



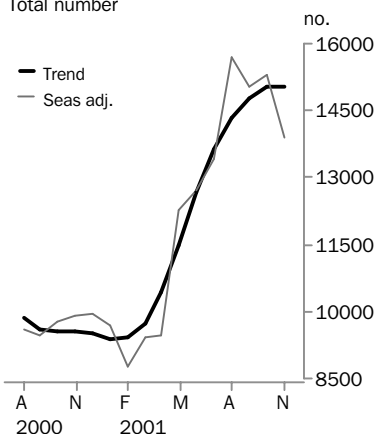
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) MON 7 JAN 2002

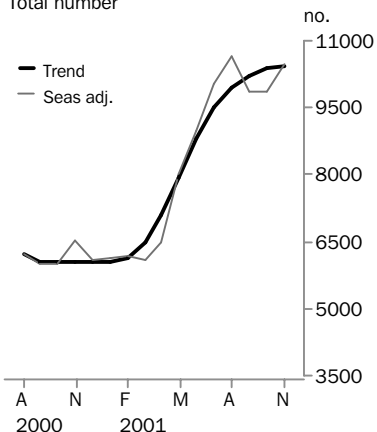
Dwelling units approved

Total number



Private sector houses approved

Total number



NOVEMBER KEY FIGURES

TREND ESTIMATES

	Nov 2001	% change Oct 2001 to Nov 2001	% change Nov 2000 to Nov 2001
Dwelling units approved			
Private sector houses	10 434	0.3	72.1
Total dwelling units	15 035	0.0	57.2

SEASONALLY ADJUSTED

	Nov 2001	% change Oct 2001 to Nov 2001	% change Nov 2000 to Nov 2001
Dwelling units approved			
Private sector houses	10 459	5.9	60.0
Total dwelling units	13 903	-9.1	40.2

NOVEMBER KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved flattened in November 2001 following nine months of strong growth.
- The rate of growth in the trend estimate for private sector houses approved eased to +0.3% in November 2001, the tenth consecutive month of growth.
- The trend estimate for other dwelling units approved fell 0.9% in November 2001, after seven months of growth.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved fell 9.1% in November 2001 to 13,903, despite a rise of 5.9% in private sector houses.
- The seasonally adjusted estimate for private sector houses rose in November 2001 to 10,459.
- After rising for the past three months, the seasonally adjusted estimate for other dwellings approved fell by 38.2% in November 2001 to 3,255. The November estimate is 1.2% below the level of a year ago.

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

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
December 2001	1 February 2002
January 2002	5 March 2002
February 2002	3 April 2002



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

A special article on 'Largest and Fastest Growing Areas in Australia' in the five years to June 2001 is included in this issue (see page 36).



REVISIONS THIS MONTH

Revisions have been made to total dwelling units in this issue as a result of receiving previously unreported data.

	May 2001	Jun 2001	Aug 2001	Sep 2001	Total
New South Wales	+82	+6	+7	+17	+112
Victoria	+34				+34
TOTAL	+116	+6	+7	+17	+146



**SYMBOLS AND OTHER
USAGES**

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

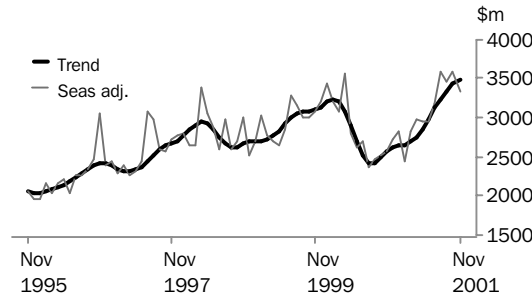
Dennis Trewin
Australian Statistician



VALUE OF BUILDING APPROVED

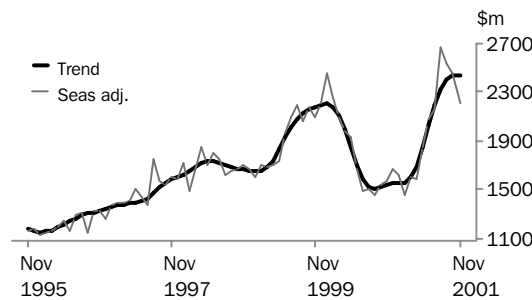
VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has risen for fourteen consecutive months. The rate of growth has eased over the last four months, rising by 1.5% in November 2001.



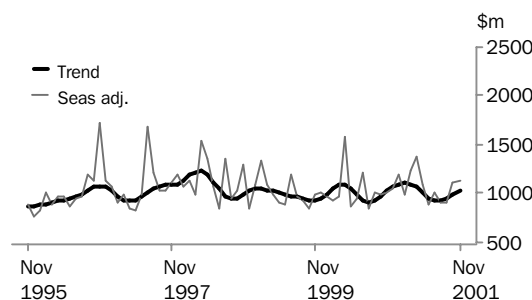
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved rose by 0.1% in November 2001. Although this is the tenth consecutive monthly rise, the rate of growth has eased over recent months.



VALUE OF NON-RESIDENTIAL

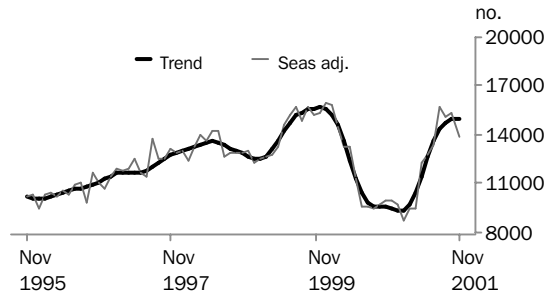
The trend estimate of the value of non-residential building approved has risen for the past three months, after six months of decline. The trend estimate rose by 4.9% in November 2001.



DWELLINGS APPROVED

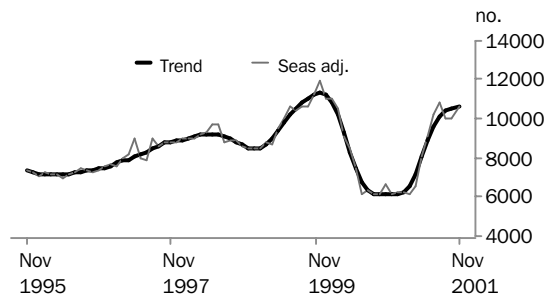
TOTAL DWELLING UNITS

The trend estimate for total dwelling units approved flattened in November 2001 following nine months of growth from February 2001.



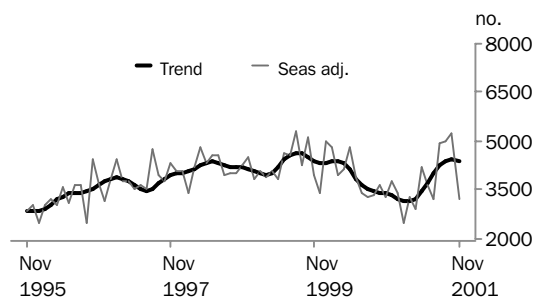
PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved has risen over the last ten months, although the rate of growth has been easing since May 2001. The trend estimate rose by 0.3% in November 2001.



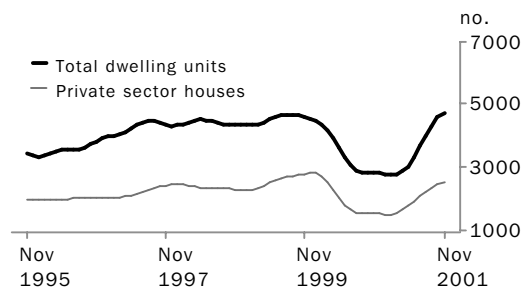
OTHER DWELLINGS

The trend estimate for other dwellings approved fell by 0.9% in November 2001 after seven months of growth.



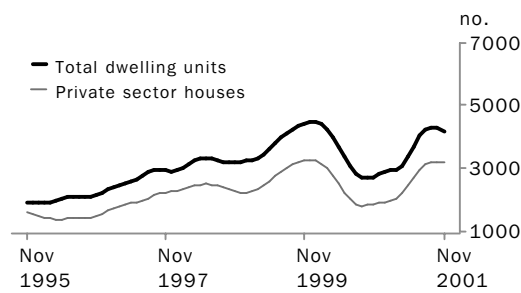
DWELLING UNITS APPROVED: State Trends

NEW SOUTH WALES



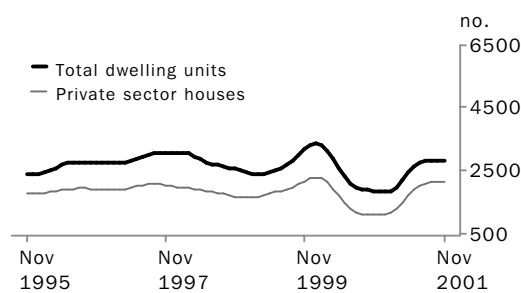
The trend estimate for total dwelling units approved in New South Wales has risen over the last nine months. The rate of growth has eased however, rising by 3.9% in November 2001.

VICTORIA



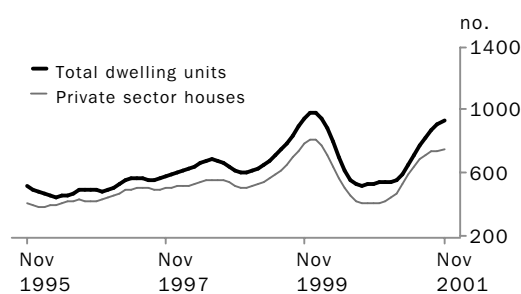
The trend estimate for total dwelling units approved in Victoria has fallen in the last two months, after eleven months of growth. The trend estimate fell by 2.5% in November 2001.

QUEENSLAND



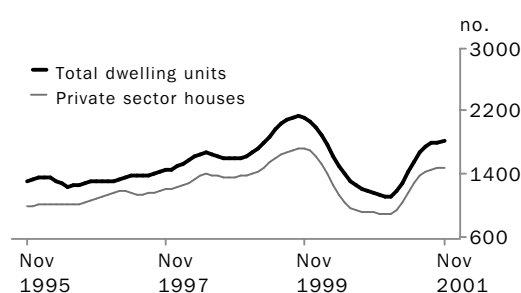
The trend estimate for total dwelling units approved in Queensland fell by 0.4% in November 2001, after nine months of growth.

SOUTH AUSTRALIA



The trend estimate for total dwelling units approved in South Australia has risen over the last fourteen months. The rate of growth has eased, with the trend rising by 2.7% in November 2001.

WESTERN AUSTRALIA



The trend estimate for total dwelling units approved in Western Australia has risen over the last ten months. The rate of growth in the trend has eased, rising by 0.2% in November 2001.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

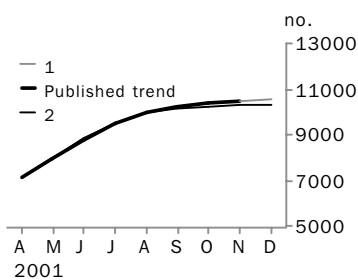
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

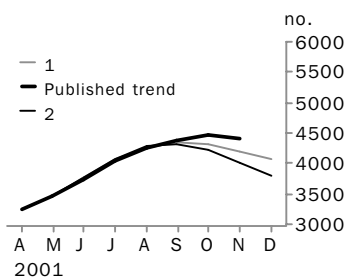
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the December seasonally adjusted estimate is higher than the November estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that the December seasonally adjusted estimate is lower than the November 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	1 rises by 3% on Nov 2001	% change	2 falls by 3% on Nov 2001	% change
July 2001	9 488	7.9	9 507	8.0	9 529	8.1
August 2001	9 953	4.9	9 963	4.8	9 974	4.7
September 2001	10 231	2.8	10 207	2.4	10 178	2.0
October 2001	10 398	1.6	10 357	1.5	10 261	0.8
November 2001	10 434	0.3	10 472	1.1	10 291	0.3
December 2001	n.y.a.	n.y.a.	10 542	0.7	10 269	-0.2

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 rises by 11% on Nov 2001	% change	2 falls by 11% on Nov 2001	% change
July 2001	4 027	7.8	4 061	8.2	4 085	8.4
August 2001	4 241	5.3	4 259	4.9	4 271	4.6
September 2001	4 383	3.3	4 340	1.9	4 308	0.9
October 2001	4 457	1.7	4 319	-0.5	4 213	-2.2
November 2001	4 415	-0.9	4 204	-2.7	4 004	-5.0
December 2001	n.y.a.	n.y.a.	4 084	-2.9	3 783	-5.5

