



BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) MON 3 JULY 2000

MAY KEY FIGURES

TREND ESTIMATES

	May 2000	% change Apr 2000 to May 2000	% change May 1999 to May 2000
Dwelling units approved			
Private sector houses	8 995	-6.4	-2.2
Total dwelling units	13 223	-3.6	-1.6

SEASONALLY ADJUSTED

	May 2000	% change Apr 2000 to May 2000	% change May 1999 to May 2000
Dwelling units approved			
Private sector houses	8 038	-13.4	-13.4
Total dwelling units	12 594	-5.2	-4.7

MAY KEY POINTS

TREND ESTIMATES

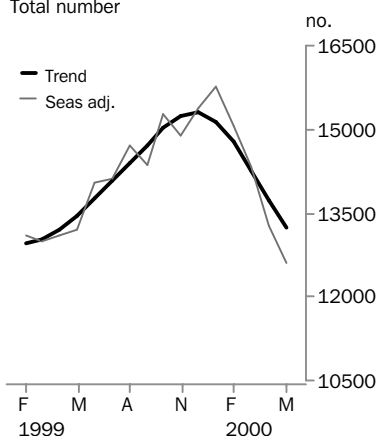
- The trend estimates for total dwelling units approved fell by 3.6% in May 2000 which continued the decline reported last month. The trend has fallen for the last five months.
- The fall in total dwellings is attributed to a strong decline in the trend for private sector houses approved, which fell by 6.4% in May 2000. The rate of decline has been accelerating.
- The trend estimate for other dwellings approved increased by 2.9% in May 2000.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwellings approved decreased by 5.2% in May 2000 and follows falls in each of the previous three months.
- The seasonally adjusted estimate for private sector houses fell strongly by 13.4% in May 2000 following a fall of 11.3% in April 2000.
- The seasonally adjusted estimate for other dwellings rose by 12.3% in May 2000.

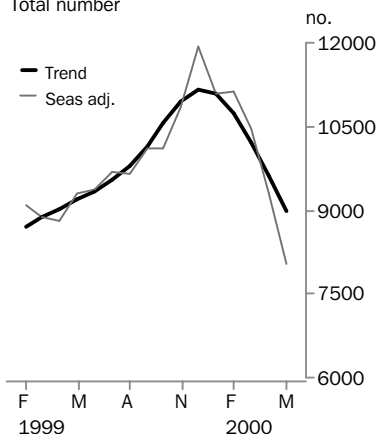
Dwelling units approved

Total number



Private sector houses approved

Total number



- For further information about these and related statistics, contact Roger Mableson on 08 8237 7494, or Client Services in any ABS Office as shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
June 2000	1 August 2000
July 2000	30 August 2000
August 2000	3 October 2000

CHANGES IN THIS ISSUE

Seasonally adjusted and trend estimates to April 2000 have been revised as a result of the annual reanalysis of the seasonal factors and the introduction of a new method for aggregation of series. See paragraphs 16 and 17 of the Explanatory Notes.

DATA NOTES

The introduction of the New Tax System will have an effect on the estimates of the value of building work approved. Details on how the Goods and Services Tax (GST) will be treated in the statistical series in this publication will be included in the next issue. However users should exercise caution when analysing movements in the value series over the next few months as they may have been affected in a number of ways, including:

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

REVISIONS THIS MONTH

There have been some revisions to estimates for Victoria for the period from July 1999 to April 2000 totalling 1360 additional dwelling units approved. Other revisions have been made in New South Wales for March (+207) and April (- 1), in Queensland for April (+13) and in Tasmania for March (+1) and April (+35).

SYMBOLS AND OTHER

n.a. not available

USAGES

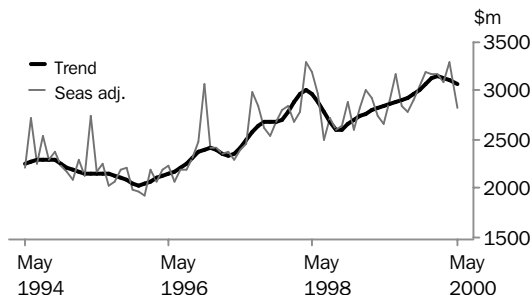
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Australian Statistician

VALUE OF BUILDING APPROVED

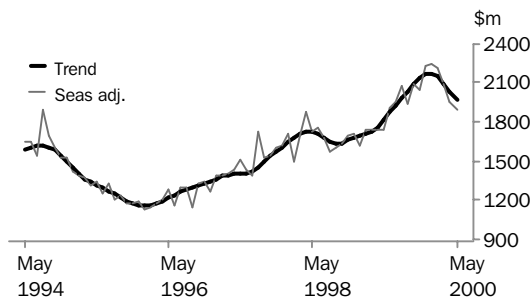
VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has fallen for the last three months. This follows a period of eighteen months of growth.



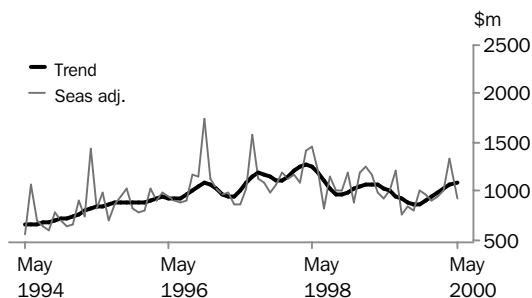
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approvals has fallen strongly over the last four months.



VALUE OF NON-RESIDENTIAL

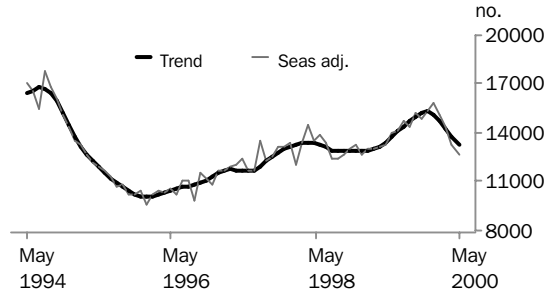
The trend estimate of the value of non-residential building approvals has risen since November 1999 but the rate of increase has eased.



DWELLINGS APPROVED

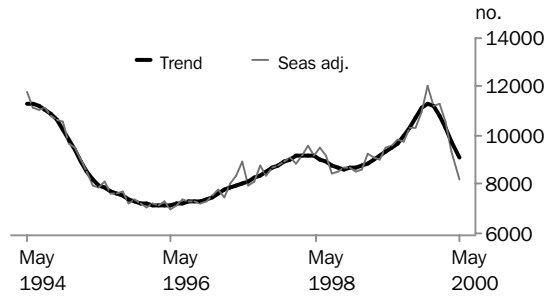
TOTAL DWELLING UNITS

The trend estimate of dwelling units approved is in strong decline having fallen for the last five months.



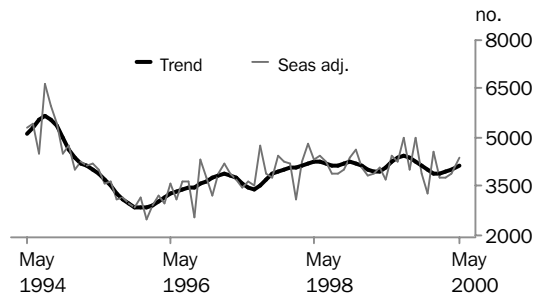
PRIVATE SECTOR HOUSES

The trend estimate of private sector houses has fallen sharply over the last five months, with the rate of decline accelerating.



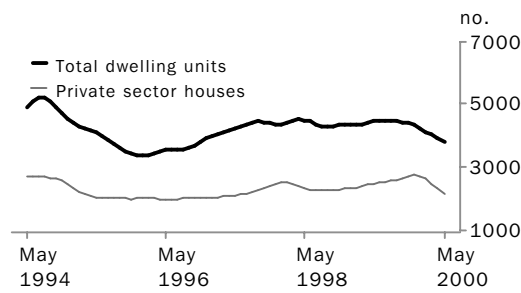
OTHER DWELLINGS

The trend estimate of other dwellings approved has slightly increased over the last three months following six months of decline.



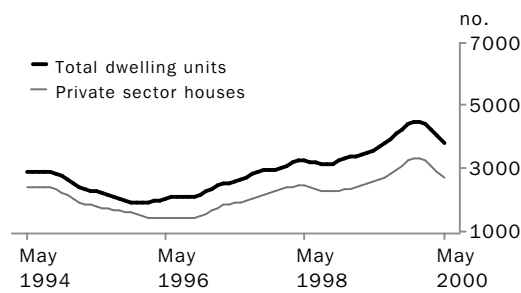
DWELLING UNITS APPROVED: State Trends

NEW SOUTH WALES



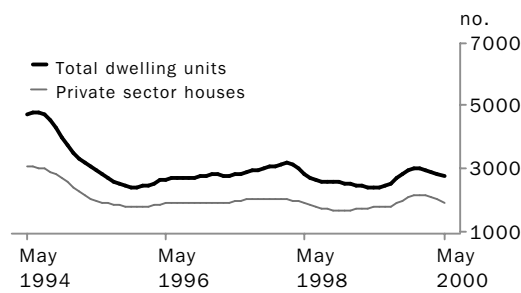
The trend for total dwelling units approved has been declining since July 1999.

