	2.7	0.7	2.6	0.8	n.a.	n.a.	n.a.	1.5
December	1.3	2.9	5.0	3.3	1.7	n.a.	n.a.	n.a.	2.7

## 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>	34 676	30 165	13 129	5 349	14 032	549	1 144	1 956
<b>1999-2000</b>	32 547	38 263	14 973	6 847	16 054	813	931	2 317
<b>1999</b>								
December	2 835	3 219	1 258	569	1 506	66	116	132
<b>2000</b>								
January	2 257	3 394	1 357	516	1 242	83	91	247
February	2 673	3 566	1 473	771	1 415	76	88	331
March	2 313	3 874	1 378	686	1 199	63	43	170
April	2 068	2 804	1 418	418	982	59	53	130
May	2 986	2 595	1 451	588	1 310	136	49	203
June	2 043	2 513	690	374	852	33	80	204
July	1 171	2 790	649	549	866	32	63	65
August	1 744	2 118	1 120	371	946	17	37	160
September	1 652	1 848	1 046	287	862	48	23	128
October	2 406	1 442	845	347	896	58	38	182
November	2 412	2 409	1 102	493	903	52	21	124
December	1 513	2 531	614	335	791	15	10	97
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>1999</b>								
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	96	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
August	52	32	7	13	34	6	0	10
September	71	32	1	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
TOTAL								
<b>1997-1998</b>	35 847	28 242	17 161	4 807	12 812	623	1 546	1 396
<b>1998-1999</b>	35 788	30 831	13 602	5 500	14 581	549	1 387	2 073
<b>1999-2000</b>	33 191	38 892	15 244	6 934	16 829	834	1 050	2 372
<b>1999</b>								
December	2 865	3 289	1 277	569	1 578	69	120	137
<b>2000</b>								
January	2 319	3 413	1 377	516	1 291	83	96	247
February	2 766	3 622	1 493	773	1 455	76	110	334
March	2 341	3 883	1 403	686	1 254	63	48	171
April	2 164	2 844	1 430	422	1 022	62	53	130
May	3 027	2 635	1 461	595	1 336	136	72	203
June	2 137	2 556	809	379	1 148	34	104	204
July	1 241	2 826	656	552	872	32	63	76
August	1 796	2 150	1 127	384	980	23	37	170
September	1 723	1 880	1 047	287	883	53	43	130
October	2 426	1 510	852	347	924	61	50	185
November	2 487	2 424	1 121	500	924	52	21	125
December	1 579	2 542	654	353	807	15	18	97

## 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	1 369	973	9	221	2	2 574
Victoria	1 694	1 271	114	25	3	3 107
Queensland	918	642	1	3	0	1 564
South Australia	381	58	0	0	0	439
Western Australia	900	143	1	0	0	1 044
Tasmania	53	4	0	0	0	57
Northern Territory	20	0	0	3	0	23
Australian Capital Territory	71	26	0	0	0	97
<b>Australia</b>	<b>5 406</b>	<b>3 117</b>	<b>125</b>	<b>252</b>	<b>5</b>	<b>8 905</b>
<b>PUBLIC SECTOR</b>						
New South Wales	10	88	0	0	0	98
Victoria	16	0	0	0	0	16
Queensland	17	39	0	0	0	56
South Australia	17	2	0	0	0	19
Western Australia	14	7	0	0	0	21
Tasmania	0	0	0	0	0	0
Northern Territory	6	8	0	0	0	14
Australian Capital Territory	0	0	0	0	0	0
<b>Australia</b>	<b>80</b>	<b>144</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>224</b>
<b>TOTAL</b>						
New South Wales	1 379	1 061	9	221	2	2 672
Victoria	1 710	1 271	114	25	3	3 123
Queensland	935	681	1	3	0	1 620
South Australia	398	60	0	0	0	458
Western Australia	914	150	1	0	0	1 065
Tasmania	53	4	0	0	0	57
Northern Territory	26	8	0	3	0	37
Australian Capital Territory	71	26	0	0	0	97
<b>Australia</b>	<b>5 486</b>	<b>3 261</b>	<b>125</b>	<b>252</b>	<b>5</b>	<b>9 129</b>