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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							
2000							
September	5 997	6 088	2 830	2 978	8 827	239	9 066
October	6 060	6 175	3 270	3 382	9 330	227	9 557
November	6 981	7 062	3 732	3 899	10 713	248	10 961
December	5 424	5 504	3 412	3 556	8 836	224	9 060
2001							
January	5 463	5 562	3 139	3 371	8 602	331	8 933
February	6 294	6 361	2 394	2 591	8 688	264	8 952
March	6 575	6 678	2 922	3 145	9 497	326	9 823
April	6 142	6 255	2 626	2 952	8 768	439	9 207
May	9 022	9 121	3 970	4 370	12 992	499	13 491
June	8 491	8 594	3 080	3 548	11 571	571	12 142
July	9 574	9 754	3 351	3 522	12 925	351	13 276
August	11 028	11 143	4 698	4 854	15 726	271	15 997
September	9 516	9 677	4 293	4 375	13 809	243	14 052
October	10 577	10 745	4 771	4 918	15 348	315	15 663
November	10 811	10 999	3 791	3 930	14 602	327	14 929
SEASONALLY ADJUSTED							
2000							
September	6 010	6 110	3 172	3 375	9 182	303	9 485
October	5 998	6 103	3 534	3 670	9 532	241	9 773
November	6 535	6 622	3 094	3 296	9 629	289	9 918
December	6 083	6 187	3 582	3 745	9 665	267	9 932
2001							
January	6 148	6 264	3 205	3 436	9 353	347	9 700
February	6 168	6 246	2 298	2 509	8 466	289	8 755
March	6 066	6 165	3 043	3 269	9 109	325	9 434
April	6 461	6 565	2 650	2 920	9 111	374	9 485
May	8 012	8 101	3 823	4 190	11 835	456	12 291
June	8 992	9 060	3 395	3 672	12 387	345	12 732
July	10 038	10 226	3 002	3 200	13 040	386	13 426
August	10 664	10 802	4 732	4 911	15 396	317	15 713
September	9 842	10 031	4 900	5 012	14 742	301	15 043
October	9 881	10 031	5 098	5 263	14 979	315	15 294
November	10 459	10 648	3 067	3 255	13 526	377	13 903
TREND ESTIMATES							
2000							
September	6 053	6 161	3 260	3 444	9 312	293	9 605
October	6 042	6 143	3 251	3 428	9 293	278	9 571
November	6 063	6 161	3 227	3 403	9 290	274	9 564
December	6 055	6 154	3 149	3 334	9 204	284	9 488
2001							
January	6 039	6 136	3 038	3 244	9 077	303	9 380
February	6 126	6 220	2 950	3 181	9 076	325	9 401
March	6 466	6 558	2 912	3 171	9 378	351	9 729
April	7 099	7 193	2 964	3 241	10 063	371	10 434
May	7 937	8 039	3 169	3 445	11 105	379	11 484
June	8 794	8 910	3 480	3 737	12 273	374	12 647
July	9 488	9 622	3 801	4 027	13 289	360	13 649
August	9 953	10 103	4 047	4 241	14 000	344	14 344
September	10 231	10 396	4 215	4 383	14 446	333	14 779
October	10 398	10 574	4 306	4 457	14 704	327	15 031
November	10 434	10 620	4 276	4 415	14 711	324	15 035

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)							
2000							
September	-7.1	-7.2	-10.6	-10.7	-8.2	-14.0	-8.4
October	1.1	1.4	15.5	13.6	5.7	-5.0	5.4
November	15.2	14.4	14.1	15.3	14.8	9.3	14.7
December	-22.3	-22.1	-8.6	-8.8	-17.5	-9.7	-17.3
2001							
January	0.7	1.1	-8.0	-5.2	-2.6	47.8	-1.4
February	15.2	14.4	-23.7	-23.1	1.0	-20.2	0.2
March	4.5	5.0	22.1	21.4	9.3	23.5	9.7
April	-6.6	-6.3	-10.1	-6.1	-7.7	34.7	-6.3
May	46.9	45.8	51.2	48.0	48.2	13.7	46.5
June	-5.9	-5.8	-22.4	-18.8	-10.9	14.4	-10.0
July	12.8	13.5	8.8	-0.7	11.7	-38.5	9.3
August	15.2	14.2	40.2	37.8	21.7	-22.8	20.5
September	-13.7	-13.2	-8.6	-9.9	-12.2	-10.3	-12.2
October	11.1	11.0	11.1	12.4	11.1	29.6	11.5
November	2.2	2.4	-20.5	-20.1	-4.9	3.8	-4.7
SEASONALLY ADJUSTED (% change from preceding month)							
2000							
September	-3.4	-3.6	3.0	3.4	-1.3	-0.3	-1.3
October	-0.2	-0.1	11.4	8.7	3.8	-20.5	3.0
November	9.0	8.5	-12.5	-10.2	1.0	19.9	1.5
December	-6.9	-6.6	15.8	13.6	0.4	-7.6	0.1
2001							
January	1.1	1.2	-10.5	-8.3	-3.2	30.0	-2.3
February	0.3	-0.3	-28.3	-27.0	-9.5	-16.7	-9.7
March	-1.6	-1.3	32.4	30.3	7.6	12.5	7.7
April	6.5	6.5	-12.9	-10.7	0.0	15.1	0.5
May	24.0	23.4	44.3	43.5	29.9	21.9	29.6
June	12.2	11.8	-11.2	-12.4	4.7	-24.3	3.6
July	11.6	12.9	-11.6	-12.9	5.3	11.9	5.5
August	6.2	5.6	57.6	53.5	18.1	-17.9	17.0
September	-7.7	-7.1	3.6	2.1	-4.2	-5.0	-4.3
October	0.4	0.0	4.0	5.0	1.6	4.7	1.7
November	5.9	6.2	-39.8	-38.2	-9.7	19.7	-9.1
TREND ESTIMATES (% change from preceding month)							
2000							
September	-2.7	-2.8	-1.5	-1.7	-2.3	-5.5	-2.4
October	-0.2	-0.3	-0.3	-0.5	-0.2	-5.1	-0.3
November	0.3	0.3	-0.7	-0.7	0.0	-1.4	-0.1
December	-0.1	-0.1	-2.4	-2.0	-0.9	3.6	-0.8
2001							
January	-0.3	-0.3	-3.5	-2.7	-1.4	6.7	-1.1
February	1.4	1.4	-2.9	-1.9	0.0	7.3	0.2
March	5.6	5.4	-1.3	-0.3	3.3	8.0	3.5
April	9.8	9.7	1.8	2.2	7.3	5.7	7.2
May	11.8	11.8	6.9	6.3	10.4	2.2	10.1
June	10.8	10.8	9.8	8.5	10.5	-1.3	10.1
July	7.9	8.0	9.2	7.8	8.3	-3.7	7.9
August	4.9	5.0	6.5	5.3	5.4	-4.4	5.1
September	2.8	2.9	4.2	3.3	3.2	-3.2	3.0
October	1.6	1.7	2.2	1.7	1.8	-1.8	1.7
November	0.3	0.4	-0.7	-0.9	0.0	-0.9	0.0

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					
2000					
September	1 167.5	235.3	1 402.9	986.2	2 389.0
October	1 223.6	290.6	1 514.2	1 034.6	2 548.8
November	1 472.0	265.7	1 737.7	967.1	2 704.8
December	1 250.4	265.4	1 515.8	891.3	2 407.0
2001					
January	1 207.5	233.2	1 440.7	1 192.9	2 633.6
February	1 239.0	250.3	1 489.3	890.8	2 380.2
March	1 344.2	313.6	1 657.8	1 268.4	2 926.2
April	1 245.1	260.9	1 506.1	1 079.6	2 585.6
May	1 786.2	341.1	2 127.3	1 389.9	3 517.2
June	1 668.9	297.8	1 966.7	923.0	2 889.7
July	1 851.4	307.6	2 159.0	1 147.3	3 306.3
August	2 433.7	344.4	2 778.0	1 040.4	3 818.4
September	2 015.7	324.7	2 340.3	855.8	3 196.1
October	2 183.1	355.9	2 539.1	1 185.2	3 724.2
November	2 074.4	325.0	2 399.4	1 125.0	3 524.4
SEASONALLY ADJUSTED					
2000					
September	1 231.2	223.0	1 454.2	1 006.5	2 460.7
October	1 257.5	282.5	1 540.0	981.7	2 521.7
November	1 319.5	254.4	1 573.9	1 009.2	2 583.1
December	1 375.4	301.3	1 676.7	1 057.1	2 733.8
2001					
January	1 349.9	275.5	1 625.4	1 189.9	2 815.4
February	1 200.9	253.8	1 454.8	983.1	2 437.8
March	1 310.1	291.6	1 601.7	1 236.7	2 838.4
April	1 325.9	270.7	1 596.6	1 379.0	2 975.6
May	1 546.7	306.5	1 853.2	1 094.0	2 947.2
June	1 763.2	308.7	2 071.9	881.2	2 953.1
July	1 865.3	299.0	2 164.2	1 006.7	3 171.0
August	2 323.5	338.3	2 661.8	917.7	3 579.5
September	2 211.1	325.5	2 536.6	915.4	3 452.0
October	2 127.1	333.8	2 460.9	1 119.3	3 580.2
November	1 902.2	307.1	2 209.3	1 124.5	3 333.8
TREND ESTIMATES					
2000					
September	1 248.8	254.8	1 503.6	926.9	2 430.5
October	1 264.0	255.2	1 519.2	974.7	2 493.9
November	1 284.5	257.7	1 542.2	1 028.0	2 570.2
December	1 292.6	259.9	1 552.5	1 065.0	2 617.4
2001					
January	1 289.3	262.0	1 551.2	1 090.3	2 641.5
February	1 293.2	264.9	1 558.1	1 102.4	2 660.5
March	1 328.5	269.9	1 598.4	1 096.4	2 694.9
April	1 414.1	278.3	1 692.3	1 064.2	2 756.5
May	1 557.1	290.4	1 847.5	1 009.8	2 857.3
June	1 728.9	302.7	2 031.6	957.2	2 988.8
July	1 886.5	313.2	2 199.8	926.8	3 126.6
August	2 001.5	320.5	2 322.0	923.9	3 245.8
September	2 074.5	324.7	2 399.2	947.9	3 347.1
October	2 114.8	327.1	2 441.9	988.5	3 430.5
November	2 120.1	324.6	2 444.8	1 036.5	3 481.3

(a) Refer to Explanatory Notes paragraph 8.

(b) Refer to Explanatory Notes paragraph 14.

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)					
2000					
September	-10.0	-12.5	-10.4	-1.4	-6.9
October	4.8	23.5	7.9	4.9	6.7
November	20.3	-8.6	14.8	-6.5	6.1
December	-15.1	-0.1	-12.8	-7.8	-11.0
2001					
January	-3.4	-12.1	-5.0	33.8	9.4
February	2.6	7.4	3.4	-25.3	-9.6
March	8.5	25.3	11.3	42.4	22.9
April	-7.4	-16.8	-9.2	-14.9	-11.6
May	43.5	30.7	41.3	28.7	36.0
June	-6.6	-12.7	-7.6	-33.6	-17.8
July	10.9	3.3	9.8	24.3	14.4
August	31.4	12.0	28.7	-9.3	15.5
September	-17.2	-5.7	-15.8	-17.7	-16.3
October	8.3	9.6	8.5	38.5	16.5
November	-5.0	-8.7	-5.5	-5.1	-5.4
SEASONALLY ADJUSTED (% change from preceding month)					
2000					
September	-1.4	-15.3	-3.8	19.4	4.5
October	2.1	26.7	5.9	-2.5	2.5
November	4.9	-10.0	2.2	2.8	2.4
December	4.2	18.5	6.5	4.7	5.8
2001					
January	-1.9	-8.6	-3.1	12.6	3.0
February	-11.0	-7.9	-10.5	-17.4	-13.4
March	9.1	14.9	10.1	25.8	16.4
April	1.2	-7.1	-0.3	11.5	4.8
May	16.7	13.2	16.1	-20.7	-1.0
June	14.0	0.7	11.8	-19.4	0.2
July	5.8	-3.1	4.5	14.2	7.4
August	24.6	13.2	23.0	-8.8	12.9
September	-4.8	-3.8	-4.7	-0.2	-3.6
October	-3.8	2.5	-3.0	22.3	3.7
November	-10.6	-8.0	-10.2	0.5	-6.9
TREND ESTIMATES (% change from preceding month)					
2000					
September	-1.0	-1.5	-1.1	1.7	0.0
October	1.2	0.2	1.0	5.2	2.6
November	1.6	1.0	1.5	5.5	3.1
December	0.6	0.9	0.7	3.6	1.8
2001					
January	-0.3	0.8	-0.1	2.4	0.9
February	0.3	1.1	0.4	1.1	0.7
March	2.7	1.9	2.6	-0.5	1.3
April	6.4	3.1	5.9	-2.9	2.3
May	10.1	4.4	9.2	-5.1	3.7
June	11.0	4.3	10.0	-5.2	4.6
July	9.1	3.5	8.3	-3.2	4.6
August	6.1	2.3	5.6	-0.3	3.8
September	3.6	1.3	3.3	2.6	3.1
October	1.9	0.7	1.8	4.3	2.5
November	0.3	-0.7	0.1	4.9	1.5

(a) Refer to Explanatory Notes paragraph 8.

(b) Refer to Explanatory Notes paragraph 14.