VICTORIA



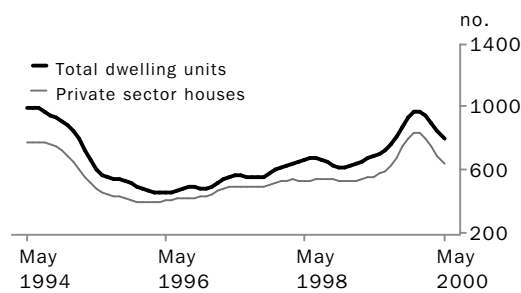
The steady growth in the trend for total dwelling units approved has halted with a strong decline over the last five months.

QUEENSLAND



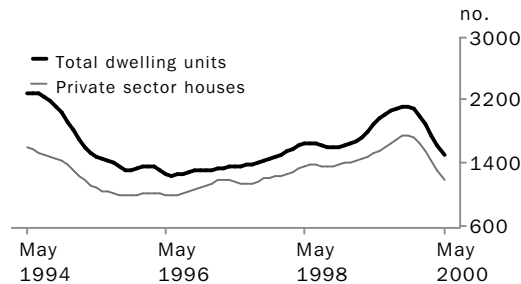
A decline in the trend for total dwelling units approved has been evident for the last five months.

SOUTH AUSTRALIA



The decline in the trend for total dwelling units approved has gathered momentum over the last four months.

WESTERN AUSTRALIA



The trend for total dwelling units approved has fallen sharply since November 1999.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

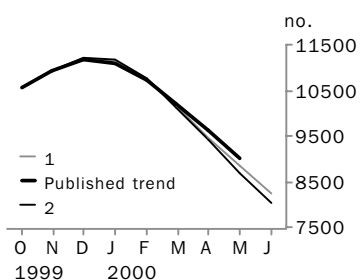
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

TREND REVISIONS

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

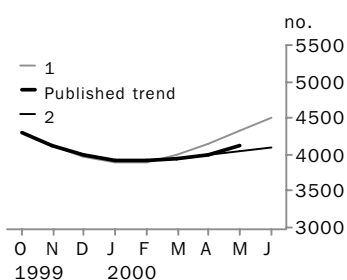
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the June seasonally adjusted estimate is higher than the May estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that the June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

PRIVATE SECTOR HOUSES APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 rises by 3% on May 2000	% change	2 falls by 3% on May 2000	% change
January 2000	11 086	-0.7	11 141	-0.5	11 158	-0.5
February 2000	10 730	-3.2	10 754	-3.5	10 763	-3.5
March 2000	10 201	-4.9	10 149	-5.6	10 127	-5.9
April 2000	9 612	-5.8	9 477	-6.6	9 403	-7.2
May 2000	8 995	-6.4	8 831	-6.8	8 692	-7.6
June 2000	n.y.a.	n.y.a.	8 243	-6.7	8 033	-7.6

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 rises by 11% on May 2000	% change	2 falls by 11% on May 2000	% change
January 2000	3 924	-1.8	3 889	-2.1	3 922	-1.8
February 2000	3 921	-0.1	3 903	0.4	3 919	-0.1
March 2000	3 954	0.8	3 994	2.3	3 950	0.8
April 2000	3 997	1.1	4 138	3.6	3 995	1.1
May 2000	4 113	2.9	4 318	4.3	4 048	1.3
June 2000	n.y.a.	n.y.a.	4 494	4.1	4 086	0.9

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DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS...		TOTAL DWELLING UNITS..		
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL							
1999							
March	9 823	10 052	3 519	3 809	13 342	519	13 861
April	8 120	8 360	3 996	4 182	12 116	426	12 542
May	9 964	10 145	3 402	3 723	13 366	502	13 868
June	9 674	9 976	3 927	4 543	13 601	918	14 519
July	9 872	10 015	4 408	4 653	14 280	388	14 668
August	10 266	10 346	4 911	5 032	15 177	201	15 378
September	10 951	11 198	3 808	4 007	14 759	446	15 205
October	10 018	10 205	3 833	4 008	13 851	362	14 213
November	11 559	11 711	4 325	4 489	15 884	316	16 200
December	11 064	11 181	3 215	3 403	14 279	305	14 584
2000							
January	8 827	8 921	3 841	3 985	12 668	238	12 906
February	10 876	11 042	4 184	4 378	15 060	360	15 420
March	11 270	11 359	3 487	3 592	14 757	194	14 951
April	8 140	8 227	3 417	3 644	11 557	314	11 871
May	9 267	9 435	4 591	4 773	13 858	350	14 208
SEASONALLY ADJUSTED							
1999							
March	8 865	9 075	3 670	3 922	12 535	462	12 997
April	8 809	9 018	3 929	4 093	12 738	373	13 111
May	9 283	9 478	3 437	3 734	12 720	492	13 212
June	9 380	9 585	4 058	4 448	13 438	595	14 033
July	9 687	9 844	3 970	4 278	13 657	465	14 122
August	9 642	9 737	4 836	4 986	14 478	245	14 723
September	10 107	10 356	3 719	3 991	13 826	521	14 347
October	10 093	10 288	4 776	4 983	14 869	402	15 271
November	10 851	10 989	3 710	3 882	14 561	310	14 871
December	11 914	12 054	3 130	3 316	15 044	326	15 370
2000							
January	11 076	11 206	4 414	4 570	15 490	286	15 776
February	11 129	11 282	3 590	3 770	14 719	333	15 052
March	10 469	10 552	3 672	3 775	14 141	186	14 327
April	9 286	9 369	3 724	3 918	13 010	277	13 287
May	8 038	8 194	4 251	4 400	12 289	305	12 594
TREND ESTIMATES							
1999							
March	8 869	9 043	3 744	3 983	12 613	413	13 026
April	9 034	9 204	3 729	3 986	12 763	427	13 190
May	9 198	9 364	3 806	4 081	13 004	441	13 445
June	9 350	9 512	3 967	4 251	13 317	446	13 763
July	9 536	9 697	4 110	4 389	13 645	441	14 086
August	9 799	9 963	4 177	4 437	13 976	424	14 400
September	10 148	10 316	4 166	4 400	14 314	402	14 716
October	10 551	10 722	4 082	4 289	14 633	378	15 011
November	10 948	11 113	3 948	4 133	14 896	350	15 246
December	11 164	11 314	3 820	3 994	14 984	324	15 308
2000							
January	11 086	11 220	3 757	3 924	14 843	301	15 144
February	10 730	10 851	3 762	3 921	14 492	280	14 772
March	10 201	10 316	3 800	3 954	14 001	269	14 270
April	9 612	9 725	3 844	3 997	13 456	266	13 722
May	8 995	9 110	3 960	4 113	12 955	268	13 223