(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>	107 221	10 209	11 975	22 184	4 701	5 069	13 985	23 755	45 939	<b>153 160</b>
<b>1999-2000</b>	122 589	10 436	12 664	23 100	5 205	4 800	16 322	26 327	49 427	<b>172 016</b>
<b>1999</b>										
October	10 246	742	1 176	1 918	187	352	1 617	2 156	4 074	<b>14 320</b>
November	11 843	842	927	1 769	623	406	1 451	2 480	4 249	<b>16 092</b>
December	11 367	737	1 018	1 755	354	288	1 096	1 738	3 493	<b>14 860</b>
<b>2000</b>										
January	9 053	631	1 115	1 746	297	466	1 782	2 545	4 291	<b>13 344</b>
February	11 397	1 125	1 471	2 596	503	457	957	1 917	4 513	<b>15 910</b>
March	11 681	1 001	939	1 940	388	354	938	1 680	3 620	<b>15 301</b>
April	8 303	818	952	1 770	392	359	1 007	1 758	3 528	<b>11 831</b>
May	9 733	771	1 045	1 816	467	625	1 697	2 789	4 605	<b>14 338</b>
June	7 231	846	789	1 635	945	292	918	2 155	3 790	<b>11 021</b>
July	5 783	609	564	1 173	202	330	1 120	1 652	2 825	<b>8 608</b>
August	6 527	701	507	1 208	215	331	1 278	1 824	3 032	<b>9 559</b>
September	5 980	612	607	1 219	151	403	1 018	1 572	2 791	<b>8 771</b>
October	6 159	661	723	1 384	156	314	1 286	1 756	3 140	<b>9 299</b>
November	7 037	535	622	1 157	138	377	1 935	2 450	3 607	<b>10 644</b>
December	5 486	510	786	1 296	187	340	1 438	1 965	3 261	<b>8 747</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>	12 669.8	797.9	1 192.1	1 990.1	394.9	515.1	2 021.7	2 931.7	4 921.7	<b>17 591.5</b>
<b>1999-2000</b>	15 627.0	871.0	1 328.1	2 199.0	486.0	501.4	2 735.7	3 723.3	5 921.9	<b>21 548.8</b>
<b>1999</b>										
October	1 292.6	59.6	119.5	179.1	18.4	34.0	214.0	266.4	445.4	<b>1 738.1</b>
November	1 500.8	67.9	91.9	159.8	60.1	39.8	209.6	309.5	469.2	<b>1 970.0</b>
December	1 453.6	60.9	107.3	168.2	29.3	29.5	218.3	277.1	445.3	<b>1 898.9</b>
<b>2000</b>										
January	1 165.8	55.4	115.8	171.2	24.1	48.0	371.6	443.7	614.9	<b>1 780.7</b>
February	1 468.6	101.5	145.2	246.7	47.2	56.5	167.0	270.7	517.4	<b>1 985.9</b>
March	1 522.4	80.6	103.8	184.4	44.9	41.0	140.8	226.8	411.2	<b>1 933.6</b>
April	1 068.5	64.5	100.1	164.6	42.3	33.1	173.7	249.1	413.7	<b>1 482.2</b>
May	1 272.6	68.6	124.2	192.8	40.6	63.8	330.5	435.0	627.8	<b>1 900.3</b>
June	953.0	66.9	84.0	150.9	83.4	34.0	163.8	281.2	432.0	<b>1 385.0</b>
July	780.6	47.1	69.0	116.1	19.7	49.0	221.5	290.3	406.4	<b>1 187.0</b>
August	888.5	63.3	66.0	129.3	27.7	40.9	197.1	265.7	395.0	<b>1 283.5</b>
September	805.2	52.0	76.7	128.7	12.7	42.5	161.4	216.7	345.4	<b>1 150.6</b>
October	838.4	53.9	81.1	135.0	29.7	35.4	195.5	260.7	395.6	<b>1 234.0</b>
November	981.3	43.8	65.5	109.3	13.5	43.8	316.4	373.6	482.9	<b>1 464.2</b>
December	780.8	41.4	84.6	126.0	18.8	36.9	289.9	345.6	471.6	<b>1 252.4</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>	12 156.8	4 935.0	17 086.5	3 086.4	20 175.0	14 940.5	<b>35 110.2</b>
<b>1998-1999</b>	12 669.9	4 921.7	17 591.6	2 920.2	20 511.7	12 580.2	<b>33 092.0</b>
<b>1999-2000</b>	14 746.9	5 496.5	20 243.4	3 309.4	23 552.8	11 718.8	<b>35 271.5</b>
<b>1999</b>							
June	3 412.0	1 236.9	4 650.9	723.5	5 374.1	2 777.4	<b>8 152.7</b>
September	3 829.4	1 481.3	5 310.8	879.9	6 190.6	3 195.4	<b>9 386.0</b>
December	4 056.9	1 292.8	5 349.7	814.8	6 164.5	2 655.3	<b>8 819.8</b>
<b>2000</b>							
March	3 856.0	1 413.6	5 269.6	807.2	6 076.9	2 699.2	<b>8 776.1</b>
June	3 004.5	1 308.8	4 313.3	807.5	5 120.8	3 168.8	<b>8 289.6</b>
September	2 065.5	980.0	3 045.5	620.6	3 666.1	3 041.1	<b>6 707.3</b>
SEASONALLY ADJUSTED (\$ million)							
<b>1999</b>							
June	3 369.2	1 218.9	4 590.3	729.1	5 319.2	2 886.2	<b>8 206.2</b>
September	3 581.7	1 428.6	5 011.7	851.7	5 863.2	2 823.6	<b>8 688.9</b>
December	4 093.2	1 318.1	5 411.7	808.2	6 220.1	2 711.5	<b>8 932.0</b>
<b>2000</b>							
March	4 091.8	1 488.0	5 579.2	841.5	6 421.0	2 832.7	<b>9 255.7</b>
June	2 980.3	1 261.8	4 240.7	807.9	5 048.4	3 351.0	<b>8 394.9</b>
September	1 956.1	974.6	2 931.4	599.2	3 530.4	2 796.0	<b>6 338.8</b>
TREND ESTIMATES (\$ million)							
<b>1999</b>							
June	3 389.8	1 275.7	4 667.2	760.9	5 427.8	3 081.2	<b>8 510.5</b>
September	3 745.7	1 339.1	5 086.6	805.7	5 892.2	2 810.1	<b>8 704.0</b>
December	4 011.1	1 418.5	5 430.0	843.1	6 273.2	2 769.6	<b>9 043.1</b>
<b>2000</b>							
March	3 764.1	1 372.1	5 135.6	823.4	5 959.1	2 945.6	<b>8 905.1</b>
June	3 062.5	1 244.9	4 308.0	758.0	5 065.9	3 021.2	<b>8 075.3</b>
September	2 360.5	1 132.4	3 493.7	693.7	4 187.1	2 965.8	<b>7 148.7</b>
TREND ESTIMATES (% change from preceding quarter)							
<b>1999</b>							
June	6.9	2.6	5.7	5.7	5.7	-3.3	<b>2.3</b>
September	10.5	5.0	9.0	5.9	8.6	-8.8	<b>2.3</b>
December	7.1	5.9	6.8	4.6	6.5	-1.4	<b>3.9</b>
<b>2000</b>							
March	-6.2	-3.3	-5.4	-2.3	-5.0	6.4	<b>-1.5</b>
June	-18.6	-9.3	-16.1	-7.9	-15.0	2.6	<b>-9.3</b>
September	-22.9	-9.0	-18.9	-8.5	-17.3	-1.8	<b>-11.5</b>