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)						
1998-1999	104 598	42 956	666	2 541	482	151 243
1999-2000	121 389	47 671	817	1 905	522	172 304
2000-2001	78 536	34 951	763	2 083	154	116 487
2000						
November	6 979	3 510	132	83	9	10 713
December	5 414	3 122	43	252	5	8 836
2001						
January	5 453	3 068	52	15	14	8 602
February	6 284	2 269	61	66	8	8 688
March	6 564	2 704	95	110	24	9 497
April	6 135	2 441	41	143	8	8 768
May	9 006	3 676	47	257	6	12 992
June	8 489	2 830	50	188	14	11 571
July	9 565	3 295	28	31	6	12 925
August	11 019	4 603	43	40	21	15 726
September	9 506	3 902	48	309	44	13 809
October	10 562	4 662	46	70	8	15 348
November	10 798	3 712	49	31	12	14 602
PUBLIC SECTOR (Number)						
1998-1999	2 723	2 986	35	2	4	5 750
1999-2000	1 755	2 547	64	6	9	4 381
2000-2001	1 128	2 518	105	105	2	3 858
2000						
November	81	164	3	0	0	248
December	80	144	0	0	0	224
2001						
January	97	128	3	101	2	331
February	63	193	8	0	0	264
March	102	175	48	1	0	326
April	113	325	1	0	0	439
May	99	399	1	0	0	499
June	103	445	23	0	0	571
July	180	171	0	0	0	351
August	115	156	0	0	0	271
September	161	81	1	0	0	243
October	168	147	0	0	0	315
November	187	138	1	1	0	327
TOTAL (Number)						
1998-1999	107 321	45 942	701	2 543	486	156 993
1999-2000	123 144	50 218	881	1 911	531	176 685
2000-2001	79 664	37 469	868	2 188	156	120 345
2000						
November	7 060	3 674	135	83	9	10 961
December	5 494	3 266	43	252	5	9 060
2001						
January	5 550	3 196	55	116	16	8 933
February	6 347	2 462	69	66	8	8 952
March	6 666	2 879	143	111	24	9 823
April	6 248	2 766	42	143	8	9 207
May	9 105	4 075	48	257	6	13 491
June	8 592	3 275	73	188	14	12 142
July	9 745	3 466	28	31	6	13 276
August	11 134	4 759	43	40	21	15 997
September	9 667	3 983	49	309	44	14 052
October	10 730	4 809	46	70	8	15 663
November	10 985	3 850	50	32	12	14 929

(a) See Glossary for definition.

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

Month	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(b)	Total residential building	Non-residential building(b)	Total building
PRIVATE SECTOR (\$ million)								
1998-1999	12 389.8	4 681.8	67.8	2 515.0	245.8	19 900.7	9 020.2	28 920.9
1999-2000	15 495.2	5 779.2	94.5	3 097.7	234.5	24 701.2	9 029.5	33 730.6
2000-2001	10 902.7	4 760.0	76.9	2 745.5	278.0	18 763.4	9 459.4	28 222.6
2000								
November	972.0	471.4	9.8	244.2	7.7	1 705.2	703.6	2 408.8
December	770.5	454.2	3.8	211.9	37.6	1 478.0	611.3	2 089.3
2001								
January	763.4	415.9	5.0	199.1	2.4	1 385.8	769.5	2 155.3
February	889.7	319.1	7.2	221.1	2.4	1 439.5	718.0	2 157.5
March	926.9	383.1	8.6	255.5	23.8	1 598.0	769.7	2 367.7
April	859.9	334.4	4.0	219.5	20.1	1 437.9	929.2	2 367.0
May	1 253.3	477.4	7.1	285.6	28.7	2 052.1	1 107.1	3 159.2
June	1 180.7	415.4	4.2	249.0	33.1	1 882.4	647.6	2 530.0
July	1 382.3	429.2	2.8	275.3	6.7	2 096.4	939.4	3 035.7
August	1 573.4	828.0	5.2	328.2	3.9	2 738.7	700.7	3 439.4
September	1 350.4	634.1	5.7	280.6	29.8	2 300.7	730.6	3 031.3
October	1 497.7	649.2	5.0	331.8	11.8	2 495.5	892.2	3 387.8
November	1 527.6	509.7	3.8	299.8	2.9	2 343.7	812.7	3 156.4
PUBLIC SECTOR (\$ million)								
1998-1999	292.7	240.1	4.3	88.2	0.1	625.0	3 578.2	4 203.1
1999-2000	201.1	243.4	4.1	102.9	0.9	552.5	3 149.3	3 701.9
2000-2001	147.5	284.1	7.6	158.2	13.7	611.2	3 367.3	3 978.7
2000								
November	11.1	17.5	0.6	3.3	0.0	32.5	263.5	296.0
December	10.1	15.6	0.0	12.1	0.0	37.8	279.9	317.8
2001								
January	13.7	14.5	0.3	12.9	13.6	54.9	423.4	478.3
February	8.6	21.7	0.9	18.7	0.0	49.8	172.9	222.7
March	14.2	19.9	2.2	23.5	0.0	59.8	498.7	558.6
April	16.2	34.7	0.1	17.2	0.0	68.2	150.4	218.6
May	12.6	42.9	0.2	19.5	0.0	75.2	282.8	358.0
June	12.1	60.7	1.6	9.8	0.0	84.3	275.4	359.7
July	21.7	18.1	0.0	22.8	0.0	62.6	207.9	270.5
August	15.4	16.9	0.0	7.0	0.0	39.3	339.7	379.0
September	22.4	8.7	0.2	8.3	0.0	39.7	125.2	164.8
October	22.1	14.1	0.0	7.4	0.0	43.5	292.9	336.5
November	22.8	14.4	0.1	18.4	0.1	55.7	312.3	368.0
TOTAL (\$ million)								
1998-1999	12 682.5	4 922.0	72.2	2 603.4	245.8	20 525.6	12 598.3	33 124.1
1999-2000	15 696.1	6 022.7	98.7	3 200.5	235.4	25 253.7	12 178.8	37 432.5
2000-2001	11 050.4	5 044.1	84.7	2 903.5	291.7	19 374.5	12 826.7	32 201.1
2000								
November	983.1	488.9	10.5	247.5	7.7	1 737.7	967.1	2 704.8
December	780.6	469.8	3.8	224.0	37.6	1 515.8	891.3	2 407.0
2001								
January	777.1	430.4	5.3	211.9	16.0	1 440.7	1 192.9	2 633.6
February	898.3	340.7	8.2	239.8	2.4	1 489.3	890.8	2 380.2
March	941.1	403.1	10.8	279.0	23.8	1 657.8	1 268.4	2 926.2
April	876.1	369.0	4.1	236.7	20.1	1 506.1	1 079.6	2 585.6
May	1 265.9	520.4	7.3	305.1	28.7	2 127.3	1 389.9	3 517.2
June	1 192.8	476.1	5.8	258.8	33.1	1 966.7	923.0	2 889.7
July	1 404.1	447.3	2.8	298.1	6.7	2 159.0	1 147.3	3 306.3
August	1 588.8	844.9	5.2	335.2	3.9	2 778.0	1 040.4	3 818.4
September	1 372.8	642.9	5.9	288.9	29.8	2 340.3	855.8	3 196.1
October	1 519.8	663.4	5.0	339.1	11.8	2 539.1	1 185.2	3 724.2
November	1 550.3	524.1	3.9	318.1	2.9	2 399.4	1 125.0	3 524.4

(a) Refer to Explanatory Notes paragraph 8.

(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									
2000									
September	2 579	2 562	2 005	409	1 199	119	62	131	9 066
October	3 485	2 099	1 873	514	1 210	121	70	185	9 557
November	3 423	3 114	2 232	661	1 229	116	61	125	10 961
December	2 702	3 015	1 631	458	1 063	57	37	97	9 060
2001									
January	2 750	2 607	1 780	432	1 045	91	44	184	8 933
February	2 478	3 186	1 559	469	1 003	106	28	123	8 952
March	2 519	3 394	1 826	635	1 178	88	117	66	9 823
April	2 535	2 456	2 033	515	1 303	68	178	119	9 207
May	3 742	3 702	3 163	709	1 722	134	132	187	13 491
June	3 221	3 329	2 482	736	1 779	127	183	285	12 142
July	3 852	3 727	2 582	975	1 746	118	94	182	13 276
August	4 049	5 691	3 229	825	1 857	149	75	122	15 997
September	4 158	4 248	2 836	863	1 576	190	75	106	14 052
October	5 315	4 187	2 820	904	1 753	170	103	411	15 663
November	4 561	3 757	3 061	931	2 021	170	50	378	14 929
SEASONALLY ADJUSTED									
2000									
September	2 892	2 609	1 937	391	1 293	114	n.a.	n.a.	9 485
October	3 606	2 223	1 854	530	1 213	106	n.a.	n.a.	9 773
November	2 994	2 879	1 998	658	1 113	111	n.a.	n.a.	9 918
December	2 918	3 137	1 907	549	1 169	54	n.a.	n.a.	9 932
2001									
January	2 910	3 122	1 945	540	1 171	82	n.a.	n.a.	9 700
February	2 614	2 949	1 655	452	1 079	109	n.a.	n.a.	8 755
March	2 714	2 902	1 794	571	1 125	82	n.a.	n.a.	9 434
April	2 721	2 602	2 108	605	1 467	69	n.a.	n.a.	9 485
May	3 284	3 605	2 771	664	1 449	141	n.a.	n.a.	12 291
June	3 433	3 493	2 608	662	1 612	167	n.a.	n.a.	12 732
July	3 315	4 014	2 701	827	1 750	121	n.a.	n.a.	13 426
August	3 840	5 378	3 105	851	1 838	162	n.a.	n.a.	15 713
September	4 611	4 321	2 745	871	1 770	196	n.a.	n.a.	15 043
October	5 204	4 522	2 539	911	1 703	144	n.a.	n.a.	15 294
November	4 284	3 427	3 017	910	1 823	157	n.a.	n.a.	13 903
TREND ESTIMATES									
2000									
September	2 849	2 698	1 892	520	1 219	99	79	152	9 605
October	2 842	2 686	1 878	525	1 187	95	65	152	9 571
November	2 851	2 743	1 867	532	1 160	92	53	147	9 564
December	2 839	2 829	1 846	537	1 133	87	45	135	9 488
2001									
January	2 804	2 906	1 834	538	1 114	84	46	121	9 380
February	2 779	2 942	1 874	543	1 122	85	55	116	9 401
March	2 790	2 981	1 999	557	1 180	92	72	126	9 729
April	2 868	3 105	2 200	593	1 288	105	91	141	10 434
May	3 051	3 367	2 429	651	1 425	122	106	154	11 484
June	3 337	3 715	2 629	718	1 564	137	113	168	12 647
July	3 677	4 032	2 756	778	1 676	150	109	187	13 649
August	4 016	4 233	2 812	829	1 747	159	100	211	14 344
September	4 324	4 309	2 834	871	1 788	163	88	244	14 779
October	4 585	4 299	2 846	906	1 812	165	77	284	15 031
November	4 765	4 190	2 835	930	1 815	163	63	324	15 035