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)							
1999							
March	17.1	17.8	-11.7	-9.0	7.8	49.6	8.9
April	-17.3	-16.8	13.6	9.8	-9.2	-17.9	-9.5
May	22.7	21.4	-14.9	-11.0	10.3	17.8	10.6
June	-2.9	-1.7	15.4	22.0	1.8	82.9	4.7
July	2.0	0.4	12.2	2.4	5.0	-57.7	1.0
August	4.0	3.3	11.4	8.1	6.3	-48.2	4.8
September	6.7	8.2	-22.5	-20.4	-2.8	121.9	-1.1
October	-8.5	-8.9	0.7	0.0	-6.2	-18.8	-6.5
November	15.4	14.8	12.8	12.0	14.7	-12.7	14.0
December	-4.3	-4.5	-25.7	-24.2	-10.1	-3.5	-10.0
2000							
January	-20.2	-20.2	19.5	17.1	-11.3	-22.0	-11.5
February	23.2	23.8	8.9	9.9	18.9	51.3	19.5
March	3.6	2.9	-16.7	-18.0	-2.0	-46.1	-3.0
April	-27.8	-27.6	-2.0	1.4	-21.7	61.9	-20.6
May	13.8	14.7	34.4	31.0	19.9	11.5	19.7
SEASONALLY ADJUSTED (% change from preceding month)							
1999							
March	-2.4	-1.7	0.7	2.0	-1.5	32.4	-0.6
April	-0.6	-0.6	7.1	4.4	1.6	-19.3	0.9
May	5.4	5.1	-12.5	-8.8	-0.1	31.9	0.8
June	1.1	1.1	18.1	19.1	5.6	20.9	6.2
July	3.3	2.7	-2.2	-3.8	1.6	-21.8	0.6
August	-0.5	-1.1	21.8	16.5	6.0	-47.3	4.3
September	4.8	6.4	-23.1	-20.0	-4.5	112.7	-2.6
October	-0.1	-0.7	28.4	24.9	7.5	-22.8	6.4
November	7.5	6.8	-22.3	-22.1	-2.1	-22.9	-2.6
December	9.8	9.7	-15.6	-14.6	3.3	5.2	3.4
2000							
January	-7.0	-7.0	41.0	37.8	3.0	-12.3	2.6
February	0.5	0.7	-18.7	-17.5	-5.0	16.4	-4.6
March	-5.9	-6.5	2.3	0.1	-3.9	-44.1	-4.8
April	-11.3	-11.2	1.4	3.8	-8.0	48.9	-7.3
May	-13.4	-12.5	14.2	12.3	-5.5	10.1	-5.2
TREND ESTIMATES (% change from preceding month)							
1999							
March	1.7	1.7	-1.9	-1.5	0.6	2.0	0.7
April	1.9	1.8	-0.4	0.1	1.2	3.4	1.3
May	1.8	1.7	2.1	2.4	1.9	3.3	1.9
June	1.6	1.6	4.2	4.2	2.4	1.1	2.4
July	2.0	1.9	3.6	3.2	2.5	-1.1	2.3
August	2.8	2.7	1.6	1.1	2.4	-3.9	2.2
September	3.6	3.5	-0.3	-0.8	2.4	-5.2	2.2
October	4.0	3.9	-2.0	-2.5	2.2	-6.0	2.0
November	3.8	3.6	-3.3	-3.6	1.8	-7.4	1.6
December	2.0	1.8	-3.2	-3.4	0.6	-7.4	0.4
2000							
January	-0.7	-0.8	-1.6	-1.8	-0.9	-7.1	-1.1
February	-3.2	-3.3	0.1	-0.1	-2.4	-7.0	-2.5
March	-4.9	-4.9	1.0	0.8	-3.4	-3.9	-3.4
April	-5.8	-5.7	1.2	1.1	-3.9	-1.1	-3.8
May	-6.4	-6.3	3.0	2.9	-3.7	0.8	-3.6

VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
1999					
March	1 560.8	262.2	1 823.0	1 100.7	2 923.7
April	1 415.5	228.9	1 644.5	817.2	2 461.7
May	1 639.6	252.7	1 892.2	1 004.3	2 896.5
June	1 673.2	254.3	1 927.5	987.6	2 915.0
July	1 761.2	291.8	2 053.0	1 230.0	3 283.0
August	1 857.0	309.4	2 166.4	1 103.7	3 270.2
September	1 810.4	299.4	2 109.8	863.7	2 973.5
October	1 700.2	290.6	1 990.9	865.6	2 856.5
November	1 938.3	298.0	2 236.4	1 005.2	3 241.6
December	1 828.0	261.2	2 089.3	833.1	2 922.4
2000					
January	1 621.8	222.3	1 844.1	891.7	2 735.8
February	1 904.8	307.5	2 212.2	876.5	3 088.7
March	1 859.7	307.8	2 167.5	936.2	3 103.7
April	1 449.3	274.4	1 723.7	1 035.2	2 758.9
May	1 836.8	343.1	2 180.0	1 059.7	3 239.7
SEASONALLY ADJUSTED					
1999					
March	1 501.1	239.6	1 740.7	1 179.3	2 920.1
April	1 500.1	240.4	1 740.5	998.7	2 739.3
May	1 501.3	245.2	1 746.5	926.9	2 673.4
June	1 658.0	252.9	1 910.9	1 003.6	2 914.6
July	1 667.1	291.6	1 958.7	1 222.9	3 181.6
August	1 775.0	309.8	2 084.9	768.4	2 853.3
September	1 678.8	268.0	1 946.8	848.7	2 795.5
October	1 818.3	281.5	2 099.8	801.1	2 900.8
November	1 772.2	277.4	2 049.6	1 005.3	3 054.9
December	1 941.9	282.7	2 224.6	968.5	3 193.1
2000					
January	1 976.4	277.3	2 253.7	916.2	3 169.9
February	1 910.8	311.7	2 222.5	942.5	3 165.0
March	1 810.9	281.4	2 092.3	1 003.9	3 096.2
April	1 660.6	299.7	1 960.3	1 336.7	3 297.0
May	1 588.0	311.0	1 899.0	932.0	2 830.9
TREND ESTIMATES					
1999					
March	1 485.4	241.1	1 726.5	1 076.1	2 802.6
April	1 518.6	244.0	1 762.5	1 066.4	2 828.9
May	1 564.2	250.1	1 814.2	1 039.6	2 853.8
June	1 613.9	258.8	1 872.7	1 002.9	2 875.7
July	1 661.1	268.4	1 929.4	958.9	2 888.4
August	1 707.1	275.8	1 983.0	922.9	2 905.8
September	1 756.6	280.6	2 037.2	895.3	2 932.5
October	1 809.1	282.4	2 091.4	873.1	2 964.5
November	1 859.2	282.6	2 141.8	871.7	3 013.4
December	1 890.1	283.3	2 173.5	901.0	3 074.4
2000					
January	1 890.4	286.3	2 176.7	951.2	3 127.8
February	1 858.1	291.2	2 149.3	997.5	3 146.7
March	1 802.5	295.9	2 098.5	1 037.4	3 135.9
April	1 736.8	300.1	2 036.9	1 071.7	3 108.7
May	1 673.8	304.2	1 978.0	1 090.1	3 068.1

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non- residential building	Total building
ORIGINAL (% change from preceding month)					
1999					
March	8.5	8.8	8.6	-10.6	0.5
April	-9.3	-12.7	-9.8	-25.8	-15.8
May	15.8	10.4	15.1	22.9	17.7
June	2.1	0.6	1.9	-1.7	0.6
July	5.3	14.8	6.5	24.5	12.6
August	5.4	6.0	5.5	-10.3	-0.4
September	-2.5	-3.2	-2.6	-21.7	-9.1
October	-6.1	-2.9	-5.6	0.2	-3.9
November	14.0	2.6	12.3	16.1	13.5
December	-5.7	-12.4	-6.6	-17.1	-9.8
2000					
January	-11.3	-14.9	-11.7	7.0	-6.4
February	17.5	38.3	20.0	-1.7	12.9
March	-2.4	0.1	-2.0	6.8	0.5
April	-22.1	-10.8	-20.5	10.6	-11.1
May	26.7	25.0	26.5	2.4	17.4
SEASONALLY ADJUSTED (% change from preceding month)					
1999					
March	0.4	-4.7	-0.3	-6.3	-2.9
April	-0.1	0.3	0.0	-15.3	-6.2
May	0.1	2.0	0.3	-7.2	-2.4
June	10.4	3.1	9.4	8.3	9.0
July	0.6	15.3	2.5	21.8	9.2
August	6.5	6.3	6.4	-37.2	-10.3
September	-5.4	-13.5	-6.6	10.4	-2.0
October	8.3	5.0	7.9	-5.6	3.8
November	-2.5	-1.5	-2.4	25.5	5.3
December	9.6	1.9	8.5	-3.7	4.5
2000					
January	1.8	-1.9	1.3	-5.4	-0.7
February	-3.3	12.4	-1.4	2.9	-0.2
March	-5.2	-9.7	-5.9	6.5	-2.2
April	-8.3	6.5	-6.3	33.2	6.5
May	-4.4	3.8	-3.1	-30.3	-14.1
TREND ESTIMATES (% change from preceding month)					
1999					
March	1.5	0.3	1.3	0.6	1.0
April	2.2	1.2	2.1	-0.9	0.9
May	3.0	2.5	2.9	-2.5	0.9
June	3.2	3.5	3.2	-3.5	0.8
July	2.9	3.7	3.0	-4.4	0.4
August	2.8	2.8	2.8	-3.8	0.6
September	2.9	1.7	2.7	-3.0	0.9
October	3.0	0.6	2.7	-2.5	1.1
November	2.8	0.1	2.4	-0.2	1.6
December	1.7	0.3	1.5	3.4	2.0
2000					
January	0.0	1.0	0.1	5.6	1.7
February	-1.7	1.7	-1.3	4.9	0.6
March	-3.0	1.6	-2.4	4.0	-0.3
April	-3.6	1.4	-2.9	3.3	-0.9
May	-3.6	1.4	-2.9	1.7	-1.3