(a) Reference year for chain volume measures is 1998-1999.  
Refer to Explanatory Notes paragraph 25.

(b) Refer to Explanatory Notes paragraph 16.

## 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>1999</b>									
October	912.8	837.2	549.1	125.2	383.4	29.7	27.8	35.4	2 900.6
November	1 009.1	877.8	687.8	153.1	399.5	25.8	54.6	80.4	3 288.2
December	983.4	916.0	478.6	228.8	305.2	34.1	25.2	29.2	3 000.6
<b>2000</b>									
January	961.1	948.3	521.2	113.6	269.2	31.9	28.2	41.6	2 915.2
February	961.5	1 025.5	517.3	173.9	392.5	42.2	33.8	84.8	3 231.3
March	1 124.8	973.4	543.4	174.5	306.7	31.4	28.6	31.4	3 214.2
April	1 064.1	876.1	528.0	135.3	273.8	25.7	25.9	45.1	2 974.1
May	1 098.8	803.8	651.5	162.9	412.9	50.8	22.7	129.5	3 332.9
June	860.9	889.8	376.0	99.7	285.5	31.2	45.5	48.4	2 637.0
July	667.3	1 151.0	353.1	153.4	253.7	17.7	15.4	28.2	2 639.9
August	761.4	742.7	460.4	159.3	264.2	23.7	77.1	40.1	2 528.8
September	765.5	694.9	489.2	84.1	249.3	38.1	28.3	28.5	2 377.9
October	938.8	624.6	514.2	114.0	268.3	30.7	19.1	45.7	2 555.3
November	857.0	826.7	568.3	126.6	235.6	28.8	22.1	26.9	2 691.9
December	676.5	862.5	466.4	114.1	204.4	22.4	16.2	28.7	2 391.3
SEASONALLY ADJUSTED									
<b>1999</b>									
October	934.1	852.0	562.3	140.8	367.5	n.a.	n.a.	n.a.	2 945.6
November	961.5	842.7	567.9	145.7	360.2	n.a.	n.a.	n.a.	3 098.8
December	1 064.3	956.7	600.1	260.2	334.3	n.a.	n.a.	n.a.	3 278.5
<b>2000</b>									
January	1 098.8	1 106.9	643.8	159.8	351.7	n.a.	n.a.	n.a.	3 377.9
February	1 067.8	916.1	558.1	164.8	385.7	n.a.	n.a.	n.a.	3 311.1
March	1 203.2	934.1	530.0	150.3	294.2	n.a.	n.a.	n.a.	3 206.5
April	1 195.3	1 057.0	647.0	168.7	323.6	n.a.	n.a.	n.a.	3 554.2
May	972.7	712.4	610.6	153.8	331.8	n.a.	n.a.	n.a.	2 912.4
June	880.2	946.6	334.1	94.8	273.5	n.a.	n.a.	n.a.	2 615.0
July	600.2	1 266.6	341.3	129.8	257.7	n.a.	n.a.	n.a.	2 554.0
August	593.0	623.3	398.0	148.7	236.7	n.a.	n.a.	n.a.	2 109.4
September	831.6	686.5	452.0	80.6	271.5	n.a.	n.a.	n.a.	2 473.7
October	906.4	635.7	532.4	124.8	253.9	n.a.	n.a.	n.a.	2 460.4
November	755.4	766.9	463.5	115.1	213.1	n.a.	n.a.	n.a.	2 430.3
December	823.7	967.3	629.0	133.2	231.0	n.a.	n.a.	n.a.	2 910.4
TREND ESTIMATES									
<b>1999</b>									
October	988.3	878.4	530.1	139.7	372.0	n.a.	n.a.	n.a.	3 015.6
November	989.1	914.2	561.4	146.1	367.8	n.a.	n.a.	n.a.	3 087.5
December	1 029.2	947.1	588.1	153.3	359.6	n.a.	n.a.	n.a.	3 190.5
<b>2000</b>									
January	1 088.8	962.5	607.1	158.8	351.6	n.a.	n.a.	n.a.	3 292.2
February	1 134.6	969.0	608.3	160.1	343.3	n.a.	n.a.	n.a.	3 346.0
March	1 130.8	969.5	586.8	157.6	333.1	n.a.	n.a.	n.a.	3 305.0
April	1 066.0	965.2	546.2	151.5	319.3	n.a.	n.a.	n.a.	3 166.6
May	964.7	950.0	496.4	142.5	302.2	n.a.	n.a.	n.a.	2 961.0
June	857.0	915.7	447.9	132.3	284.9	n.a.	n.a.	n.a.	2 726.2
July	776.4	869.3	418.3	123.7	270.0	n.a.	n.a.	n.a.	2 530.7
August	740.6	818.9	415.8	118.4	258.5	n.a.	n.a.	n.a.	2 422.0
September	746.8	777.8	438.7	116.5	248.5	n.a.	n.a.	n.a.	2 404.2
October	771.5	757.2	477.1	116.8	240.2	n.a.	n.a.	n.a.	2 449.0
November	798.8	760.3	518.4	118.4	233.2	n.a.	n.a.	n.a.	2 526.4
December	825.7	762.4	566.8	122.4	229.7	n.a.	n.a.	n.a.	2 617.0