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)									
2000									
September	-6.8	-6.7	-10.2	-21.6	-6.5	43.4	-34.0	-22.9	-8.4
October	35.1	-18.1	-6.6	25.7	0.9	1.7	12.9	41.2	5.4
November	-1.8	48.4	19.2	28.6	1.6	-4.1	-12.9	-32.4	14.7
December	-21.1	-3.2	-26.9	-30.7	-13.5	-50.9	-39.3	-22.4	-17.3
2001									
January	1.8	-13.5	9.1	-5.7	-1.7	59.6	18.9	89.7	-1.4
February	-9.9	22.2	-12.4	8.6	-4.0	16.5	-36.4	-33.2	0.2
March	1.7	6.5	17.1	35.4	17.4	-17.0	317.9	-46.3	9.7
April	0.6	-27.6	11.3	-18.9	10.6	-22.7	52.1	80.3	-6.3
May	47.6	50.7	55.6	37.7	32.2	97.1	-25.8	57.1	46.5
June	-13.9	-10.1	-21.5	3.8	3.3	-5.2	38.6	52.4	-10.0
July	19.6	12.0	4.0	32.5	-1.9	-7.1	-48.6	-36.1	9.3
August	5.1	52.7	25.1	-15.4	6.4	26.3	-20.2	-33.0	20.5
September	2.7	-25.4	-12.2	4.6	-15.1	27.5	0.0	-13.1	-12.2
October	27.8	-1.4	-0.6	4.8	11.2	-10.5	37.3	287.7	11.5
November	-14.2	-10.3	8.5	3.0	15.3	0.0	-51.5	-8.0	-4.7
SEASONALLY ADJUSTED (% change from preceding month)									
2000									
September	14.3	2.6	-4.2	-25.3	5.0	26.7	n.a.	n.a.	-1.3
October	24.7	-14.8	-4.3	35.5	-6.2	-7.3	n.a.	n.a.	3.0
November	-17.0	29.5	7.8	24.0	-8.3	4.8	n.a.	n.a.	1.5
December	-2.6	8.9	-4.5	-16.6	5.1	-51.3	n.a.	n.a.	0.1
2001									
January	-0.3	-0.5	2.0	-1.7	0.2	51.8	n.a.	n.a.	-2.3
February	-10.2	-5.5	-14.9	-16.2	-7.9	32.7	n.a.	n.a.	-9.7
March	3.8	-1.6	8.4	26.5	4.3	-24.6	n.a.	n.a.	7.7
April	0.3	-10.3	17.5	5.8	30.4	-16.0	n.a.	n.a.	0.5
May	20.7	38.5	31.5	9.8	-1.2	104.1	n.a.	n.a.	29.6
June	4.5	-3.1	-5.9	-0.4	11.2	18.6	n.a.	n.a.	3.6
July	-3.4	14.9	3.6	25.0	8.6	-27.6	n.a.	n.a.	5.5
August	15.8	34.0	14.9	2.9	5.0	33.5	n.a.	n.a.	17.0
September	20.1	-19.6	-11.6	2.4	-3.7	21.3	n.a.	n.a.	-4.3
October	12.9	4.6	-7.5	4.6	-3.8	-26.4	n.a.	n.a.	1.7
November	-17.7	-24.2	18.8	-0.1	7.0	8.4	n.a.	n.a.	-9.1
TREND ESTIMATES (% change from preceding month)									
2000									
September	-2.3	-4.7	-3.1	-1.6	-3.4	-6.5	-12.6	3.1	-2.4
October	-0.2	-0.4	-0.7	0.8	-2.7	-4.1	-17.6	0.5	-0.3
November	0.3	2.1	-0.6	1.4	-2.3	-3.7	-19.0	-3.4	-0.1
December	-0.4	3.1	-1.1	0.9	-2.3	-5.0	-14.3	-8.3	-0.8
2001									
January	-1.2	2.7	-0.6	0.2	-1.7	-4.1	1.1	-10.3	-1.1
February	-0.9	1.2	2.2	0.9	0.7	1.5	21.7	-4.1	0.2
March	0.4	1.3	6.7	2.7	5.1	8.5	30.3	8.5	3.5
April	2.8	4.2	10.0	6.4	9.2	14.4	25.2	11.5	7.2
May	6.4	8.4	10.4	9.8	10.7	15.6	16.9	9.2	10.1
June	9.4	10.4	8.2	10.2	9.7	13.0	6.4	9.0	10.1
July	10.2	8.5	4.8	8.4	7.1	9.2	-2.7	11.3	7.9
August	9.2	5.0	2.0	6.5	4.3	5.9	-8.9	13.4	5.1
September	7.7	1.8	0.8	5.1	2.4	2.9	-11.8	15.6	3.0
October	6.0	-0.2	0.4	4.0	1.3	1.3	-12.5	16.1	1.7
November	3.9	-2.5	-0.4	2.7	0.2	-1.6	-18.2	14.0	0.0

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									
2000									
September	1 473	1 854	1 165	353	953	100	33	66	5 997
October	1 723	1 518	1 229	434	908	105	32	111	6 060
November	1 647	2 359	1 274	458	1 028	112	35	68	6 981
December	1 370	1 701	929	381	898	53	21	71	5 424
2001									
January	1 443	1 649	1 064	364	776	89	21	57	5 463
February	1 499	2 282	1 112	380	824	83	23	91	6 294
March	1 534	2 185	1 297	516	890	84	25	44	6 575
April	1 448	1 811	1 335	475	880	65	54	74	6 142
May	2 011	2 658	1 982	655	1 397	130	84	105	9 022
June	1 872	2 615	1 777	641	1 336	116	78	56	8 491
July	2 164	2 817	2 091	765	1 448	114	63	112	9 574
August	2 406	3 632	2 378	734	1 580	143	35	120	11 028
September	2 193	2 961	2 025	712	1 367	145	38	75	9 516
October	2 575	3 309	2 140	778	1 493	163	38	81	10 577
November	2 697	3 068	2 334	764	1 648	170	30	100	10 811
SEASONALLY ADJUSTED									
2000									
September	1 492	1 763	1 138	351	964	n.a.	n.a.	n.a.	6 010
October	1 753	1 610	1 175	435	902	n.a.	n.a.	n.a.	5 998
November	1 530	2 206	1 159	424	933	n.a.	n.a.	n.a.	6 535
December	1 466	1 864	1 145	436	934	n.a.	n.a.	n.a.	6 083
2001									
January	1 548	1 993	1 273	453	883	n.a.	n.a.	n.a.	6 148
February	1 573	2 053	1 088	375	898	n.a.	n.a.	n.a.	6 168
March	1 455	1 914	1 154	453	877	n.a.	n.a.	n.a.	6 066
April	1 542	1 936	1 367	538	958	n.a.	n.a.	n.a.	6 461
May	1 742	2 506	1 783	594	1 232	n.a.	n.a.	n.a.	8 012
June	2 076	2 632	1 874	632	1 314	n.a.	n.a.	n.a.	8 992
July	2 118	3 147	2 284	736	1 480	n.a.	n.a.	n.a.	10 038
August	2 301	3 551	2 281	721	1 432	n.a.	n.a.	n.a.	10 664
September	2 305	2 894	1 939	740	1 488	n.a.	n.a.	n.a.	9 842
October	2 466	3 357	1 984	748	1 402	n.a.	n.a.	n.a.	9 881
November	2 583	2 935	2 241	707	1 479	n.a.	n.a.	n.a.	10 459
TREND ESTIMATES									
2000									
September	1 525	1 822	1 138	409	926	n.a.	n.a.	n.a.	6 053
October	1 532	1 829	1 135	406	918	n.a.	n.a.	n.a.	6 042
November	1 540	1 865	1 141	409	908	n.a.	n.a.	n.a.	6 063
December	1 532	1 905	1 141	414	893	n.a.	n.a.	n.a.	6 055
2001									
January	1 511	1 934	1 138	423	884	n.a.	n.a.	n.a.	6 039
February	1 504	1 959	1 180	442	900	n.a.	n.a.	n.a.	6 126
March	1 547	2 038	1 295	475	955	n.a.	n.a.	n.a.	6 466
April	1 645	2 201	1 480	525	1 051	n.a.	n.a.	n.a.	7 099
May	1 785	2 449	1 697	586	1 171	n.a.	n.a.	n.a.	7 937
June	1 944	2 727	1 895	644	1 289	n.a.	n.a.	n.a.	8 794
July	2 105	2 961	2 036	689	1 379	n.a.	n.a.	n.a.	9 488
August	2 248	3 119	2 110	717	1 435	n.a.	n.a.	n.a.	9 953
September	2 368	3 200	2 141	734	1 465	n.a.	n.a.	n.a.	10 231
October	2 468	3 231	2 154	744	1 482	n.a.	n.a.	n.a.	10 398
November	2 542	3 207	2 145	746	1 481	n.a.	n.a.	n.a.	10 434

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)									
2000									
September	-7.5	2.5	-15.0	-21.6	-4.4	31.6	6.5	-48.8	-7.1
October	17.0	-18.1	5.5	22.9	-4.7	5.0	-3.0	68.2	1.1
November	-4.4	55.4	3.7	5.5	13.2	6.7	9.4	-38.7	15.2
December	-16.8	-27.9	-27.1	-16.8	-12.6	-52.7	-40.0	4.4	-22.3
2001									
January	5.3	-3.1	14.5	-4.5	-13.6	67.9	0.0	-19.7	0.7
February	3.9	38.4	4.5	4.4	6.2	-6.7	9.5	59.6	15.2
March	2.3	-4.3	16.6	35.8	8.0	1.2	8.7	-51.6	4.5
April	-5.6	-17.1	2.9	-7.9	-1.1	-22.6	116.0	68.2	-6.6
May	38.9	46.8	48.5	37.9	58.8	100.0	55.6	41.9	46.9
June	-6.9	-1.6	-10.3	-2.1	-4.4	-10.8	-7.1	-46.7	-5.9
July	15.6	7.7	17.7	19.3	8.4	-1.7	-19.2	100.0	12.8
August	11.2	28.9	13.7	-4.1	9.1	25.4	-44.4	7.1	15.2
September	-8.9	-18.5	-14.8	-3.0	-13.5	1.4	8.6	-37.5	-13.7
October	17.4	11.8	5.7	9.3	9.2	12.4	0.0	8.0	11.1
November	4.7	-7.3	9.1	-1.8	10.4	4.3	-21.1	23.5	2.2
SEASONALLY ADJUSTED (% change from preceding month)									
2000									
September	-3.3	-0.8	-11.3	-18.4	3.9	n.a.	n.a.	n.a.	-3.4
October	17.5	-8.7	3.3	23.9	-6.4	n.a.	n.a.	n.a.	-0.2
November	-12.7	37.0	-1.4	-2.4	3.4	n.a.	n.a.	n.a.	9.0
December	-4.2	-15.5	-1.1	2.9	0.2	n.a.	n.a.	n.a.	-6.9
2001									
January	5.6	6.9	11.1	3.7	-5.5	n.a.	n.a.	n.a.	1.1
February	1.6	3.0	-14.5	-17.1	1.7	n.a.	n.a.	n.a.	0.3
March	-7.6	-6.8	6.1	20.7	-2.3	n.a.	n.a.	n.a.	-1.6
April	6.0	1.1	18.4	18.8	9.3	n.a.	n.a.	n.a.	6.5
May	12.9	29.5	30.5	10.3	28.6	n.a.	n.a.	n.a.	24.0
June	19.2	5.0	5.1	6.4	6.7	n.a.	n.a.	n.a.	12.2
July	2.0	19.6	21.9	16.6	12.6	n.a.	n.a.	n.a.	11.6
August	8.7	12.8	-0.1	-2.1	-3.2	n.a.	n.a.	n.a.	6.2
September	0.2	-18.5	-15.0	2.6	3.9	n.a.	n.a.	n.a.	-7.7
October	7.0	16.0	2.3	1.0	-5.8	n.a.	n.a.	n.a.	0.4
November	4.8	-12.6	13.0	-5.4	5.5	n.a.	n.a.	n.a.	5.9
TREND ESTIMATES (% change from preceding month)									
2000									
September	-1.7	-3.4	-3.9	-3.2	-1.8	n.a.	n.a.	n.a.	-2.7
October	0.5	0.4	-0.3	-0.6	-0.8	n.a.	n.a.	n.a.	-0.2
November	0.5	2.0	0.6	0.7	-1.1	n.a.	n.a.	n.a.	0.3
December	-0.6	2.1	0.0	1.2	-1.6	n.a.	n.a.	n.a.	-0.1
2001									
January	-1.4	1.5	-0.3	2.2	-1.1	n.a.	n.a.	n.a.	-0.3
February	-0.4	1.3	3.7	4.5	1.8	n.a.	n.a.	n.a.	1.4
March	2.9	4.0	9.8	7.6	6.1	n.a.	n.a.	n.a.	5.6
April	6.3	8.0	14.2	10.3	10.1	n.a.	n.a.	n.a.	9.8
May	8.5	11.2	14.7	11.6	11.4	n.a.	n.a.	n.a.	11.8
June	8.9	11.4	11.7	10.0	10.1	n.a.	n.a.	n.a.	10.8
July	8.3	8.6	7.4	7.0	7.0	n.a.	n.a.	n.a.	7.9
August	6.8	5.3	3.6	4.1	4.0	n.a.	n.a.	n.a.	4.9
September	5.3	2.6	1.5	2.4	2.1	n.a.	n.a.	n.a.	2.8
October	4.2	1.0	0.6	1.3	1.1	n.a.	n.a.	n.a.	1.6
November	3.0	-0.7	-0.4	0.4	-0.1	n.a.	n.a.	n.a.	0.3

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

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
Month	no.	no.	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR								
1998-1999	34 687	30 182	13 144	5 350	14 032	549	1 144	1 956
1999-2000	33 007	38 611	15 546	6 847	16 054	813	931	2 317
2000-2001	21 829	27 511	11 593	4 788	10 699	487	437	1 640
2000								
November	2 420	2 437	1 107	493	903	52	21	124
December	1 543	2 424	614	335	789	15	10	97
2001								
January	1 664	2 012	907	287	659	31	14	184
February	1 415	2 514	720	324	733	57	11	119
March	1 552	2 710	868	447	783	42	21	66
April	1 560	1 832	969	342	921	26	70	110
May	2 556	2 790	1 471	486	1 182	59	83	120
June	2 085	2 490	1 163	520	1 183	50	46	285
July	2 501	2 681	1 201	660	1 224	54	70	182
August	2 379	4 526	1 281	553	1 430	60	43	121
September	2 788	3 250	1 180	550	1 173	77	42	81
October	3 716	3 006	1 365	556	1 246	66	65	387
November	2 805	2 568	1 275	559	1 412	71	36	378
PUBLIC SECTOR								
1998-1999	1 112	666	473	151	549	0	243	117
1999-2000	644	629	271	87	775	21	119	55
2000-2001	700	374	353	75	689	16	227	107
2000								
November	75	15	44	7	21	0	0	1
December	66	11	40	18	16	0	8	0
2001								
January	20	51	23	9	130	2	21	0
February	122	25	22	3	0	0	0	4
March	38	19	18	6	130	0	0	0
April	67	19	26	11	92	0	71	9
May	83	15	75	3	111	0	0	67
June	16	51	74	2	106	0	95	0
July	8	138	8	6	97	0	0	0
August	79	41	1	6	41	0	0	0
September	24	56	10	23	14	0	0	25
October	44	47	7	26	32	5	20	24
November	43	74	34	50	30	0	0	0
TOTAL								
1998-1999	35 799	30 848	13 617	5 501	14 581	549	1 387	2 073
1999-2000	33 651	39 240	15 817	6 934	16 829	834	1 050	2 372
2000-2001	22 529	27 885	11 946	4 863	11 388	503	664	1 747
2000								
November	2 495	2 452	1 151	500	924	52	21	125
December	1 609	2 435	654	353	805	15	18	97
2001								
January	1 684	2 063	930	296	789	33	35	184
February	1 537	2 539	742	327	733	57	11	123
March	1 590	2 729	886	453	913	42	21	66
April	1 627	1 851	995	353	1 013	26	141	119
May	2 639	2 805	1 546	489	1 293	59	83	187
June	2 101	2 541	1 237	522	1 289	50	141	285
July	2 509	2 819	1 209	666	1 321	54	70	182
August	2 458	4 567	1 282	559	1 471	60	43	121
September	2 812	3 306	1 190	573	1 187	77	42	106
October	3 760	3 053	1 372	582	1 278	71	85	411
November	2 848	2 642	1 309	609	1 442	71	36	378

(a) Refer to Explanatory Notes paragraph 24.