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1996-1997	90 765	36 948	853	2 231	461	131 258
1997-1998	104 461	42 517	788	2 587	621	150 974
1998-1999	104 459	42 555	664	2 541	482	150 701
1999						
May	9 951	3 230	29	132	24	13 366
June	9 661	3 718	45	142	35	13 601
July	9 863	4 180	22	151	64	14 280
August	10 259	4 596	35	211	76	15 177
September	10 946	3 703	37	42	31	14 759
October	10 012	3 665	30	103	41	13 851
November	11 552	3 881	59	336	56	15 884
December	11 048	3 005	54	130	42	14 279
2000						
January	8 820	3 626	80	88	54	12 668
February	10 863	3 919	96	146	36	15 060
March	11 256	3 356	56	50	39	14 757
April	8 127	3 005	222	177	26	11 557
May	9 255	4 233	78	270	22	13 858
PUBLIC SECTOR (Number)						
1996-1997	1 768	3 469	73	38	19	5 367
1997-1998	2 530	2 989	35	1	13	5 568
1998-1999	2 723	2 986	35	2	4	5 750
1999						
May	181	319	2	0	0	502
June	299	611	8	0	0	918
July	143	236	9	0	0	388
August	80	113	8	0	0	201
September	247	199	0	0	0	446
October	187	175	0	0	0	362
November	152	159	4	0	1	316
December	117	177	2	5	4	305
2000						
January	94	125	19	0	0	238
February	166	188	5	0	1	360
March	88	99	6	1	0	194
April	87	216	11	0	0	314
May	168	180	0	0	2	350
TOTAL (Number)						
1996-1997	92 533	40 417	926	2 269	480	136 625
1997-1998	106 991	45 506	823	2 588	634	156 542
1998-1999	107 182	45 541	699	2 543	486	156 451
1999						
May	10 132	3 549	31	132	24	13 868
June	9 960	4 329	53	142	35	14 519
July	10 006	4 416	31	151	64	14 668
August	10 339	4 709	43	211	76	15 378
September	11 193	3 902	37	42	31	15 205
October	10 199	3 840	30	103	41	14 213
November	11 704	4 040	63	336	57	16 200
December	11 165	3 182	56	135	46	14 584
2000						
January	8 914	3 751	99	88	54	12 906
February	11 029	4 107	101	146	37	15 420
March	11 344	3 455	62	51	39	14 951
April	8 214	3 221	233	177	26	11 871
May	9 423	4 413	78	270	24	14 208

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Month	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ million)								
1996-1997	9 688.2	3 524.5	62.8	2 232.6	203.4	15 711.7	9 209.7	24 921.1
1997-1998	11 654.3	4 443.3	87.8	2 573.4	257.3	19 016.3	10 276.7	29 292.6
1998-1999	12 370.7	4 607.5	67.6	2 512.4	245.8	19 804.2	9 004.9	28 809.1
1999								
May	1 211.2	383.2	2.6	230.4	14.5	1 842.0	849.0	2 691.0
June	1 204.8	386.0	2.9	227.7	9.3	1 830.7	626.8	2 457.6
July	1 227.5	498.4	1.8	250.9	30.0	2 008.6	866.2	2 874.8
August	1 262.0	577.2	2.4	269.0	26.8	2 137.4	788.7	2 926.1
September	1 363.3	402.0	4.0	285.8	7.0	2 062.1	672.8	2 734.9
October	1 266.3	388.4	2.9	272.5	11.6	1 941.7	665.9	2 607.6
November	1 466.2	439.3	4.6	261.5	26.5	2 198.1	621.7	2 819.8
December	1 413.9	385.8	6.4	229.5	12.8	2 048.5	600.8	2 649.3
2000								
January	1 136.0	463.5	9.4	195.3	5.6	1 809.7	655.5	2 465.2
February	1 400.4	466.9	8.8	269.3	19.9	2 165.3	652.3	2 817.6
March	1 463.2	377.5	5.5	287.1	6.3	2 139.6	672.5	2 812.1
April	1 046.0	372.1	34.2	212.0	15.6	1 679.9	806.5	2 486.4
May	1 208.5	586.3	9.6	277.5	44.1	2 126.0	762.7	2 888.7
PUBLIC SECTOR (\$ million)								
1996-1997	189.0	276.0	2.0	58.3	2.2	527.3	3 520.3	4 047.6
1997-1998	249.2	224.6	2.7	101.7	0.1	578.3	4 185.6	4 763.6
1998-1999	292.7	240.1	4.3	88.2	0.1	625.0	3 563.7	4 188.6
1999								
May	19.9	25.2	0.2	4.9	0.0	50.3	155.3	205.5
June	32.2	50.1	0.8	13.7	0.0	96.7	360.7	457.5
July	14.3	21.0	1.3	7.8	0.0	44.4	363.8	408.2
August	8.6	9.1	0.4	10.8	0.0	29.0	315.0	344.0
September	27.2	17.9	0.0	2.6	0.0	47.8	190.9	238.7
October	19.4	26.1	0.0	3.6	0.0	49.2	199.7	248.9
November	18.0	14.8	0.2	5.2	0.0	38.2	383.5	421.8
December	13.2	15.2	0.2	11.3	0.9	40.8	232.3	273.1
2000								
January	11.5	10.8	1.0	11.1	0.0	34.4	236.2	270.6
February	20.1	17.3	0.4	9.0	0.0	46.9	224.2	271.1
March	10.0	9.0	0.2	8.7	0.0	27.8	263.7	291.5
April	10.1	21.0	0.4	12.2	0.0	43.8	228.7	272.5
May	24.8	17.3	0.0	11.9	0.0	54.0	297.0	351.0
TOTAL (\$ million)								
1996-1997	9 877.1	3 800.3	64.7	2 291.0	205.7	16 239.0	12 729.9	28 968.7
1997-1998	11 903.5	4 667.9	90.4	2 675.2	257.3	19 594.2	14 461.8	34 056.2
1998-1999	12 663.5	4 847.6	72.0	2 600.2	245.8	20 429.5	12 568.5	32 997.8
1999								
May	1 231.2	408.4	2.8	235.3	14.5	1 892.2	1 004.3	2 896.5
June	1 237.0	436.2	3.6	241.3	9.3	1 927.5	987.6	2 915.0
July	1 241.7	519.5	3.1	258.7	30.0	2 053.0	1 230.0	3 283.0
August	1 270.7	586.4	2.8	279.8	26.8	2 166.4	1 103.7	3 270.2
September	1 390.5	419.9	4.0	288.4	7.0	2 109.8	863.7	2 973.5
October	1 285.8	414.5	2.9	276.1	11.6	1 990.9	865.6	2 856.5
November	1 484.3	454.1	4.8	266.8	26.5	2 236.4	1 005.2	3 241.6
December	1 427.1	400.9	6.6	240.8	13.7	2 089.3	833.1	2 922.4
2000								
January	1 147.4	474.3	10.4	206.4	5.6	1 844.1	891.7	2 735.8
February	1 420.5	484.2	9.2	278.3	19.9	2 212.2	876.5	3 088.7
March	1 473.1	386.5	5.7	295.8	6.3	2 167.5	936.2	3 103.7
April	1 056.1	393.2	34.6	224.2	15.6	1 723.7	1 035.2	2 758.9
May	1 233.2	603.6	9.6	289.4	44.1	2 180.0	1 059.7	3 239.7

(a) See Glossary for definition.