(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>1999</b>									
October	-2.8	-3.2	5.8	-18.4	0.3	-23.0	14.0	-36.7	-2.6
November	10.6	4.8	25.3	22.2	4.2	-12.9	96.8	126.9	13.4
December	-2.5	4.4	-30.4	49.5	-23.6	31.9	-53.8	-63.7	-8.7
<b>2000</b>									
January	-2.3	3.5	8.9	-50.3	-11.8	-6.5	11.7	42.5	-2.8
February	0.0	8.1	-0.8	53.0	45.8	32.3	19.8	103.7	10.8
March	17.0	-5.1	5.0	0.3	-21.9	-25.5	-15.3	-63.0	-0.5
April	-5.4	-10.0	-2.8	-22.4	-10.7	-18.3	-9.5	43.5	-7.5
May	3.3	-8.3	23.4	20.4	50.8	97.9	-12.4	187.4	12.1
June	-21.6	10.7	-42.3	-38.8	-30.9	-38.7	100.3	-62.6	-20.9
July	-22.5	29.4	-6.1	53.8	-11.1	-43.4	-66.0	-41.7	0.1
August	14.1	-35.5	30.4	3.9	4.1	34.0	398.9	42.1	-4.2
September	0.5	-6.4	6.2	-47.2	-5.6	61.2	-63.3	-28.9	-6.0
October	22.6	-10.1	5.1	35.6	7.6	-19.6	-32.5	60.4	7.5
November	-8.7	32.4	10.5	11.0	-12.2	-6.2	16.1	-41.2	5.3
December	-21.1	4.3	-17.9	-9.9	-13.2	-22.1	-26.8	7.0	-11.2
SEASONALLY ADJUSTED (% change from preceding month)									
<b>1999</b>									
October	6.1	3.4	17.1	3.4	-10.7	n.a.	n.a.	n.a.	5.2
November	2.9	-1.1	1.0	3.5	-2.0	n.a.	n.a.	n.a.	5.2
December	10.7	13.5	5.7	78.5	-7.2	n.a.	n.a.	n.a.	5.8
<b>2000</b>									
January	3.2	15.7	7.3	-38.6	5.2	n.a.	n.a.	n.a.	3.0
February	-2.8	-17.2	-13.3	3.1	9.7	n.a.	n.a.	n.a.	-2.0
March	12.7	2.0	-5.0	-8.8	-23.7	n.a.	n.a.	n.a.	-3.2
April	-0.7	13.2	22.1	12.2	10.0	n.a.	n.a.	n.a.	10.8
May	-18.6	-32.6	-5.6	-8.8	2.5	n.a.	n.a.	n.a.	-18.1
June	-9.5	32.9	-45.3	-38.3	-17.5	n.a.	n.a.	n.a.	-10.2
July	-31.8	33.8	2.1	36.9	-5.8	n.a.	n.a.	n.a.	-2.3
August	-1.2	-50.8	16.6	14.5	-8.1	n.a.	n.a.	n.a.	-17.4
September	40.2	10.1	13.6	-45.8	14.7	n.a.	n.a.	n.a.	17.3
October	9.0	-7.4	17.8	54.9	-6.5	n.a.	n.a.	n.a.	-0.5
November	-16.7	20.6	-12.9	-7.8	-16.1	n.a.	n.a.	n.a.	-1.2
December	9.0	26.1	35.7	15.7	8.4	n.a.	n.a.	n.a.	19.8
TREND ESTIMATES (% change from preceding month)									
<b>1999</b>									
October	-2.9	3.7	6.7	4.6	1.2	n.a.	n.a.	n.a.	1.6
November	0.1	4.1	5.9	4.6	-1.1	n.a.	n.a.	n.a.	2.4
December	4.1	3.6	4.7	4.9	-2.2	n.a.	n.a.	n.a.	3.3
<b>2000</b>									
January	5.8	1.6	3.2	3.6	-2.2	n.a.	n.a.	n.a.	3.2
February	4.2	0.7	0.2	0.8	-2.4	n.a.	n.a.	n.a.	1.6
March	-0.3	0.1	-3.5	-1.6	-3.0	n.a.	n.a.	n.a.	-1.2
April	-5.7	-0.4	-6.9	-3.9	-4.2	n.a.	n.a.	n.a.	-4.2
May	-9.5	-1.6	-9.1	-5.9	-5.3	n.a.	n.a.	n.a.	-6.5
June	-11.2	-3.6	-9.8	-7.2	-5.7	n.a.	n.a.	n.a.	-7.9
July	-9.4	-5.1	-6.6	-6.5	-5.3	n.a.	n.a.	n.a.	-7.2
August	-4.6	-5.8	-0.6	-4.2	-4.2	n.a.	n.a.	n.a.	-4.3
September	0.8	-5.0	5.5	-1.6	-3.9	n.a.	n.a.	n.a.	-0.7
October	3.3	-2.7	8.8	0.3	-3.3	n.a.	n.a.	n.a.	1.9
November	3.5	0.4	8.7	1.4	-2.9	n.a.	n.a.	n.a.	3.2
December	3.4	0.3	9.3	3.3	-1.5	n.a.	n.a.	n.a.	3.6