DWELLING UNITS APPROVED, By State: **Original**

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR						
New South Wales	2 689	1 760	21	26	7	4 503
Victoria	3 065	594	11	3	1	3 674
Queensland	2 333	640	10	1	1	2 985
South Australia	764	116	1	0	0	881
Western Australia	1 648	312	5	0	3	1 968
Tasmania	169	0	0	1	0	170
Northern Territory	30	12	1	0	0	43
Australian Capital Territory	100	278	0	0	0	378
Australia	10 798	3 712	49	31	12	14 602
PUBLIC SECTOR						
New South Wales	5	52	0	1	0	58
Victoria	41	42	0	0	0	83
Queensland	72	4	0	0	0	76
South Australia	46	4	0	0	0	50
Western Australia	18	34	1	0	0	53
Tasmania	0	0	0	0	0	0
Northern Territory	5	2	0	0	0	7
Australian Capital Territory	0	0	0	0	0	0
Australia	187	138	1	1	0	327
TOTAL						
New South Wales	2 694	1 812	21	27	7	4 561
Victoria	3 106	636	11	3	1	3 757
Queensland	2 405	644	10	1	1	3 061
South Australia	810	120	1	0	0	931
Western Australia	1 666	346	6	0	3	2 021
Tasmania	169	0	0	1	0	170
Northern Territory	35	14	1	0	0	50
Australian Capital Territory	100	278	0	0	0	378
Australia	10 985	3 850	50	32	12	14 929

(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										
1998-1999	107 321	10 209	11 975	22 184	4 704	5 069	13 985	23 758	45 942	153 263
1999-2000	123 144	10 445	12 908	23 353	5 392	4 846	16 627	26 865	50 218	173 362
2000-2001	79 664	7 379	8 487	15 866	2 848	4 187	14 568	21 603	37 469	117 133
2000										
September	6 078	622	609	1 231	154	403	1 018	1 575	2 806	8 884
October	6 160	661	723	1 384	162	336	1 286	1 784	3 168	9 328
November	7 060	577	622	1 199	163	377	1 935	2 475	3 674	10 734
December	5 494	512	805	1 317	197	340	1 412	1 949	3 266	8 760
2001										
January	5 550	601	776	1 377	178	286	1 355	1 819	3 196	8 746
February	6 347	463	767	1 230	283	196	753	1 232	2 462	8 809
March	6 666	585	650	1 235	321	300	1 023	1 644	2 879	9 545
April	6 248	599	695	1 294	207	315	950	1 472	2 766	9 014
May	9 105	821	1 050	1 871	326	662	1 216	2 204	4 075	13 180
June	8 592	618	689	1 307	426	283	1 259	1 968	3 275	11 867
July	9 745	827	1 006	1 833	287	347	999	1 633	3 466	13 211
August	11 134	983	811	1 794	358	529	2 078	2 965	4 759	15 893
September	9 667	639	852	1 491	228	323	1 941	2 492	3 983	13 650
October	10 730	633	919	1 552	279	679	2 299	3 257	4 809	15 539
November	10 985	825	879	1 704	265	348	1 533	2 146	3 850	14 835

VALUE (\$ million)

1998-1999	12 682.5	797.9	1 192.1	1 990.1	395.2	515.1	2 021.7	2 932.0	4 922.0	17 604.5
1999-2000	15 696.1	872.2	1 346.7	2 218.8	499.5	506.8	2 798.0	3 804.2	6 022.7	21 718.9
2000-2001	11 050.4	640.2	1 000.7	1 640.7	298.7	510.3	2 594.2	3 403.0	5 044.1	16 094.4
2000										
September	819.8	53.1	77.5	130.6	13.1	42.5	161.4	217.0	347.7	1 167.5
October	838.1	53.9	81.1	135.0	16.8	38.2	195.5	250.5	385.5	1 223.6
November	983.1	47.3	65.5	112.8	16.0	43.8	316.4	376.1	488.9	1 472.0
December	780.6	41.5	86.5	128.0	19.9	36.9	284.9	341.7	469.8	1 250.4
2001										
January	777.1	54.5	93.0	147.4	14.8	38.4	229.8	283.0	430.4	1 207.5
February	898.3	43.5	91.4	134.9	27.9	29.7	148.2	205.8	340.7	1 239.0
March	941.1	52.1	77.6	129.6	25.1	43.6	204.7	273.4	403.1	1 344.2
April	876.1	54.8	88.9	143.7	26.5	33.3	165.5	225.3	369.0	1 245.1
May	1 265.9	75.4	113.9	189.3	40.5	77.5	213.1	331.0	520.4	1 786.2
June	1 192.8	52.4	87.5	139.9	49.1	34.0	253.0	336.2	476.1	1 668.9
July	1 404.1	78.4	128.6	207.0	29.5	47.1	163.7	240.3	447.3	1 851.4
August	1 588.8	97.0	99.6	196.6	30.8	71.0	546.5	648.2	844.9	2 433.7
September	1 372.8	64.4	123.6	188.0	27.9	60.6	366.4	454.9	642.9	2 015.7
October	1 519.8	55.9	105.0	160.9	30.3	85.1	387.1	502.5	663.4	2 183.1
November	1 550.3	76.0	117.7	193.7	33.3	42.3	254.8	330.4	524.1	2 074.4

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1998-1999	13 439.8	5 253.9	18 693.3	3 104.4	21 797.6	12 976.1	34 824.9
1999-2000	15 696.1	6 022.8	21 718.8	3 534.7	25 253.5	12 178.9	37 432.4
2000-2001	9 746.1	4 698.8	14 444.9	2 889.5	17 334.4	12 747.6	30 081.9
2000							
June	3 192.1	1 417.8	4 608.9	863.9	5 472.8	3 297.8	8 779.6
September	2 212.3	1 075.2	3 287.4	674.2	3 961.6	3 171.6	7 133.1
December	2 298.1	1 255.4	3 553.6	725.1	4 278.6	2 890.2	7 168.8
2001							
March	2 301.6	1 090.2	3 391.8	700.4	4 092.2	3 332.7	7 424.9
June	2 934.1	1 278.0	4 212.1	789.9	5 002.0	3 353.1	8 355.1
September	3 794.3	1 781.1	5 575.3	847.0	6 422.4	2 993.0	9 415.3
SEASONALLY ADJUSTED (\$ million)							
2000							
June	3 155.9	1 374.4	4 529.3	850.0	5 378.9	3 373.0	8 760.5
September	2 192.4	1 130.2	3 322.7	662.2	3 984.8	3 032.5	7 017.4
December	2 320.3	1 225.2	3 545.5	736.7	4 282.2	3 036.1	7 318.4
2001							
March	2 351.7	1 088.3	3 440.0	717.5	4 157.5	3 377.2	7 534.7
June	2 881.6	1 255.2	4 136.7	773.1	4 909.8	3 301.7	8 211.5
September	3 792.8	1 883.3	5 676.1	837.7	6 513.8	2 790.7	9 304.5
TREND ESTIMATES (\$ million)							
2000							
June	3 201.0	1 366.8	4 567.3	805.4	5 372.6	3 090.6	8 464.7
September	2 473.8	1 235.3	3 708.7	737.1	4 445.7	3 140.6	7 588.7
December	2 176.7	1 105.5	3 282.1	702.9	3 985.1	3 194.6	7 180.4
2001							
March	2 470.7	1 182.0	3 650.7	731.4	4 382.1	3 221.3	7 610.3
June	2 980.1	1 389.3	4 367.7	778.1	5 145.6	3 174.8	8 327.0
September	3 549.8	1 626.8	5 219.2	816.3	6 037.8	3 034.9	8 915.4
TREND ESTIMATES (% change from preceding quarter)							
2000							
June	-19.1	-8.2	-16.1	-8.3	-15.0	2.2	-9.4
September	-22.7	-9.6	-18.8	-8.5	-17.3	1.6	-10.3
December	-12.0	-10.5	-11.5	-4.6	-10.4	1.7	-5.4
2001							
March	13.5	6.9	11.2	4.1	10.0	0.8	6.0
June	20.6	17.5	19.6	6.4	17.4	-1.4	9.4
September	19.1	17.1	19.5	4.9	17.3	-4.4	7.1

(a) Reference year for chain volume measures is 1999-2000.
Refer to Explanatory Notes paragraph 23.

(b) Refer to Explanatory Notes paragraph 14.

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 (\$ million)									
2000									
September	766.1	712.0	484.5	84.1	247.5	38.1	28.3	28.5	2 389.0
October	942.6	628.1	501.4	114.0	267.4	30.7	19.1	45.7	2 548.8
November	858.3	826.7	578.4	127.9	235.7	28.8	22.1	26.9	2 704.8
December	693.6	861.1	468.1	114.1	203.3	22.0	16.2	28.7	2 407.0
2001									
January	1 008.5	727.3	486.1	95.3	221.3	29.1	17.8	48.1	2 633.6
February	813.5	797.6	384.4	100.8	217.6	19.5	9.1	37.8	2 380.2
March	661.4	1 156.2	493.6	223.2	304.4	21.7	32.0	33.7	2 926.2
April	669.0	791.2	399.8	107.6	524.4	21.8	33.8	38.0	2 585.6
May	924.6	1 171.9	699.2	191.8	377.4	45.6	55.8	50.9	3 517.2
June	887.8	799.6	629.2	150.0	285.5	24.5	47.0	66.1	2 889.7
July	1 199.0	942.0	567.7	160.1	306.9	26.4	22.4	81.9	3 306.3
August	1 106.8	1 485.0	575.4	221.7	341.6	32.4	22.2	33.4	3 818.4
September	1 086.7	951.6	612.4	158.6	286.1	38.1	24.2	38.4	3 196.1
October	1 244.0	1 184.6	578.9	199.6	354.0	51.4	24.8	87.0	3 724.2
November	1 189.8	1 020.0	650.1	173.8	368.6	35.9	17.0	69.2	3 524.4
SEASONALLY ADJUSTED (\$ million)									
2000									
September	881.1	701.4	479.8	88.9	245.0	n.a.	n.a.	n.a.	2 460.7
October	933.0	679.0	523.4	122.8	247.0	n.a.	n.a.	n.a.	2 521.7
November	846.0	752.3	473.1	113.4	221.5	n.a.	n.a.	n.a.	2 583.1
December	852.2	877.4	591.3	126.5	230.9	n.a.	n.a.	n.a.	2 733.8
2001									
January	1 083.7	854.4	523.3	128.3	263.7	n.a.	n.a.	n.a.	2 815.4
February	852.1	714.7	448.9	99.8	243.9	n.a.	n.a.	n.a.	2 437.8
March	730.9	971.4	479.8	222.8	284.7	n.a.	n.a.	n.a.	2 838.4
April	647.2	865.8	411.3	128.9	615.9	n.a.	n.a.	n.a.	2 975.6
May	810.0	1 056.6	586.3	161.0	299.4	n.a.	n.a.	n.a.	2 947.2
June	921.7	893.2	592.9	167.1	281.2	n.a.	n.a.	n.a.	2 953.1
July	997.7	1 137.6	546.7	138.1	303.8	n.a.	n.a.	n.a.	3 171.0
August	964.4	1 434.7	587.9	184.3	329.3	n.a.	n.a.	n.a.	3 579.5
September	1 233.9	933.8	678.1	154.6	294.2	n.a.	n.a.	n.a.	3 452.0
October	1 220.6	1 224.0	597.6	209.8	316.7	n.a.	n.a.	n.a.	3 580.2
November	1 218.7	973.7	488.8	172.9	345.0	n.a.	n.a.	n.a.	3 333.8
TREND (\$ million)									
2000									
September	779.1	722.4	473.9	115.2	242.1	n.a.	n.a.	n.a.	2 430.5
October	838.6	727.9	501.7	115.4	234.2	n.a.	n.a.	n.a.	2 493.9
November	889.6	749.7	519.1	115.4	232.0	n.a.	n.a.	n.a.	2 570.2
December	904.7	784.2	516.6	114.5	236.3	n.a.	n.a.	n.a.	2 617.4
2001									
January	879.1	821.3	501.8	115.3	246.3	n.a.	n.a.	n.a.	2 641.5
February	833.9	853.8	490.2	118.5	259.3	n.a.	n.a.	n.a.	2 660.5
March	795.8	890.9	487.2	124.4	273.6	n.a.	n.a.	n.a.	2 694.9
April	783.7	926.1	497.1	132.2	286.6	n.a.	n.a.	n.a.	2 756.5
May	807.7	962.3	523.4	142.6	295.6	n.a.	n.a.	n.a.	2 857.3
June	872.0	996.3	557.2	153.2	300.6	n.a.	n.a.	n.a.	2 988.8
July	965.4	1 021.3	585.2	162.6	304.3	n.a.	n.a.	n.a.	3 126.6
August	1 058.1	1 035.7	597.5	169.5	308.6	n.a.	n.a.	n.a.	3 245.8
September	1 135.6	1 047.3	597.4	175.4	314.6	n.a.	n.a.	n.a.	3 347.1
October	1 200.7	1 057.0	590.3	180.6	321.2	n.a.	n.a.	n.a.	3 430.5
November	1 244.7	1 055.5	570.9	183.9	328.1	n.a.	n.a.	n.a.	3 481.3