DWELLING UNITS APPROVED, By State

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
Month	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL								
1999								
March	4 496	3 637	2 583	750	1 939	126	152	178
April	4 037	3 416	2 387	568	1 636	126	225	147
May	4 807	3 610	2 392	683	1 974	95	124	183
June	4 640	3 312	2 847	845	2 431	88	180	176
July	4 958	3 902	2 467	842	2 062	158	140	139
August	4 963	4 777	2 413	771	2 097	118	123	116
September	4 408	4 113	3 096	907	2 085	119	116	361
October	4 243	3 984	2 952	794	1 842	161	110	127
November	4 617	4 523	3 052	993	2 435	183	192	205
December	4 221	4 222	2 812	842	2 014	180	156	137
2000								
January	3 562	3 953	2 462	712	1 675	180	114	248
February	4 282	4 693	2 733	1 073	1 972	168	165	334
March	3 977	4 809	2 998	974	1 768	166	88	171
April	3 362	3 655	2 486	643	1 375	137	83	130
May	4 370	3 536	3 177	764	1 810	238	110	203
SEASONALLY ADJUSTED								
1999								
March	4 417	3 325	2 410	667	1 722	122	n.a.	n.a.
April	4 498	3 568	2 457	671	1 762	118	n.a.	n.a.
May	4 604	3 557	2 390	695	1 890	104	n.a.	n.a.
June	4 382	3 413	2 565	713	2 112	107	n.a.	n.a.
July	4 356	3 928	2 410	746	2 055	156	n.a.	n.a.
August	4 649	4 177	2 371	710	2 057	118	n.a.	n.a.
September	4 450	3 921	2 690	825	2 123	124	n.a.	n.a.
October	4 605	4 305	2 938	846	1 952	142	n.a.	n.a.
November	4 191	4 198	2 904	924	2 163	172	n.a.	n.a.
December	4 422	4 529	3 123	980	2 120	172	n.a.	n.a.
2000								
January	4 233	4 951	3 246	1 055	2 172	180	n.a.	n.a.
February	4 275	4 321	2 816	982	1 924	166	n.a.	n.a.
March	4 117	4 461	2 802	873	1 627	169	n.a.	n.a.
April	3 701	3 919	2 618	852	1 553	134	n.a.	n.a.
May	3 807	3 396	2 916	694	1 511	240	n.a.	n.a.
TREND ESTIMATES								
1999								
March	4 395	3 435	2 459	656	1 732	114	168	170
April	4 423	3 487	2 438	672	1 802	116	166	163
May	4 462	3 570	2 424	688	1 886	117	161	156
June	4 494	3 682	2 430	706	1 962	119	151	152
July	4 506	3 804	2 469	730	2 021	123	140	152
August	4 498	3 945	2 559	764	2 062	129	133	154
September	4 478	4 106	2 691	813	2 095	139	132	165
October	4 455	4 270	2 841	872	2 119	150	136	182
November	4 417	4 426	2 963	931	2 121	159	141	201
December	4 349	4 516	3 019	968	2 084	164	143	215
2000								
January	4 254	4 513	3 002	973	2 004	168	139	218
February	4 149	4 417	2 938	946	1 888	171	130	211
March	4 036	4 246	2 869	902	1 758	174	117	199
April	3 923	4 037	2 809	850	1 635	180	105	185
May	3 835	3 830	2 764	794	1 516	185	92	168

DWELLING UNITS APPROVED, By State—Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
ORIGINAL (% change from preceding month)								
1999								
March	12.9	-3.9	12.9	23.6	25.3	15.6	-18.7	-17.6
April	-10.2	-6.1	-7.6	-24.3	-15.6	0.0	48.0	-17.4
May	19.1	5.7	0.2	20.2	20.7	-24.6	-44.9	24.5
June	-3.5	-8.3	19.0	23.7	23.2	-7.4	45.2	-3.8
July	6.9	17.8	-13.3	-0.4	-15.2	79.5	-22.2	-21.0
August	0.1	22.4	-2.2	-8.4	1.7	-25.3	-12.1	-16.5
September	-11.2	-13.9	28.3	17.6	-0.6	0.8	-5.7	211.2
October	-3.7	-3.1	-4.7	-12.5	-11.7	35.3	-5.2	-64.8
November	8.8	13.5	3.4	25.1	32.2	13.7	74.5	61.4
December	-8.6	-6.7	-7.9	-15.2	-17.3	-1.6	-18.8	-33.2
2000								
January	-15.6	-6.4	-12.4	-15.4	-16.8	0.0	-26.9	81.0
February	20.2	18.7	11.0	50.7	17.7	-6.7	44.7	34.7
March	-7.1	2.5	9.7	-9.2	-10.3	-1.2	-46.7	-48.8
April	-15.5	-24.0	-17.1	-34.0	-22.2	-17.5	-5.7	-24.0
May	30.0	-3.3	27.8	18.8	31.6	73.7	32.5	56.2
SEASONALLY ADJUSTED (% change from preceding month)								
1999								
March	4.4	-9.4	-4.3	8.4	3.5	5.6	n.a.	n.a.
April	1.8	7.3	2.0	0.6	2.4	-3.7	n.a.	n.a.
May	2.4	-0.3	-2.7	3.6	7.3	-11.9	n.a.	n.a.
June	-4.8	-4.1	7.3	2.6	11.7	3.4	n.a.	n.a.
July	-0.6	15.1	-6.0	4.7	-2.7	45.9	n.a.	n.a.
August	6.7	6.3	-1.6	-4.9	0.1	-24.8	n.a.	n.a.
September	-4.3	-6.1	13.5	16.1	3.2	5.3	n.a.	n.a.
October	3.5	9.8	9.2	2.6	-8.0	14.9	n.a.	n.a.
November	-9.0	-2.5	-1.2	9.2	10.8	20.6	n.a.	n.a.
December	5.5	7.9	7.5	6.1	-2.0	0.4	n.a.	n.a.
2000								
January	-4.3	9.3	3.9	7.6	2.5	4.3	n.a.	n.a.
February	1.0	-12.7	-13.3	-7.0	-11.4	-7.9	n.a.	n.a.
March	-3.7	3.2	-0.5	-11.0	-15.5	1.8	n.a.	n.a.
April	-10.1	-12.2	-6.6	-2.4	-4.5	-20.7	n.a.	n.a.
May	2.9	-13.3	11.4	-18.6	-2.7	79.1	n.a.	n.a.
TREND ESTIMATES (% change from preceding month)								
1999								
March	0.4	0.9	-0.8	2.4	3.2	1.0	-1.7	-0.9
April	0.6	1.5	-0.9	2.4	4.0	1.5	-0.9	-4.3
May	0.9	2.4	-0.6	2.4	4.7	1.2	-3.4	-4.6
June	0.7	3.1	0.3	2.8	4.1	1.6	-6.1	-2.3
July	0.3	3.3	1.6	3.3	3.0	3.1	-7.0	-0.3
August	-0.2	3.7	3.6	4.7	2.1	5.5	-4.8	1.7
September	-0.4	4.1	5.2	6.4	1.6	7.2	-0.9	6.9
October	-0.5	4.0	5.6	7.3	1.1	8.1	2.8	10.5
November	-0.9	3.7	4.3	6.7	0.1	5.9	3.7	10.4
December	-1.5	2.0	1.9	4.0	-1.7	3.6	1.3	6.7
2000								
January	-2.2	-0.1	-0.6	0.5	-3.9	2.4	-2.5	1.4
February	-2.5	-2.1	-2.1	-2.7	-5.8	1.5	-6.9	-3.1
March	-2.7	-3.9	-2.3	-4.7	-6.9	2.0	-9.6	-5.6
April	-2.8	-4.9	-2.1	-5.7	-7.0	3.1	-10.2	-7.0
May	-2.2	-5.1	-1.6	-6.5	-7.2	3.3	-12.4	-9.0

PRIVATE SECTOR HOUSES APPROVED, By State

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
Month	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL								
1999								
March	2 720	2 758	1 831	644	1 563	116	83	108
April	2 055	2 230	1 678	487	1 383	112	93	82
May	2 843	2 766	1 807	601	1 616	94	90	147
June	2 503	2 688	1 928	652	1 682	76	83	62
July	2 788	2 713	1 750	615	1 705	135	83	83
August	2 721	3 078	1 781	663	1 756	101	53	113
September	2 575	3 340	2 334	731	1 615	114	57	185
October	2 558	2 861	1 967	667	1 655	142	70	98
November	2 891	3 386	1 990	892	2 031	154	88	127
December	2 928	3 259	2 106	736	1 712	156	65	102
2000								
January	2 264	2 524	1 697	649	1 385	139	53	116
February	2 565	3 452	2 201	836	1 459	135	63	165
March	2 663	3 557	2 403	807	1 477	150	71	142
April	1 944	2 555	1 711	561	1 072	121	48	128
May	2 379	2 529	2 026	616	1 363	164	41	149
SEASONALLY ADJUSTED								
1999								
March	2 501	2 426	1 678	547	1 453	n.a.	n.a.	n.a.
April	2 257	2 469	1 766	557	1 439	n.a.	n.a.	n.a.
May	2 566	2 612	1 748	585	1 494	n.a.	n.a.	n.a.
June	2 518	2 562	1 899	591	1 598	n.a.	n.a.	n.a.
July	2 685	2 744	1 734	542	1 652	n.a.	n.a.	n.a.
August	2 596	2 818	1 744	620	1 630	n.a.	n.a.	n.a.
September	2 308	2 977	1 988	685	1 647	n.a.	n.a.	n.a.
October	2 708	3 005	1 883	723	1 673	n.a.	n.a.	n.a.
November	2 754	3 192	1 897	823	1 865	n.a.	n.a.	n.a.
December	2 947	3 492	2 473	810	1 743	n.a.	n.a.	n.a.
2000								
January	2 673	3 342	2 160	957	1 742	n.a.	n.a.	n.a.
February	2 791	3 434	2 224	816	1 556	n.a.	n.a.	n.a.
March	2 549	3 236	2 181	688	1 375	n.a.	n.a.	n.a.
April	2 186	2 887	1 843	712	1 232	n.a.	n.a.	n.a.
May	2 006	2 234	1 873	548	1 158	n.a.	n.a.	n.a.
TREND ESTIMATES								
1999								
March	2 401	2 456	1 734	542	1 452	n.a.	n.a.	n.a.
April	2 453	2 511	1 757	551	1 482	n.a.	n.a.	n.a.
May	2 495	2 570	1 776	560	1 519	n.a.	n.a.	n.a.
June	2 519	2 633	1 783	574	1 560	n.a.	n.a.	n.a.
July	2 539	2 716	1 793	595	1 605	n.a.	n.a.	n.a.
August	2 567	2 826	1 826	630	1 653	n.a.	n.a.	n.a.
September	2 612	2 960	1 890	683	1 702	n.a.	n.a.	n.a.
October	2 674	3 105	1 982	746	1 742	n.a.	n.a.	n.a.
November	2 741	3 254	2 086	804	1 758	n.a.	n.a.	n.a.
December	2 773	3 346	2 163	836	1 730	n.a.	n.a.	n.a.
2000								
January	2 739	3 346	2 187	831	1 655	n.a.	n.a.	n.a.
February	2 635	3 255	2 158	797	1 544	n.a.	n.a.	n.a.
March	2 489	3 098	2 098	748	1 421	n.a.	n.a.	n.a.
April	2 329	2 909	2 026	693	1 303	n.a.	n.a.	n.a.
May	2 181	2 705	1 946	636	1 193	n.a.	n.a.	n.a.