(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>1999</b>									
October	269.6	240.9	157.9	31.6	137.0	9.8	10.8	13.4	871.0
November	276.1	235.7	290.2	36.2	95.7	6.2	26.8	51.1	1 018.1
December	283.0	266.2	72.0	129.5	62.3	13.1	4.4	8.8	839.2
<b>2000</b>									
January	361.6	235.1	198.9	18.5	57.3	6.4	10.4	7.1	895.2
February	284.0	325.5	113.9	43.3	103.2	21.4	10.8	31.2	933.2
March	452.2	215.8	129.4	59.0	74.0	9.8	15.5	4.9	960.5
April	533.7	327.3	162.7	58.7	87.5	8.0	11.6	22.9	1 212.4
May	311.5	240.2	194.0	66.1	147.7	17.1	5.5	95.7	1 077.9
June	350.0	350.7	136.4	24.3	83.6	16.7	18.2	18.8	998.7
July	286.2	560.1	163.6	60.6	101.4	7.3	4.5	15.0	1 198.5
August	274.5	267.7	177.7	89.6	93.0	10.7	63.2	10.3	986.6
September	309.4	291.8	226.4	29.4	88.5	23.2	17.8	7.5	994.0
October	380.8	225.3	242.1	45.3	105.1	12.6	6.4	13.2	1 030.9
November	269.9	290.4	263.2	48.2	63.0	13.1	10.9	4.6	963.3
December	195.1	300.1	238.9	52.6	43.6	12.8	9.9	12.2	865.4
TREND ESTIMATES									
<b>1999</b>									
October	295.2	233.1	159.7	37.6	108.9	n.a.	n.a.	n.a.	880.4
November	298.9	232.1	165.3	37.0	101.3	n.a.	n.a.	n.a.	876.9
December	337.3	237.5	171.2	37.9	93.0	n.a.	n.a.	n.a.	914.8
<b>2000</b>									
January	391.5	245.7	178.1	40.2	88.9	n.a.	n.a.	n.a.	981.8
February	439.6	266.0	182.6	42.9	89.4	n.a.	n.a.	n.a.	1 059.0
March	457.8	298.4	180.9	46.4	93.3	n.a.	n.a.	n.a.	1 112.2
April	438.1	337.9	174.4	50.0	96.9	n.a.	n.a.	n.a.	1 132.9
May	392.9	370.9	166.2	52.6	98.2	n.a.	n.a.	n.a.	1 117.9
June	338.5	384.8	158.5	53.3	97.9	n.a.	n.a.	n.a.	1 069.4
July	292.1	375.0	158.9	52.4	95.7	n.a.	n.a.	n.a.	1 005.9
August	267.8	346.6	171.9	51.3	91.3	n.a.	n.a.	n.a.	959.6
September	267.4	312.8	196.3	51.0	84.8	n.a.	n.a.	n.a.	945.6
October	276.5	284.4	227.6	51.2	77.2	n.a.	n.a.	n.a.	955.6
November	287.1	267.1	259.4	51.6	69.1	n.a.	n.a.	n.a.	979.8
December	291.8	243.7	290.6	53.3	61.4	n.a.	n.a.	n.a.	995.9