(a) Refer to Explanatory Notes paragraph 8.

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)									
2000									
September	-0.6	-4.1	-1.1	-47.2	-5.7	61.2	-63.3	-28.9	-6.9
October	23.0	-11.8	3.5	35.6	8.0	-19.6	-32.5	60.4	6.7
November	-8.9	31.6	15.4	12.2	-11.8	-6.2	16.1	-41.2	6.1
December	-19.2	4.2	-19.1	-10.8	-13.7	-23.6	-26.8	7.0	-11.0
2001									
January	45.4	-15.5	3.8	-16.5	8.9	32.6	10.0	67.7	9.4
February	-19.3	9.7	-20.9	5.8	-1.7	-33.0	-49.0	-21.5	-9.6
March	-18.7	45.0	28.4	121.4	39.9	11.2	252.2	-10.7	22.9
April	1.1	-31.6	-19.0	-51.8	72.3	0.4	5.5	12.7	-11.6
May	38.2	48.1	74.9	78.4	-28.0	109.0	65.3	33.8	36.0
June	-4.0	-31.8	-10.0	-21.8	-24.3	-46.3	-15.9	29.8	-17.8
July	35.0	17.8	-9.8	6.7	7.5	7.7	-52.4	24.0	14.4
August	-7.7	57.6	1.3	38.4	11.3	22.8	-0.7	-59.2	15.5
September	-1.8	-35.9	6.4	-28.4	-16.2	17.6	8.8	15.1	-16.3
October	14.5	24.5	-5.5	25.8	23.7	35.0	2.7	126.4	16.5
November	-4.4	-13.9	12.3	-12.9	4.1	-30.1	-31.6	-20.5	-5.4
SEASONALLY ADJUSTED (% change from preceding month)									
2000									
September	35.9	-0.7	-4.6	-32.0	1.2	n.a.	n.a.	n.a.	4.5
October	5.9	-3.2	9.1	38.1	0.8	n.a.	n.a.	n.a.	2.5
November	-9.3	10.8	-9.6	-7.6	-10.3	n.a.	n.a.	n.a.	2.4
December	0.7	16.6	25.0	11.5	4.2	n.a.	n.a.	n.a.	5.8
2001									
January	27.2	-2.6	-11.5	1.4	14.2	n.a.	n.a.	n.a.	3.0
February	-21.4	-16.4	-14.2	-22.2	-7.5	n.a.	n.a.	n.a.	-13.4
March	-14.2	35.9	6.9	123.3	16.8	n.a.	n.a.	n.a.	16.4
April	-11.4	-10.9	-14.3	-42.2	116.3	n.a.	n.a.	n.a.	4.8
May	25.2	22.0	42.5	24.9	-51.4	n.a.	n.a.	n.a.	-1.0
June	13.8	-15.5	1.1	3.8	-6.1	n.a.	n.a.	n.a.	0.2
July	8.2	27.4	-7.8	-17.3	8.0	n.a.	n.a.	n.a.	7.4
August	-3.3	26.1	7.5	33.4	8.4	n.a.	n.a.	n.a.	12.9
September	27.9	-34.9	15.3	-16.2	-10.6	n.a.	n.a.	n.a.	-3.6
October	-1.1	31.1	-11.9	35.8	7.7	n.a.	n.a.	n.a.	3.7
November	-0.2	-20.4	-18.2	-17.6	8.9	n.a.	n.a.	n.a.	-6.9
TREND ESTIMATES (% change from preceding month)									
2000									
September	3.8	-2.1	4.9	-1.4	-3.8	n.a.	n.a.	n.a.	0.0
October	7.6	0.8	5.9	0.2	-3.3	n.a.	n.a.	n.a.	2.6
November	6.1	3.0	3.5	0.0	-0.9	n.a.	n.a.	n.a.	3.1
December	1.7	4.6	-0.5	-0.7	1.9	n.a.	n.a.	n.a.	1.8
2001									
January	-2.8	4.7	-2.9	0.7	4.2	n.a.	n.a.	n.a.	0.9
February	-5.1	4.0	-2.3	2.8	5.3	n.a.	n.a.	n.a.	0.7
March	-4.6	4.3	-0.6	4.9	5.5	n.a.	n.a.	n.a.	1.3
April	-1.5	4.0	2.0	6.3	4.8	n.a.	n.a.	n.a.	2.3
May	3.1	3.9	5.3	7.8	3.1	n.a.	n.a.	n.a.	3.7
June	8.0	3.5	6.5	7.5	1.7	n.a.	n.a.	n.a.	4.6
July	10.7	2.5	5.0	6.1	1.2	n.a.	n.a.	n.a.	4.6
August	9.6	1.4	2.1	4.2	1.4	n.a.	n.a.	n.a.	3.8
September	7.3	1.1	0.0	3.5	1.9	n.a.	n.a.	n.a.	3.1
October	5.7	0.9	-1.2	3.0	2.1	n.a.	n.a.	n.a.	2.5
November	3.7	-0.1	-3.3	1.8	2.2	n.a.	n.a.	n.a.	1.5

(a) Refer to Explanatory Notes paragraph 8.

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 (\$ million)									
2000									
September	309.9	292.9	217.0	29.4	88.4	23.2	17.8	7.5	986.2
October	381.2	228.7	242.1	45.3	105.0	12.6	6.4	13.2	1 034.6
November	270.1	290.4	265.5	49.6	63.0	13.1	10.9	4.6	967.1
December	208.9	311.6	239.8	52.6	43.7	12.4	9.9	12.2	891.3
2001									
January	553.1	266.8	228.5	35.2	63.4	16.4	9.5	20.0	1 192.9
February	391.8	257.8	139.0	36.6	45.1	4.1	3.9	12.4	890.8
March	210.8	501.5	228.1	141.9	140.6	8.1	19.3	18.0	1 268.4
April	217.1	346.9	97.3	40.5	339.4	11.0	7.6	19.8	1 079.6
May	272.2	517.2	273.6	95.7	151.0	26.7	35.3	18.1	1 389.9
June	260.3	216.4	297.5	51.5	60.8	6.8	8.5	21.1	923.0
July	492.2	289.2	188.3	45.9	63.8	9.9	7.8	50.2	1 147.3
August	355.9	298.9	144.5	118.4	93.5	11.3	10.0	7.9	1 040.4
September	327.2	235.2	145.9	48.3	57.8	10.7	12.9	17.8	855.8
October	349.1	435.7	155.3	81.9	104.4	29.0	7.5	22.1	1 185.2
November	405.9	371.6	158.9	57.3	98.4	12.0	7.7	13.1	1 125.0
TREND (\$ million)									
2000									
September	289.8	248.5	219.9	49.2	78.0	n.a.	n.a.	n.a.	926.9
October	338.5	252.7	243.5	48.8	72.1	n.a.	n.a.	n.a.	974.7
November	384.6	262.1	255.6	47.4	69.6	n.a.	n.a.	n.a.	1 028.0
December	408.4	277.8	249.8	45.2	72.5	n.a.	n.a.	n.a.	1 065.0
2001									
January	400.4	298.4	233.6	44.5	81.5	n.a.	n.a.	n.a.	1 090.3
February	364.9	325.1	216.0	45.4	92.1	n.a.	n.a.	n.a.	1 102.4
March	316.6	357.2	199.3	48.1	100.6	n.a.	n.a.	n.a.	1 096.4
April	273.5	371.6	186.4	51.7	103.1	n.a.	n.a.	n.a.	1 064.2
May	244.7	361.8	183.8	56.1	97.4	n.a.	n.a.	n.a.	1 009.8
June	245.3	335.0	187.7	60.2	86.3	n.a.	n.a.	n.a.	957.2
July	276.2	305.3	190.3	63.4	75.5	n.a.	n.a.	n.a.	926.8
August	318.5	285.6	183.9	65.4	68.8	n.a.	n.a.	n.a.	923.9
September	358.8	285.0	170.0	67.2	67.3	n.a.	n.a.	n.a.	947.9
October	398.3	298.1	152.0	69.1	69.1	n.a.	n.a.	n.a.	988.5
November	431.6	315.7	125.5	70.5	73.4	n.a.	n.a.	n.a.	1 036.5

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

Reference Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory	Australia
ORIGINAL (% change from preceding month)									
2000									
September	10.5	9.5	14.9	-67.2	-1.3	117.6	-71.8	-27.1	-1.4
October	23.0	-21.9	11.6	54.2	18.8	-45.7	-64.2	76.1	4.9
November	-29.1	26.9	9.6	9.4	-40.0	3.9	70.8	-65.1	-6.5
December	-22.7	7.3	-9.7	6.2	-30.5	-5.3	-9.2	165.2	-7.8
2001									
January	164.8	-14.4	-4.7	-33.1	44.9	32.2	-3.6	63.2	33.8
February	-29.2	-3.4	-39.1	3.8	-28.8	-74.8	-58.6	-37.9	-25.3
March	-46.2	94.5	64.1	288.0	211.7	95.5	391.2	45.5	42.4
April	3.0	-30.8	-57.4	-71.5	141.3	36.2	-60.5	9.7	-14.9
May	25.4	49.1	181.3	136.3	-55.5	142.4	362.6	-8.3	28.7
June	-4.4	-58.2	8.7	-46.2	-59.7	-74.7	-75.8	16.2	-33.6
July	89.1	33.6	-36.7	-10.9	4.9	46.8	-9.2	138.0	24.3
August	-27.7	3.4	-23.3	158.0	46.4	13.8	28.7	-84.2	-9.3
September	-8.1	-21.3	0.9	-59.2	-38.1	-5.3	28.9	123.5	-17.7
October	6.7	85.2	6.5	69.6	80.6	171.0	-41.9	24.7	38.5
November	16.3	-14.7	2.3	-30.1	-5.7	-58.4	2.1	-40.7	-5.1
TREND ESTIMATES (% change from preceding month)									
2000									
September	8.2	-0.2	12.9	-0.9	-6.0	n.a.	n.a.	n.a.	1.7
October	16.8	1.7	10.7	-0.7	-7.6	n.a.	n.a.	n.a.	5.2
November	13.6	3.7	4.9	-2.8	-3.5	n.a.	n.a.	n.a.	5.5
December	6.2	6.0	-2.3	-4.6	4.3	n.a.	n.a.	n.a.	3.6
2001									
January	-1.9	7.4	-6.5	-1.7	12.4	n.a.	n.a.	n.a.	2.4
February	-8.9	8.9	-7.6	2.0	13.0	n.a.	n.a.	n.a.	1.1
March	-13.2	9.9	-7.7	6.1	9.2	n.a.	n.a.	n.a.	-0.5
April	-13.6	4.0	-6.5	7.5	2.5	n.a.	n.a.	n.a.	-2.9
May	-10.5	-2.6	-1.4	8.5	-5.5	n.a.	n.a.	n.a.	-5.1
June	0.3	-7.4	2.1	7.3	-11.4	n.a.	n.a.	n.a.	-5.2
July	12.6	-8.9	1.4	5.3	-12.5	n.a.	n.a.	n.a.	-3.2
August	15.3	-6.4	-3.4	3.1	-8.9	n.a.	n.a.	n.a.	-0.3
September	12.7	-0.2	-7.6	2.8	-2.2	n.a.	n.a.	n.a.	2.6
October	11.0	4.6	-10.6	2.9	2.7	n.a.	n.a.	n.a.	4.3
November	8.4	5.9	-17.4	2.0	6.1	n.a.	n.a.	n.a.	4.9