PRIVATE SECTOR HOUSES APPROVED, By State—Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
ORIGINAL (% change from preceding month)								
1999								
March	26.9	12.9	4.6	30.4	21.6	19.6	-2.4	12.5
April	-24.4	-19.1	-8.4	-24.4	-11.5	-3.4	12.0	-24.1
May	38.3	24.0	7.7	23.4	16.8	-16.1	-3.2	79.3
June	-12.0	-2.8	6.7	8.5	4.1	-19.1	-7.8	-57.8
July	11.4	0.9	-9.2	-5.7	1.4	77.6	0.0	33.9
August	-2.4	13.5	1.8	7.8	3.0	-25.2	-36.1	36.1
September	-5.4	8.5	31.0	10.3	-8.0	12.9	7.5	63.7
October	-0.7	-14.3	-15.7	-8.8	2.5	24.6	22.8	-47.0
November	13.0	18.4	1.2	33.7	22.7	8.5	25.7	29.6
December	1.3	-3.8	5.8	-17.5	-15.7	1.3	-26.1	-19.7
2000								
January	-22.7	-22.6	-19.4	-11.8	-19.1	-10.9	-18.5	13.7
February	13.3	36.8	29.7	28.8	5.3	-2.9	18.9	42.2
March	3.8	3.0	9.2	-3.5	1.2	11.1	12.7	-13.9
April	-27.0	-28.2	-28.8	-30.5	-27.4	-19.3	-32.4	-9.9
May	22.4	-1.0	18.4	9.8	27.1	35.5	-14.6	16.4
SEASONALLY ADJUSTED (% change from preceding month)								
1999								
March	3.7	-6.2	-9.1	6.8	1.8	n.a.	n.a.	n.a.
April	-9.7	1.8	5.2	1.8	-0.9	n.a.	n.a.	n.a.
May	13.7	5.8	-1.1	5.0	3.8	n.a.	n.a.	n.a.
June	-1.9	-1.9	8.7	1.1	7.0	n.a.	n.a.	n.a.
July	6.6	7.1	-8.7	-8.4	3.3	n.a.	n.a.	n.a.
August	-3.3	2.7	0.6	14.5	-1.3	n.a.	n.a.	n.a.
September	-11.1	5.6	14.0	10.4	1.0	n.a.	n.a.	n.a.
October	17.3	1.0	-5.3	5.6	1.6	n.a.	n.a.	n.a.
November	1.7	6.2	0.7	13.8	11.5	n.a.	n.a.	n.a.
December	7.0	9.4	30.4	-1.5	-6.6	n.a.	n.a.	n.a.
2000								
January	-9.3	-4.3	-12.7	18.2	0.0	n.a.	n.a.	n.a.
February	4.4	2.8	3.0	-14.8	-10.7	n.a.	n.a.	n.a.
March	-8.7	-5.8	-1.9	-15.7	-11.6	n.a.	n.a.	n.a.
April	-14.2	-10.8	-15.5	3.5	-10.4	n.a.	n.a.	n.a.
May	-8.3	-22.6	1.6	-23.1	-6.0	n.a.	n.a.	n.a.
TREND ESTIMATES (% change from preceding month)								
1999								
March	2.0	2.1	1.6	1.4	1.5	n.a.	n.a.	n.a.
April	2.1	2.3	1.3	1.6	2.0	n.a.	n.a.	n.a.
May	1.7	2.3	1.1	1.7	2.5	n.a.	n.a.	n.a.
June	1.0	2.5	0.4	2.5	2.7	n.a.	n.a.	n.a.
July	0.8	3.2	0.6	3.7	2.9	n.a.	n.a.	n.a.
August	1.1	4.1	1.9	5.9	3.0	n.a.	n.a.	n.a.
September	1.7	4.7	3.5	8.4	2.9	n.a.	n.a.	n.a.
October	2.4	4.9	4.9	9.2	2.3	n.a.	n.a.	n.a.
November	2.5	4.8	5.2	7.8	0.9	n.a.	n.a.	n.a.
December	1.2	2.8	3.7	4.0	-1.6	n.a.	n.a.	n.a.
2000								
January	-1.2	0.0	1.1	-0.6	-4.4	n.a.	n.a.	n.a.
February	-3.8	-2.7	-1.3	-4.1	-6.7	n.a.	n.a.	n.a.
March	-5.6	-4.8	-2.8	-6.2	-8.0	n.a.	n.a.	n.a.
April	-6.4	-6.1	-3.4	-7.3	-8.3	n.a.	n.a.	n.a.
May	-6.4	-7.0	-4.0	-8.2	-8.4	n.a.	n.a.	n.a.

TOTAL DWELLINGS APPROVED, By Capital City Statistical Division

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Greater Hobart	Darwin	Canberra
Month	no.	no.	no.	no.	no.	no.	no.	no.
PRIVATE SECTOR								
1996-1997	30 844	20 805	14 192	4 020	10 602	682	1 185	1 907
1997-1998	35 102	27 490	16 686	4 627	11 930	617	1 374	1 347
1998-1999	34 417	30 165	13 129	5 350	14 032	549	1 143	1 956
1999								
May	3 050	2 690	937	431	1 269	28	76	168
June	3 035	2 492	1 117	594	1 517	33	118	162
July	3 123	2 948	709	597	1 454	52	86	128
August	3 392	3 853	900	489	1 429	53	100	115
September	2 745	3 079	1 185	600	1 423	52	67	360
October	2 710	2 914	1 409	554	1 300	61	44	127
November	2 986	3 496	1 503	685	1 878	79	114	170
December	2 701	3 218	1 054	569	1 506	66	116	132
2000								
January	2 177	3 122	1 147	445	1 242	83	91	247
February	2 624	3 488	1 073	771	1 415	76	88	331
March	2 401	3 807	1 158	688	1 199	62	43	170
April	2 029	2 804	1 108	418	982	60	53	130
May	2 844	2 671	1 304	548	1 310	141	47	203
PUBLIC SECTOR								
1996-1997	1 500	501	642	101	459	46	83	49
1997-1998	745	752	475	180	882	6	172	49
1998-1999	1 112	666	473	151	549	0	243	117
1999								
May	95	37	108	24	86	0	9	15
June	60	46	146	21	189	0	0	14
July	88	89	6	5	0	12	0	10
August	27	39	9	6	7	0	0	1
September	12	72	17	29	150	1	0	0
October	26	93	10	17	26	0	0	0
November	47	59	4	12	14	1	36	35
December	30	70	19	0	72	3	4	5
2000								
January	62	19	20	0	49	0	5	0
February	93	56	19	2	40	0	22	3
March	28	9	25	0	55	0	5	1
April	95	40	12	4	40	3	0	0
May	41	40	10	7	26	0	23	0
TOTAL								
1996-1997	32 344	21 306	14 834	4 121	11 061	728	1 268	1 956
1997-1998	35 847	28 242	17 161	4 807	12 812	623	1 546	1 396
1998-1999	35 529	30 831	13 602	5 501	14 581	549	1 386	2 073
1999								
May	3 145	2 727	1 045	455	1 355	28	85	183
June	3 095	2 538	1 263	615	1 706	33	118	176
July	3 211	3 037	715	602	1 454	64	86	138
August	3 419	3 892	909	495	1 436	53	100	116
September	2 757	3 151	1 202	629	1 573	53	67	360
October	2 736	3 007	1 419	571	1 326	61	44	127
November	3 033	3 555	1 507	697	1 892	80	150	205
December	2 731	3 288	1 073	569	1 578	69	120	137
2000								
January	2 239	3 141	1 167	445	1 291	83	96	247
February	2 717	3 544	1 092	773	1 455	76	110	334
March	2 429	3 816	1 183	688	1 254	62	48	171
April	2 124	2 844	1 120	422	1 022	63	53	130
May	2 885	2 711	1 314	555	1 336	141	70	203