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



Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
<b>1999</b>									
October	3.4	-1.9	12.5	-35.8	1.6	-57.7	67.8	234.4	0.8
November	2.4	-2.1	83.8	14.6	-30.1	-37.0	148.3	281.3	16.9
December	2.5	12.9	-75.2	257.9	-35.0	111.0	-83.8	-82.8	-17.6
<b>2000</b>									
January	27.8	-11.7	176.2	-85.7	-7.9	-51.5	138.5	-19.4	6.7
February	-21.5	38.5	-42.8	134.0	79.9	236.6	3.9	340.1	4.2
March	59.2	-33.7	13.6	36.1	-28.2	-54.2	43.4	-84.4	2.9
April	18.0	51.7	25.7	-0.5	18.1	-18.4	-24.9	372.5	26.2
May	-41.6	-26.6	19.3	12.7	68.9	113.8	-52.3	317.2	-11.1
June	12.4	46.0	-29.7	-63.2	-43.4	-2.4	227.5	-80.3	-7.3
July	-18.3	59.7	19.9	148.9	21.3	-56.5	-75.4	-20.3	20.0
August	-4.1	-52.2	8.7	48.0	-8.3	47.1	1 311.9	-31.4	-17.7
September	12.7	9.0	27.3	-67.2	-4.8	117.6	-71.8	-27.1	0.7
October	23.1	-22.8	7.0	54.2	18.8	-45.7	-64.2	76.1	3.7
November	-29.1	28.9	8.7	6.4	-40.0	3.9	70.8	-65.1	-6.6
December	-27.7	3.4	-9.2	9.2	-30.8	-2.0	-9.2	165.2	-10.2
TREND ESTIMATES (% change from preceding month)									
<b>1999</b>									
October	-7.7	-2.0	3.6	-0.4	-1.7	n.a.	n.a.	n.a.	-3.1
November	1.3	-0.4	3.5	-1.5	-7.0	n.a.	n.a.	n.a.	-0.4
December	12.9	2.3	3.6	2.3	-8.2	n.a.	n.a.	n.a.	4.3
<b>2000</b>									
January	16.1	3.4	4.0	6.1	-4.4	n.a.	n.a.	n.a.	7.3
February	12.3	8.2	2.5	6.8	0.6	n.a.	n.a.	n.a.	7.9
March	4.1	12.2	-0.9	8.3	4.3	n.a.	n.a.	n.a.	5.0
April	-4.3	13.2	-3.6	7.6	3.9	n.a.	n.a.	n.a.	1.9
May	-10.3	9.8	-4.7	5.1	1.3	n.a.	n.a.	n.a.	-1.3
June	-13.9	3.7	-4.6	1.4	-0.3	n.a.	n.a.	n.a.	-4.3
July	-13.7	-2.6	0.2	-1.5	-2.3	n.a.	n.a.	n.a.	-5.9
August	-8.3	-7.6	8.2	-2.1	-4.6	n.a.	n.a.	n.a.	-4.6
September	-0.1	-9.7	14.2	-0.6	-7.1	n.a.	n.a.	n.a.	-1.5
October	3.4	-9.1	16.0	0.4	-9.0	n.a.	n.a.	n.a.	1.1
November	3.8	-6.1	14.0	0.8	-10.4	n.a.	n.a.	n.a.	2.5
December	1.6	-8.8	12.0	3.2	-11.2	n.a.	n.a.	n.a.	1.6