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

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

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversion(b)</i>	<i>Total residential building</i>	<i>Non-residential building(a)</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
PRIVATE SECTOR								
New South Wales	409.9	243.1	2.2	113.3	2.5	771.1	239.1	1 010.2
Victoria	463.6	73.3	1.0	93.0	0.3	631.2	310.0	941.2
Queensland	322.6	113.0	0.3	43.1	0.0	478.9	147.8	626.7
South Australia	82.8	12.4	0.0	15.9	0.0	111.2	21.4	132.6
Western Australia	209.9	31.6	0.3	21.4	0.0	263.3	72.4	335.7
Tasmania	18.6	0.0	0.0	5.3	0.0	23.9	7.5	31.4
Northern Territory	4.6	1.8	0.0	1.6	0.0	8.0	6.4	14.5
Australian Capital Territory	15.5	34.4	0.0	6.1	0.0	56.1	8.0	64.1
Australia	1 527.6	509.7	3.8	299.8	2.9	2 343.7	812.7	3 156.4
PUBLIC SECTOR								
New South Wales	0.6	5.7	0.0	6.4	0.1	12.8	166.8	179.6
Victoria	5.2	4.9	0.0	7.2	0.0	17.2	61.6	78.8
Queensland	7.7	0.5	0.0	4.0	0.0	12.3	11.2	23.4
South Australia	4.9	0.3	0.0	0.2	0.0	5.3	35.9	41.2
Western Australia	3.5	2.7	0.1	0.5	0.0	6.9	26.0	32.8
Tasmania	0.0	0.0	0.0	0.0	0.0	0.0	4.5	4.5
Northern Territory	0.9	0.3	0.0	0.1	0.0	1.3	1.2	2.5
Australian Capital Territory	0.0	0.0	0.0	0.0	0.0	0.0	5.1	5.1
Australia	22.8	14.4	0.1	18.4	0.1	55.7	312.3	368.0
TOTAL								
New South Wales	410.5	248.8	2.2	119.7	2.6	783.9	405.9	1 189.8
Victoria	468.8	78.2	1.0	100.2	0.3	648.4	371.6	1 020.0
Queensland	330.4	113.5	0.3	47.1	0.0	491.2	158.9	650.1
South Australia	87.7	12.7	0.0	16.1	0.0	116.5	57.3	173.8
Western Australia	213.4	34.4	0.4	21.9	0.0	270.1	98.4	368.6
Tasmania	18.6	0.0	0.0	5.3	0.0	23.9	12.0	35.9
Northern Territory	5.5	2.1	0.0	1.7	0.0	9.3	7.7	17.0
Australian Capital Territory	15.5	34.4	0.0	6.1	0.0	56.1	13.1	69.2
Australia	1 550.3	524.1	3.9	318.1	2.9	2 399.4	1 125.0	3 524.4

(a) Refer to Explanatory Notes paragraph 8.

(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	14.4	56.3	29.2	36.6	34.1	26.2	0.4	12.2	23.4	6.6	239.1
Victoria	11.5	26.9	14.9	127.5	94.7	7.3	1.4	19.8	2.6	3.5	310.0
Queensland	5.6	64.2	3.9	11.2	16.7	7.7	0.6	27.6	7.3	2.8	147.8
South Australia	0.3	4.7	1.8	5.0	3.1	4.7	0.1	0.3	1.3	0.3	21.4
Western Australia	0.6	11.9	8.7	6.7	32.1	3.0	4.0	3.5	1.9	0.1	72.4
Tasmania	0.7	1.7	0.3	1.2	2.2	0.3	0.0	0.7	0.4	0.0	7.5
Northern Territory	0.8	0.8	0.2	2.7	1.6	0.1	0.0	0.2	0.0	0.0	6.4
Australian Capital Territory	0.0	6.4	0.0	0.4	0.6	0.3	0.0	0.0	0.0	0.2	8.0
Australia	33.9	172.9	58.9	191.3	185.1	49.6	6.5	64.3	36.7	13.5	812.7
PUBLIC SECTOR											
New South Wales	0.0	0.0	0.0	23.9	24.0	66.7	0.0	45.1	4.2	3.0	166.8
Victoria	0.0	0.1	0.0	3.5	3.6	24.8	0.0	18.3	3.9	7.3	61.6
Queensland	0.0	0.0	0.0	3.0	2.5	1.3	0.0	0.0	2.1	2.3	11.2
South Australia	0.1	0.3	0.0	1.9	1.0	3.4	0.0	28.4	0.8	0.1	35.9
Western Australia	0.0	0.0	0.0	21.8	0.3	1.1	0.0	2.2	0.1	0.5	26.0
Tasmania	0.0	0.1	0.1	2.0	0.0	2.0	0.0	0.0	0.3	0.0	4.5
Northern Territory	0.0	0.0	0.0	0.4	0.3	0.1	0.0	0.0	0.1	0.3	1.2
Australian Capital Territory	0.0	0.0	0.0	1.0	2.1	1.5	0.0	0.2	0.0	0.3	5.1
Australia	0.1	0.5	0.1	57.4	33.8	101.0	0.0	94.2	11.5	13.8	312.3
TOTAL											
New South Wales	14.4	56.3	29.2	60.4	58.1	92.8	0.4	57.3	27.5	9.6	405.9
Victoria	11.5	26.9	14.9	131.0	98.3	32.1	1.4	38.1	6.5	10.8	371.6
Queensland	5.6	64.2	3.9	14.2	19.2	9.0	0.6	27.6	9.3	5.1	158.9
South Australia	0.4	5.0	1.8	6.9	4.1	8.1	0.1	28.7	2.1	0.3	57.3
Western Australia	0.6	11.9	8.7	28.5	32.4	4.1	4.0	5.7	2.0	0.6	98.4
Tasmania	0.7	1.9	0.3	3.2	2.2	2.3	0.0	0.7	0.7	0.0	12.0
Northern Territory	0.8	0.8	0.2	3.1	1.9	0.3	0.0	0.2	0.1	0.3	7.7
Australian Capital Territory	0.0	6.4	0.0	1.4	2.7	1.8	0.0	0.2	0.0	0.5	13.1
Australia	34.0	173.4	59.0	248.7	218.9	150.6	6.5	158.6	48.2	27.2	1 125.0

(a) Refer to Explanatory Notes paragraph 8.

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												
2001												
September	25	2.4	308	28.4	54	5.5	144	14.3	102	10.3	55	5.7
October	35	3.7	361	33.5	56	5.4	161	16.0	148	15.0	60	6.3
November	25	2.2	348	30.5	59	6.2	155	15.3	139	13.4	68	7.4
Value—\$200,000–\$499,999												
2001												
September	10	2.8	85	25.6	41	13.0	63	18.3	48	15.3	36	11.7
October	10	2.8	86	24.8	52	17.0	76	24.0	68	21.9	45	14.3
November	12	3.5	75	21.7	39	12.3	76	22.5	66	20.8	41	12.9
Value—\$500,000–\$999,999												
2001												
September	10	7.3	22	14.6	12	7.9	20	13.2	38	26.0	18	11.6
October	8	4.7	28	21.1	14	9.0	23	15.9	25	16.4	31	22.4
November	7	4.6	29	19.0	20	14.1	28	19.0	23	15.2	23	15.3
Value—\$1,000,000–\$4,999,999												
2001												
September	4	6.0	31	51.0	8	12.1	22	38.6	29	53.9	27	54.7
October	3	7.5	17	30.2	19	37.4	19	38.1	26	43.2	31	62.6
November	9	17.1	19	37.3	13	19.3	25	50.0	29	61.1	30	51.4
Value—\$5,000,000 and over												
2001												
September	2	23.6	6	100.5	0	0.0	4	41.7	1	5.0	4	67.1
October	5	47.8	3	22.0	1	7.2	7	130.2	6	107.7	5	74.5
November	1	6.5	5	64.9	1	7.0	7	141.9	5	108.4	5	63.5
Value—Total												
1998-1999	638	831.5	4 671	2 455.8	2 066	949.9	3 214	1 779.0	2 957	2 046.3	1 389	1 412.1
1999-2000	767	753.4	5 340	2 360.0	2 144	978.3	3 636	1 933.7	3 389	1 782.4	1 550	1 492.3
2000-2001	501	473.1	4 743	2 128.5	1 681	788.3	3 646	2 626.5	2 755	1 665.3	1 738	2 002.6
2001												
September	51	42.2	452	220.1	115	38.6	253	126.1	218	110.4	140	150.7
October	61	66.4	495	131.6	142	75.9	286	224.2	273	204.2	172	180.1
November	54	34.0	476	173.4	132	59.0	291	248.7	262	218.9	167	150.6

(a) Refer to Explanatory Notes paragraph 8.

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

Period	Religious.....		Health.....		Entertainment and recreational....		Miscellaneous.....		Total non- residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
2001										
September	4	0.7	26	3.0	46	4.6	45	4.5	809	79.4
October	5	0.4	44	4.8	52	5.1	52	5.0	974	95.2
November	9	0.9	29	3.1	42	4.4	53	5.0	927	88.4
Value—\$200,000–\$499,999										
2001										
September	7	2.6	17	5.0	12	3.4	19	5.3	338	102.8
October	8	2.2	14	4.6	17	5.3	29	9.9	405	126.6
November	4	1.2	20	6.1	21	6.0	10	3.6	364	110.6
Value—\$500,000–\$999,999										
2001										
September	2	1.4	9	6.9	12	8.1	8	4.8	151	101.8
October	3	2.1	7	5.0	6	3.9	10	7.1	155	107.7
November	1	0.7	6	4.2	13	9.5	8	4.8	158	106.4
Value—\$1,000,000–\$4,999,999										
2001										
September	0	0.0	9	25.2	8	12.5	6	11.3	144	265.2
October	1	1.3	12	26.1	11	21.4	11	22.8	150	290.6
November	1	3.7	18	54.3	7	12.4	6	13.8	157	320.5
Value—\$5,000,000 and over										
2001										
September	0	0.0	4	22.1	4	46.5	0	0.0	25	306.5
October	0	0.0	9	132.0	2	22.2	3	21.6	41	565.0
November	0	0.0	8	90.9	2	16.0	0	0.0	34	499.1
Value—Total										
1998-1999	232	93.5	799	1 313.5	994	1 199.5	1 075	517.4	18 035	12 598.3
1999-2000	245	128.7	798	1 098.7	1 022	803.0	1 114	848.3	20 005	12 178.8
2000-2001	219	105.0	733	1 315.8	942	918.5	1 077	802.9	18 035	12 826.7
2001										
September	13	4.6	65	62.2	82	75.1	78	25.8	1 467	855.8
October	17	6.0	86	172.6	88	57.8	105	66.3	1 725	1 185.2
November	15	6.5	81	158.6	85	48.2	77	27.2	1 640	1 125.0

(a) Refer to Explanatory Notes paragraph 8.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following:

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

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

5 From July 1990, the statistics include:

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

VALUE DATA

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

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

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

EXPLANATORY NOTES

OWNERSHIP

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

BUILDING CLASSIFICATION

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

EXPLANATORY NOTES

SEASONAL ADJUSTMENT *continued*

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

19 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

20 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.

21 While the smoothing techniques described in paragraph 20 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

22 The ABS considered whether the introduction of the GST would cause a break in the trend series between June and July 2000 for building and construction value data. The ABS concluded that the data were unlikely to experience a significant one-off impact between June and July because values inclusive of GST had been gradually included in the series over that period. Therefore the trend value series was continued to be published as in the past. Users should, however, be cautious when analysing the most recent trend estimates as these are subject to revisions as new monthly data becomes available.

CHAIN VOLUME MEASURES

23 The chain volume measures appearing in this publication are annually reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year. The reference year is updated annually in the July issue of this publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and hence only reflect volume changes. The direct impact of the GST is a price change, and hence is removed from chain volume estimates. Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

24 Area Statistics are now being classified to the *Australian Standard Geographical Classification (ASGC), 2001 Edition* (Cat. no 1216.0), effective from July 2001. Building work approved before July 2001 was classified according to the current edition of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval.

EXPLANATORY NOTES

- ABS DATA AVAILABLE ON REQUEST **25** As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.
- RELATED PUBLICATIONS **26** Users may also wish to refer to the following publications:
- *Building Activity, Australia* (Cat. no. 8752.0–8752.7)
 - *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
 - *Building Approvals* (Cat. no. 8731.1–8731.7)
 - *Construction Work Done, Australia, Preliminary* (Cat. no. 8755.0)
 - *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
 - *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0)
 - *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
 - *Producer Price Indexes, Australia* (Cat. no. 6427.0).
- 27** While building approvals value series are shown inclusive of GST, this is different to building activity — *Building Activity, Australia* (Cat. no. 8752.0) and *Construction Work Done, Australia, Preliminary* (Cat. no 8755.0) — in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the Engineering Construction Survey — *Engineering Construction Activity, Australia* (Cat. no. 8762.0) all values will exclude GST.
- ROUNDING **28** When figures have been rounded, discrepancies may occur between sums of the component items and totals.