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	2 375	1 744	40	112	11	4 282
Victoria	2 521	890	18	51	6	3 486
Queensland	2 026	1 044	6	0	3	3 079
South Australia	616	67	11	61	0	755
Western Australia	1 363	359	2	17	2	1 743
Tasmania	164	43	0	29	0	236
Northern Territory	41	32	1	0	0	74
Australian Capital Territory	149	54	0	0	0	203
Australia	9 255	4 233	78	270	22	13 858
PUBLIC SECTOR						
New South Wales	21	67	0	0	0	88
Victoria	44	5	0	0	1	50
Queensland	51	46	0	0	1	98
South Australia	9	0	0	0	0	9
Western Australia	29	38	0	0	0	67
Tasmania	0	2	0	0	0	2
Northern Territory	14	22	0	0	0	36
Australian Capital Territory	0	0	0	0	0	0
Australia	168	180	0	0	2	350
TOTAL						
New South Wales	2 396	1 811	40	112	11	4 370
Victoria	2 565	895	18	51	7	3 536
Queensland	2 077	1 090	6	0	4	3 177
South Australia	625	67	11	61	0	764
Western Australia	1 392	397	2	17	2	1 810
Tasmania	164	45	0	29	0	238
Northern Territory	55	54	1	0	0	110
Australian Capital Territory	149	54	0	0	0	203
Australia	9 423	4 413	78	270	24	14 208

(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										
1996-1997	92 533	10 698	8 920	19 618	4 777	5 464	10 558	20 799	40 417	132 950
1997-1998	106 991	11 376	10 403	21 779	5 116	6 064	12 547	23 727	45 506	152 497
1998-1999	107 182	10 114	11 940	22 054	4 701	5 018	13 768	23 487	45 541	152 723
1999										
March	10 043	898	962	1 860	468	262	933	1 663	3 523	13 566
April	8 350	952	916	1 868	342	454	1 188	1 984	3 852	12 202
May	10 132	761	1 027	1 788	326	388	1 047	1 761	3 549	13 681
June	9 960	1 118	1 092	2 210	603	548	968	2 119	4 329	14 289
July	10 006	883	1 217	2 100	351	436	1 529	2 316	4 416	14 422
August	10 339	804	817	1 621	428	409	2 251	3 088	4 709	15 048
September	11 193	1 182	1 078	2 260	259	304	1 079	1 642	3 902	15 095
October	10 199	726	1 138	1 864	187	288	1 501	1 976	3 840	14 039
November	11 704	807	886	1 693	608	379	1 360	2 347	4 040	15 744
December	11 165	725	967	1 692	264	252	974	1 490	3 182	14 347
2000										
January	8 914	614	974	1 588	266	407	1 490	2 163	3 751	12 665
February	11 029	1 105	1 332	2 437	353	422	895	1 670	4 107	15 136
March	11 344	1 018	917	1 935	287	380	853	1 520	3 455	14 799
April	8 214	645	905	1 550	350	314	1 007	1 671	3 221	11 435
May	9 423	718	956	1 674	433	599	1 707	2 739	4 413	13 836

VALUE (\$ million)

1996-1997	9 877.1	753.1	809.5	1 562.7	351.4	480.0	1 406.2	2 237.8	3 800.3	13 677.5
1997-1998	11 903.5	822.7	958.4	1 780.9	423.2	548.3	1 915.1	2 886.8	4 667.9	16 571.3
1998-1999	12 663.5	789.0	1 185.3	1 974.5	394.9	507.8	1 970.5	2 873.3	4 847.6	17 511.0
1999										
March	1 204.7	74.1	98.3	172.4	35.6	23.1	125.1	183.7	356.1	1 560.8
April	996.9	71.7	96.5	168.3	27.3	53.0	170.1	250.4	418.6	1 415.5
May	1 231.2	62.8	110.1	172.9	31.9	40.2	163.4	235.6	408.4	1 639.6
June	1 237.0	85.4	114.0	199.4	58.0	56.2	122.6	236.8	436.2	1 673.2
July	1 241.7	78.4	120.7	199.1	32.5	46.5	241.4	320.4	519.5	1 761.2
August	1 270.7	64.8	87.8	152.6	37.5	37.9	358.4	433.8	586.4	1 857.0
September	1 390.5	97.6	117.6	215.2	24.8	33.3	146.6	204.7	419.9	1 810.4
October	1 285.8	58.3	115.7	174.0	18.4	28.1	194.0	240.5	414.5	1 700.2
November	1 484.3	64.5	87.7	152.2	58.0	36.5	207.3	301.8	454.1	1 938.3
December	1 427.1	60.0	101.4	161.4	20.9	26.2	192.5	239.6	400.9	1 828.0
2000										
January	1 147.4	54.0	102.3	156.3	21.6	43.2	253.2	318.1	474.3	1 621.8
February	1 420.5	99.7	135.4	235.1	35.9	51.1	162.1	249.1	484.2	1 904.8
March	1 473.1	81.4	101.4	182.8	30.9	42.7	130.1	203.7	386.5	1 859.7
April	1 056.1	54.9	95.8	150.7	38.5	30.2	173.7	242.4	393.2	1 449.3
May	1 233.2	63.6	115.8	179.4	37.7	60.6	325.8	424.2	603.6	1 836.8

(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)							
1996-1997	9 935.0	3 960.2	13 893.6	2 585.7	16 479.6	13 252.6	29 716.2
1997-1998	11 903.5	4 667.8	16 571.3	3 022.9	19 594.2	14 462.0	34 056.2
1998-1999	12 399.7	4 653.9	17 053.6	2 858.2	19 911.7	12 166.4	32 078.1
1998							
December	2 971.3	1 293.2	4 264.5	698.5	4 962.9	3 029.0	7 991.9
1999							
March	2 931.1	1 037.7	3 968.8	677.3	4 646.1	3 236.7	7 882.8
June	3 338.1	1 193.2	4 531.3	707.1	5 238.4	2 680.7	7 919.1
September	3 724.0	1 428.3	5 152.3	858.3	6 010.6	3 018.5	9 029.1
December	3 896.9	1 152.2	5 049.2	775.3	5 824.5	2 528.4	8 352.8
2000							
March	3 651.6	1 220.2	4 871.8	753.2	5 625.0	2 435.8	8 060.8
SEASONALLY ADJUSTED (\$ million)							
1998							
December	2 993.1	1 246.6	4 273.2	708.3	5 000.3	2 973.2	7 986.9
1999							
March	3 174.3	1 144.9	4 323.3	711.7	5 071.8	3 349.6	8 479.1
June	3 277.3	1 196.2	4 459.5	697.6	5 086.3	2 773.4	7 848.3
September	3 468.1	1 339.2	4 761.0	835.4	5 641.3	3 045.0	8 576.9
December	3 940.5	1 144.0	5 126.5	773.3	5 888.4	2 436.5	8 352.8
2000							
March	3 908.0	1 322.7	5 214.7	778.4	6 036.1	2 459.7	8 601.7
TREND ESTIMATES (\$ million)							
1998							
December	3 029.5	1 170.7	4 207.7	713.3	4 931.1	3 138.5	8 079.8
1999							
March	3 111.2	1 186.5	4 300.2	704.7	5 013.3	3 054.4	8 075.3
June	3 307.3	1 223.2	4 519.0	740.0	5 250.9	3 015.3	8 246.1
September	3 547.4	1 236.5	4 771.0	774.7	5 542.5	2 808.2	8 326.2
December	3 786.3	1 255.4	5 039.3	791.0	5 844.8	2 595.9	8 451.3
2000							
March	3 997.6	1 266.3	5 272.8	793.9	6 105.9	2 486.3	8 580.5
TREND ESTIMATES (% change from preceding quarter)							
1998							
December	-0.1	-1.4	-0.1	-6.7	-0.9	-5.9	-2.9
1999							
March	2.7	1.3	2.2	-1.2	1.7	-2.7	-0.1
June	6.3	3.1	5.1	5.0	4.7	-1.3	2.1
September	7.3	1.1	5.6	4.7	5.6	-6.9	1.0
December	6.7	1.5	5.6	2.1	5.5	-7.6	1.5
2000							
March	5.6	0.9	4.6	0.4	4.5	-4.2	1.5

(a) Reference year for chain volume measures is 1997-98. See paragraphs 20-21 of the Explanatory Notes. Refer to Explanatory Notes paragraph 12.