(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(b)</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	213.5	126.6	0.8	95.5	33.7	470.0	142.6	<b>612.6</b>
Victoria	248.8	223.7	10.8	64.0	3.5	550.8	268.5	<b>819.4</b>
Queensland	125.3	72.8	0.0	20.8	0.1	219.0	102.0	<b>321.1</b>
South Australia	40.9	6.8	0.0	11.8	0.0	59.5	19.8	<b>79.3</b>
Western Australia	123.1	22.5	0.2	12.9	0.0	158.8	31.8	<b>190.6</b>
Tasmania	5.9	0.4	0.0	3.2	0.0	9.5	9.8	<b>19.3</b>
Northern Territory	2.5	0.0	0.0	1.2	0.3	4.0	4.2	<b>8.1</b>
Australian Capital Territory	10.6	3.2	0.0	2.7	0.0	16.5	6.7	<b>23.2</b>
<b>Australia</b>	<b>770.7</b>	<b>456.1</b>	<b>11.8</b>	<b>211.9</b>	<b>37.6</b>	<b>1 488.1</b>	<b>585.4</b>	<b>2 073.5</b>
<b>PUBLIC SECTOR</b>								
New South Wales	1.3	9.7	0.0	0.4	0.0	11.5	52.5	<b>63.9</b>
Victoria	2.5	0.0	0.0	9.1	0.0	11.6	31.6	<b>43.2</b>
Queensland	2.4	4.3	0.0	1.7	0.0	8.4	136.9	<b>145.3</b>
South Australia	1.5	0.1	0.0	0.3	0.0	2.0	32.8	<b>34.8</b>
Western Australia	1.5	0.5	0.0	0.0	0.0	2.0	11.8	<b>13.8</b>
Tasmania	0.0	0.0	0.0	0.1	0.0	0.1	3.0	<b>3.1</b>
Northern Territory	0.9	0.9	0.0	0.6	0.0	2.4	5.7	<b>8.1</b>
Australian Capital Territory	0.0	0.0	0.0	0.0	0.0	0.0	5.6	<b>5.6</b>
<b>Australia</b>	<b>10.1</b>	<b>15.6</b>	<b>0.0</b>	<b>12.1</b>	<b>0.0</b>	<b>37.8</b>	<b>279.9</b>	<b>317.8</b>
<b>TOTAL</b>								
New South Wales	214.8	136.4	0.8	95.9	33.7	481.5	195.1	<b>676.5</b>
Victoria	251.3	223.7	10.8	73.1	3.5	562.4	300.1	<b>862.5</b>
Queensland	127.7	77.1	0.0	22.5	0.1	227.4	238.9	<b>466.4</b>
South Australia	42.4	6.9	0.0	12.1	0.0	61.4	52.6	<b>114.1</b>
Western Australia	124.6	23.0	0.2	12.9	0.0	160.8	43.6	<b>204.4</b>
Tasmania	5.9	0.4	0.0	3.2	0.0	9.6	12.8	<b>22.4</b>
Northern Territory	3.4	0.9	0.0	1.7	0.3	6.3	9.9	<b>16.2</b>
Australian Capital Territory	10.6	3.2	0.0	2.7	0.0	16.5	12.2	<b>28.7</b>
<b>Australia</b>	<b>780.8</b>	<b>471.6</b>	<b>11.8</b>	<b>224.1</b>	<b>37.6</b>	<b>1 525.9</b>	<b>865.4</b>	<b>2 391.3</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	5.0	24.9	13.2	36.1	30.5	10.8	2.8	2.2	15.7	1.4	142.6
Victoria	27.4	20.9	26.3	101.2	15.4	36.1	2.0	24.7	9.9	4.7	268.5
Queensland	8.0	17.6	10.2	9.5	27.0	10.5	0.3	3.3	5.6	10.0	102.0
South Australia	0.1	4.6	2.1	6.4	3.1	0.9	0.8	1.2	0.5	0.2	19.8
Western Australia	2.8	8.0	6.0	4.3	6.0	1.3	1.0	0.2	0.6	1.5	31.8
Tasmania	0.4	0.8	0.4	0.4	0.4	1.1	0.0	3.8	1.9	0.7	9.8
Northern Territory	0.0	0.0	0.0	0.5	3.3	0.0	0.0	0.0	0.1	0.2	4.2
Australian Capital Territory	0.2	0.1	0.9	4.8	0.4	0.0	0.0	0.0	0.3	0.0	6.7
Australia	43.8	76.9	59.0	163.3	86.0	60.8	6.9	35.5	34.6	18.7	585.4
PUBLIC SECTOR											
New South Wales	0.0	0.3	0.0	1.2	3.1	36.7	0.0	0.4	4.3	6.5	52.5
Victoria	0.0	0.3	0.0	2.7	0.0	14.4	0.0	9.4	2.7	2.1	31.6
Queensland	2.7	0.0	4.8	1.0	0.2	108.2	0.0	13.5	0.4	6.1	136.9
South Australia	0.0	0.0	0.0	1.7	1.8	2.1	0.0	0.7	0.5	26.1	32.8
Western Australia	0.0	0.1	2.3	2.7	0.0	6.0	0.0	0.6	0.0	0.2	11.8
Tasmania	0.0	0.0	0.0	0.0	0.0	2.1	0.0	0.5	0.0	0.4	3.0
Northern Territory	0.0	0.0	0.0	0.2	0.2	0.1	0.0	4.4	0.0	0.9	5.7
Australian Capital Territory	0.0	0.1	0.0	1.6	0.0	1.7	0.0	0.2	2.1	0.0	5.6
Australia	2.7	0.7	7.1	11.1	5.2	171.2	0.0	29.6	10.0	42.3	279.9
TOTAL											
New South Wales	5.0	25.1	13.2	37.3	33.6	47.5	2.8	2.6	20.0	7.9	195.1
Victoria	27.4	21.2	26.3	103.9	15.4	50.6	2.0	34.1	12.6	6.8	300.1
Queensland	10.7	17.6	15.0	10.5	27.2	118.7	0.3	16.8	6.1	16.1	238.9
South Australia	0.1	4.6	2.1	8.1	4.9	3.0	0.8	1.9	1.0	26.3	52.6
Western Australia	2.8	8.1	8.3	7.0	6.0	7.3	1.0	0.8	0.6	1.7	43.6
Tasmania	0.4	0.8	0.4	0.4	0.4	3.2	0.0	4.3	1.9	1.1	12.8
Northern Territory	0.0	0.0	0.0	0.7	3.5	0.1	0.0	4.4	0.1	1.1	9.9
Australian Capital Territory	0.2	0.1	0.9	6.4	0.4	1.7	0.0	0.2	2.4	0.0	12.2
Australia	46.5	77.6	66.1	174.3	91.3	232.0	6.9	65.1	44.5	61.0	865.4