G L O S S A R Y

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

GLOSSARY

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

INTRODUCTION

During the five years ending June 2001, there has been a steady increase in the number of building approvals across Australia. This increase has been mainly concentrated in the outer areas of the capital cities.

This article presents information on the largest and fastest growing Statistical Local Areas (SLAs) in Australia between the August 1996 Census of Population and Housing and June 2001. The article examines statistics on total new residential approvals and also its components viz. houses and other residential (e.g. flats, units) using data from the Building Approvals Collection.

Table F1 shows the largest growing SLAs, i.e. those that have had the greatest number of residential dwelling unit approvals. Table F2 shows the fastest growing SLAs, i.e. those that have the greatest proportion of residential dwelling unit approvals relative to the base dwelling stock that existed in that SLA at the 1996 Census of Population and Housing. Tables F1 and F2 present growth SLAs in each State and Territory in descending order of the number of approvals for total residential buildings. Growth in houses is shown in the tables for these SLAs. The largest and fastest growing areas for other residential dwellings are shown in tables F3 and F4.

Due to the numerous changes to the *Australian Standard Geographical Classification (ASGC)* (ABS Cat. 1216.0) since 1996 as a result of council boundary changes and amalgamations, data was aggregated into SLAs based on the 2000 ASGC boundaries.

RESULTS

Australian overview

From August 1996 to June 2001 there were 716,862 residential dwelling unit approvals in Australia. This represents a 10.4% increase from the dwelling stock estimated at the 1996 Census of Population and Housing. New South Wales had 227,699 approvals (31.8% of all approvals in Australia) and Victoria 180,623 (25.2%).

The Northern Territory recorded the greatest rate of increase (17.5%) while Western Australia (13.7%) and Queensland (12.4%) also had growth rates greater than the national average.

Largest growing SLAs

Liverpool (C), situated in the outer western suburbs of Sydney, was the largest growing SLA in Australia, recording 10,314 residential dwelling unit approvals, an increase of 26.1%. This was followed by Blacktown (C), Baulkham Hills (A) and Sutherland Shire (A) which are also located in outer Sydney areas. New South Wales central coast regions, Gosford, Wyong and Lake Macquarie also figured strongly.

Elsewhere in Australia, significant growth is shown in Casey–Berwick (C), an outer south eastern Melbourne suburb, and Swan (C), located in the outer east metropolitan area of Perth.

House approvals followed a similar pattern to total residential approvals, with significant growth areas being located in the outer metropolitan areas of Sydney, Melbourne and Perth.

LARGEST AND FASTEST GROWING AREAS IN AUSTRALIA

F1 LARGEST GROWING SLAs—August 1996 to June 2001

Area	HOUSES.....			TOTAL RESIDENTIAL.....		
	No. of houses(a)	No. of approvals(b)	% growth	No. of dwellings(a)	No. of approvals(b)	% growth
New South Wales						
Liverpool (C)	29 929	8 773	29.3	39 472	10 314	26.1
Blacktown (C)	66 045	8 252	12.5	74 794	9 805	13.1
Baulkham Hills (A)	34 809	7 283	20.9	37 842	9 338	24.7
Sutherland Shire (A)	52 191	2 319	4.4	69 928	7 936	11.3
Gosford (C)	49 039	4 005	8.2	60 300	7 088	11.8
Wyong	42 174	5 486	13.0	49 148	6 922	14.1
Lake Macquarie	57 405	4 847	8.4	63 879	6 417	10.0
<i>Total New South Wales</i>	<i>1 674 900</i>	<i>131 427</i>	<i>7.8</i>	<i>2 281 701</i>	<i>227 699</i>	<i>10.0</i>
Victoria						
Casey (C)—Berwick	13 761	7 439	54.1	14 834	7 782	52.5
Brimbank (C)—Keilor	20 806	4 423	21.3	22 071	5 387	24.4
Port Phillip (C)—West	2 702	584	21.6	12 325	4 344	35.2
Melton (S)—East	1 497	4 155	277.6	1 512	4 197	277.6
<i>Total Victoria</i>	<i>1 381 571</i>	<i>136 405</i>	<i>9.9</i>	<i>1 710 563</i>	<i>180 623</i>	<i>10.6</i>
Queensland						
Guanaba—Currumbin Valley	4 445	3 003	67.6	4 902	3 727	76.0
Pine Rivers (S) Balance	8 171	2 982	36.5	8 616	3 339	38.8
Mackay (C)—Pt A	17 765	2 322	13.1	21 722	2 745	12.6
<i>Total Queensland</i>	<i>1 011 017</i>	<i>106 811</i>	<i>10.6</i>	<i>1 249 580</i>	<i>155 167</i>	<i>12.4</i>
South Australia						
Tea Tree Gully (C)—North	6 824	1 659	24.3	7 536	1 698	22.5
Port Adelaide Enfield (C)—East	8 151	1 252	15.4	11 196	1 349	12.0
Onkaparinga (C)—South Coast	8 355	1 058	12.7	8 924	1 101	12.3
<i>Total South Australia</i>	<i>470 420</i>	<i>32 217</i>	<i>6.8</i>	<i>600 788</i>	<i>37 145</i>	<i>6.2</i>
Western Australia						
Swan (C)	21 796	5 430	24.9	24 339	5 773	23.7
Rockingham (C)	19 900	4 508	22.7	23 439	4 905	20.9
Cockburn (C)	17 308	4 282	24.7	20 811	4 742	22.8
<i>Total Western Australia</i>	<i>532 687</i>	<i>76 428</i>	<i>14.3</i>	<i>661 982</i>	<i>90 447</i>	<i>13.7</i>
Tasmania						
Clarence (C)	17 156	664	3.9	18 960	781	4.1
Kingborough (M)—Pt A	8 443	662	7.8	9 256	687	7.4
Launceston (C)—Pt B	20 071	494	2.5	25 029	627	2.5
<i>Total Tasmania</i>	<i>169 448</i>	<i>6 917</i>	<i>4.1</i>	<i>196 189</i>	<i>7 788</i>	<i>4.0</i>
Northern Territory						
Palmerston (T) Balance	144	2 139	1 485.4	148	2 770	1 871.6
Litchfield (S)—Pt B	3 331	605	18.2	3 602	612	17.0
City—Inner	43	5	11.6	464	584	125.9
<i>Total Northern Territory</i>	<i>35 836</i>	<i>5 309</i>	<i>14.8</i>	<i>50 374</i>	<i>8 793</i>	<i>17.5</i>
Australian Capital Territory						
Ngunnawal	1 236	1 122	90.8	1 946	1 238	68.2
Nicholls	501	1 095	218.6	632	1 172	185.4
Amaroo	221	926	419.0	263	1 008	383.3
<i>Total Australian Capital Territory</i>	<i>86 712</i>	<i>5 980</i>	<i>6.9</i>	<i>112 678</i>	<i>9 200</i>	<i>8.2</i>
Total Australia	5 362 591	501 494	9.4	6 863 855	716 862	10.4

(a) As at 1996 Census.

(b) August 1996 to June 2001.

LARGEST AND FASTEST GROWING AREAS IN AUSTRALIA

Fastest growing SLAs

The locations of the fastest growing SLAs in Australia are much more diverse than the largest growing SLAs. Queensland's Fortitude Valley–Inner and Palmerston Balance in the Northern Territory recorded the greatest rates of growth. This was attributed to low base stocks in August 1996.

For house approvals, there are four SLAs in Queensland, three in the Australian Capital Territory, and two in Victoria which grew strongly.

F2 FASTEST GROWING SLAs—August 1996 to June 2001

Area	HOUSES.....			TOTAL RESIDENTIAL.....		
	No. of houses(a)	No. of approvals(b)	% growth	No. of dwellings(a)	No. of approvals(b)	% growth
New South Wales						
Sydney (C)–Remainder	9	1	11.1	5 070	4 519	89.1
Sydney (C)–Inner	16	4	25.0	1 923	1 712	89.0
Camden (A)	9 607	3 828	39.8	10 469	3 968	37.9
Newcastle (C)–Inner	306	14	4.6	1 885	662	35.1
Victoria						
Melton (S)–East	1 497	4 155	277.6	1 512	4 197	277.6
Wyndham (C) North-West	174	429	246.6	174	439	252.3
Melbourne (C)–S'bank–D'lands	10	2	20.0	1 225	2 668	217.8
Melbourne (C)–Inner	6	3	50.0	1 050	1 972	187.8
Queensland						
Fortitude Valley–Inner	5	—	—	8	525	6 562.5
Upper Kedron	95	366	385.3	95	366	385.3
Kuraby	500	892	178.4	593	1 050	177.1
Parkinson–Drewvale	740	1 195	161.5	740	1 265	170.9
Wakerley	245	368	150.2	248	368	148.4
South Australia						
Roxby Downs (M)	564	439	77.8	685	527	76.9
Salisbury (C) Balance	1 351	435	32.2	1 370	450	32.8
Tea Tree Gully (C)–North	6 824	1 659	24.3	7 536	1 698	22.5
Western Australia						
Perth (C)–Inner	3	6	200.0	144	243	168.8
Perth (C)–Remainder	184	209	113.6	2 898	1 991	68.7
Wanneroo (C)–North-West	6 222	3 034	48.8	6 427	3 458	53.8
Tasmania						
Meander Valley (M)–Pt A	2 173	326	15.0	2 576	359	13.9
Latrobe (M)–Pt A	2 748	251	9.1	3 023	262	8.7
Glamorgan/Spring Bay (M)	2 711	224	8.3	2 815	233	8.3
Northern Territory						
Palmerston (T) Balance	144	2 139	1 485.4	148	2 770	1 871.6
City–Inner	43	5	11.6	464	584	125.9
Larrakeyah	302	59	19.5	907	514	56.7
Australian Capital Territory						
Amaroo	221	926	419.0	263	1 008	383.3
Dunlop	266	650	244.4	306	659	215.4
Nicholls	501	1 095	218.6	632	1 172	185.4

(a) As at 1996 Census.

(b) August 1996 to June 2001.

LARGEST AND FASTEST GROWING AREAS IN AUSTRALIA

Other residential

The largest growing areas for other residential approvals are somewhat different to houses. South Sydney (C), Sydney (C)–Remainder, Willoughby (C), Pt Phillip (C)–West, Melbourne (C)–Remainder are all representative of the growth of other residential approvals in the inner metropolitan areas of Sydney and Melbourne.

F3 LARGEST GROWING SLAs, Other residential

SLA	State	No. of dwellings(a)	No. of approvals(b)	% growth
South Sydney (C)	NSW	36 928	5 887	15.9
Sutherland Shire (A)	NSW	17 737	5 617	31.7
Sydney (C)–Remainder	NSW	5 061	4 518	89.3
Willoughby (C)	NSW	8 387	3 847	45.9
Port Phillip (C)–West	Vic.	9 623	3 760	39.1
Bankstown (C)	NSW	8 889	3 660	41.2
Parramatta (C)	NSW	17 905	3 624	20.2
Melbourne (C)–Remainder	Vic.	13 941	3 439	24.7
Holroyd (C)	NSW	7 020	3 409	48.6
Gosford (C)	NSW	11 261	3 083	27.4

(a) As at 1996 Census.

(b) August 1996 to June 2001.

In terms of other residential building, Queensland had the largest number of the fastest growing SLAs. Eight Mile Plains, Calamvale, Kuraby, and Sunnybank Hills are all within close proximity, less than 15 kilometres south of Brisbane. The inner city areas of Fortitude Valley–Inner, Newstead, Melbourne (C)–Southbank–Docklands and Perth (C)–Inner also figure prominently.

F4 FASTEST GROWING SLAs, Other residential

SLA	State	No. of dwellings(a)	No. of approvals(b)	% growth
Fortitude Valley–Inner	Qld	3	525	17 500.0
Eight Mile Plains	Qld	144	634	440.3
Calamvale	Qld	85	200	235.3
Carindale	Qld	91	203	223.1
Melbourne (C)–S'bank–D'lands	Vic.	1 215	2 666	219.4
Newstead	Qld	461	967	209.8
Wanneroo (C)–North–West	WA	205	424	206.8
Melbourne (C)–Inner	Vic.	1 044	1 969	188.6
Kuraby	Qld	93	158	169.9
Perth (C)–Inner	WA	141	237	168.1

(a) As at 1996 Census.

(b) August 1996 to June 2001.

NOTE: 1996 Census data plus dwelling approvals does not represent a stock of dwellings figure, as demolitions are not included in the analysis, and not all approvals are commenced. The analysis provides an indication of growth.

For further information on this topic contact Roger Mableson on 08 8237 7494.

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