(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>2000</b>												
October	17	1.6	331	29.7	69	7.1	195	19.0	119	12.3	59	5.9
November	32	3.2	338	30.7	76	8.2	191	18.9	130	13.0	107	11.0
December	26	2.4	236	21.6	70	7.0	150	14.9	101	9.6	105	10.1
Value—\$200,000—\$499,999												
<b>2000</b>												
October	8	2.1	78	22.8	44	13.6	91	26.4	62	18.4	37	12.9
November	4	1.0	79	23.3	54	17.4	86	25.3	69	21.7	42	13.1
December	7	2.1	52	16.1	50	15.8	61	17.1	45	13.7	46	14.7
Value—\$500,000—\$999,999												
<b>2000</b>												
October	4	2.8	29	19.8	19	11.8	33	22.8	24	14.6	35	23.0
November	0	0.0	21	14.6	21	14.6	38	26.8	31	22.5	29	20.4
December	7	5.9	19	12.1	15	10.6	27	18.4	22	15.6	16	10.8
Value—\$1,000,000—\$4,999,999												
<b>2000</b>												
October	8	12.4	19	40.1	8	16.0	31	61.2	28	63.8	29	65.6
November	4	9.9	17	30.2	15	27.6	25	43.6	27	52.9	29	50.3
December	7	11.4	15	27.9	12	21.4	21	45.7	19	40.3	21	43.4
Value—\$5,000,000 and over												
<b>2000</b>												
October	0	0.0	4	33.4	1	23.0	8	179.1	1	6.0	5	66.8
November	2	17.0	1	9.0	1	5.5	3	77.8	9	82.2	6	41.4
December	1	24.8	0	0.0	1	11.4	4	78.3	2	12.1	7	153.1
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>	637	831.4	4 671	2 455.8	2 062	948.7	3 213	1 778.9	2 956	2 046.2	1 387	1 409.9
<b>1999-2000</b>	764	753.2	5 297	2 333.7	2 133	957.5	3 616	1 929.1	3 358	1 734.7	1 547	1 491.8
<b>2000</b>												
October	37	18.8	461	145.7	141	71.5	358	308.5	234	115.2	165	174.3
November	42	31.0	456	107.7	167	73.3	343	192.4	266	192.4	213	136.2
December	48	46.5	322	77.6	148	66.1	263	174.3	189	91.3	195	232.0

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

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

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>										
October	15	1.5	29	3.2	45	4.7	51	4.9	930	89.8
November	11	1.2	26	2.3	51	5.2	59	5.4	1 021	99.1
December	10	1.0	19	1.7	30	2.8	53	4.9	800	75.9
Value—\$200,000–\$499,999										
<b>2000</b>										
October	5	1.2	10	2.7	19	6.2	9	2.6	363	108.8
November	4	1.3	13	4.0	16	4.0	16	5.1	383	116.2
December	6	1.6	14	4.2	21	6.7	10	3.2	312	95.3
Value—\$500,000–\$999,999										
<b>2000</b>										
October	3	2.1	10	7.2	12	7.9	9	6.7	178	118.7
November	7	4.9	8	5.4	6	3.9	5	3.0	166	116.1
December	6	4.3	6	3.8	6	3.9	7	4.6	131	89.8
Value—\$1,000,000–\$4,999,999										
<b>2000</b>										
October	3	4.2	7	19.4	7	15.0	8	14.1	148	311.7
November	2	2.1	8	20.0	9	15.8	12	23.8	148	276.3
December	0	0.0	15	32.4	11	24.9	8	16.3	129	263.5
Value—\$5,000,000 and over										
<b>2000</b>										
October	0	0.0	5	44.1	4	29.7	3	19.7	31	401.9
November	1	6.0	4	65.4	3	39.4	2	11.9	32	355.6
December	0	0.0	3	23.0	1	6.3	4	32.0	23	340.8
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	993	1 185.0	1 075	517.4	18 025	12 580.1
<b>1999-2000</b>	240	127.5	795	1 097.8	1 018	800.4	1 106	846.5	19 874	12 071.9
<b>2000</b>										
October	26	8.9	61	76.6	87	63.5	80	48.0	1 650	1 030.9
November	25	15.5	59	97.1	85	68.4	94	49.2	1 750	963.3
December	22	6.9	57	65.1	69	44.5	82	61.0	1 395	865.4

(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** The New Tax System (TNTS) introduced from 1 July 2000 included the removal of the Wholesale Sales Tax (WST) and the introduction of the Goods and Services Tax (GST). Value data in this publication includes the GST for both residential and non-residential building approvals.

## EXPLANATORY NOTES

### VALUE DATA

*continued*

**9** Users should exercise caution when analysing the movements in the value series in the months around the introduction of the GST. Building work approved before 1 July 2000 attracted GST on that portion of the work not completed by 30 June, and while it is likely that the value reported on approvals documents submitted before 30 June included the GST, it is not certain.

**10** 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. 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.

### 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

### 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).

### UNPUBLISHED DATA

**26** The ABS can provide some unpublished 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 unpublished 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.

## GLOSSARY

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<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. 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

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<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.

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- 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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