(b) Refer to Explanatory Notes paragraph 12.

The annual reanalysis and revisions outlined on page 2 have not been included in this table.

VALUE OF TOTAL BUILDING APPROVED, By State

	<i>New South Wales</i>	<i>Victoria</i>	<i>Queensland</i>	<i>South Australia</i>	<i>Western Australia</i>	<i>Tasmania</i>	<i>Northern Territory</i>	<i>Australian Capital Territory</i>
<i>Month</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL								
1999								
March	1 021.3	796.3	516.9	144.9	319.3	31.6	37.3	56.2
April	784.7	639.0	553.7	90.1	267.1	43.2	41.8	42.0
May	1 147.3	755.4	460.8	138.3	292.1	21.3	22.4	58.8
June	1 173.7	679.8	498.8	120.5	348.3	19.7	38.0	36.1
July	1 266.7	809.4	587.4	147.6	361.0	37.6	26.2	47.1
August	1 280.6	979.3	424.1	129.4	360.3	25.8	32.8	37.9
September	932.8	864.6	521.5	153.5	382.2	38.5	24.4	56.0
October	896.7	837.0	537.3	125.2	367.4	29.7	27.8	35.4
November	978.6	877.2	672.4	153.1	399.5	25.8	54.6	80.4
December	946.8	916.0	437.1	228.8	305.2	34.1	25.2	29.2
2000								
January	935.3	832.7	497.3	99.6	269.2	31.9	28.2	41.6
February	934.9	1 014.3	451.9	173.9	353.1	42.2	33.8	84.8
March	1 072.5	963.4	495.2	174.5	306.7	31.4	28.6	31.4
April	901.9	876.1	475.0	135.3	273.8	25.8	25.9	45.1
May	1 056.4	808.2	584.0	156.8	430.5	51.6	22.7	129.5
SEASONALLY ADJUSTED								
1999								
March	1 094.2	766.2	541.8	124.6	306.3	n.a.	n.a.	n.a.
April	845.5	736.5	593.0	112.8	298.9	n.a.	n.a.	n.a.
May	1 096.3	690.0	450.6	129.0	247.6	n.a.	n.a.	n.a.
June	1 163.1	721.6	487.4	115.2	334.1	n.a.	n.a.	n.a.
July	1 139.2	885.2	507.1	133.4	336.5	n.a.	n.a.	n.a.
August	1 080.1	860.8	381.5	117.7	347.4	n.a.	n.a.	n.a.
September	874.6	824.1	482.5	136.2	411.4	n.a.	n.a.	n.a.
October	917.7	851.9	550.2	140.8	352.1	n.a.	n.a.	n.a.
November	932.4	842.1	555.2	145.7	360.2	n.a.	n.a.	n.a.
December	1 024.7	956.7	548.0	260.2	334.3	n.a.	n.a.	n.a.
2000								
January	1 069.2	971.9	614.2	140.1	351.7	n.a.	n.a.	n.a.
February	1 038.2	906.1	487.6	164.8	347.0	n.a.	n.a.	n.a.
March	1 147.2	924.5	483.0	150.3	294.2	n.a.	n.a.	n.a.
April	1 013.1	1 057.0	582.0	168.7	323.6	n.a.	n.a.	n.a.
May	935.1	716.3	547.4	148.0	345.9	n.a.	n.a.	n.a.
TREND ESTIMATES								
1999								
March	1 033.9	702.0	518.7	129.8	299.5	n.a.	n.a.	n.a.
April	1 057.8	722.6	512.8	124.5	296.5	n.a.	n.a.	n.a.
May	1 078.1	747.8	498.4	120.9	301.2	n.a.	n.a.	n.a.
June	1 082.4	772.5	481.9	120.5	315.5	n.a.	n.a.	n.a.
July	1 061.2	795.4	469.0	123.9	335.6	n.a.	n.a.	n.a.
August	1 027.8	820.1	470.7	128.8	354.0	n.a.	n.a.	n.a.
September	990.8	847.0	489.5	133.6	365.5	n.a.	n.a.	n.a.
October	963.9	869.7	516.1	138.4	368.3	n.a.	n.a.	n.a.
November	965.4	893.4	538.3	143.3	361.7	n.a.	n.a.	n.a.
December	996.2	916.0	548.7	147.9	350.2	n.a.	n.a.	n.a.
2000								
January	1 031.9	933.8	549.1	151.4	339.7	n.a.	n.a.	n.a.
February	1 052.2	939.5	542.4	154.0	332.0	n.a.	n.a.	n.a.
March	1 052.9	930.7	537.4	156.0	327.7	n.a.	n.a.	n.a.
April	1 041.5	912.0	535.6	157.3	326.0	n.a.	n.a.	n.a.
May	1 023.4	887.7	536.8	157.9	324.9	n.a.	n.a.	n.a.

VALUE OF TOTAL BUILDING APPROVED, By State-Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
ORIGINAL (% change from preceding month)								
1999								
March	1.2	2.1	24.1	-23.4	-7.3	79.6	-11.7	-49.9
April	-23.2	-19.7	7.1	-37.8	-16.4	36.6	12.0	-25.1
May	46.2	18.2	-16.8	53.5	9.4	-50.7	-46.3	40.0
June	2.3	-10.0	8.2	-12.9	19.3	-7.4	69.3	-38.6
July	7.9	19.1	17.8	22.5	3.6	90.6	-31.0	30.3
August	1.1	21.0	-27.8	-12.3	-0.2	-31.5	25.4	-19.5
September	-27.2	-11.7	23.0	18.6	6.1	49.5	-25.8	47.6
October	-3.9	-3.2	3.0	-18.4	-3.9	-23.0	14.0	-36.7
November	9.1	4.8	25.2	22.2	8.7	-12.9	96.8	126.9
December	-3.2	4.4	-35.0	49.5	-23.6	31.9	-53.8	-63.7
2000								
January	-1.2	-9.1	13.8	-56.4	-11.8	-6.5	11.7	42.5
February	0.0	21.8	-9.1	74.5	31.2	32.3	19.8	103.7
March	14.7	-5.0	9.6	0.3	-13.1	-25.5	-15.3	-63.0
April	-15.9	-9.1	-4.1	-22.4	-10.7	-18.0	-9.5	43.5
May	17.1	-7.8	23.0	15.8	57.2	100.0	-12.4	187.4
SEASONALLY ADJUSTED (% change from preceding month)								
1999								
March	-4.8	9.5	16.0	-31.9	-17.0	n.a.	n.a.	n.a.
April	-22.7	-3.9	9.5	-9.5	-2.4	n.a.	n.a.	n.a.
May	29.7	-6.3	-24.0	14.4	-17.2	n.a.	n.a.	n.a.
June	6.1	4.6	8.2	-10.7	34.9	n.a.	n.a.	n.a.
July	-2.1	22.7	4.0	15.8	0.7	n.a.	n.a.	n.a.
August	-5.2	-2.8	-24.8	-11.8	3.3	n.a.	n.a.	n.a.
September	-19.0	-4.3	26.5	15.7	18.4	n.a.	n.a.	n.a.
October	4.9	3.4	14.0	3.4	-14.4	n.a.	n.a.	n.a.
November	1.6	-1.1	0.9	3.5	2.3	n.a.	n.a.	n.a.
December	9.9	13.6	-1.3	78.5	-7.2	n.a.	n.a.	n.a.
2000								
January	4.3	1.6	12.1	-46.2	5.2	n.a.	n.a.	n.a.
February	-2.9	-6.8	-20.6	17.6	-1.3	n.a.	n.a.	n.a.
March	10.5	2.0	-0.9	-8.8	-15.2	n.a.	n.a.	n.a.
April	-11.7	14.3	20.5	12.2	10.0	n.a.	n.a.	n.a.
May	-7.7	-32.2	-5.9	-12.2	6.9	n.a.	n.a.	n.a.
TREND ESTIMATES (% change from preceding month)								
1999								
March	2.3	1.9	1.1	-3.2	-1.5	n.a.	n.a.	n.a.
April	2.3	2.9	-1.1	-4.1	-1.0	n.a.	n.a.	n.a.
May	1.9	3.5	-2.8	-2.9	1.6	n.a.	n.a.	n.a.
June	0.4	3.3	-3.3	-0.3	4.7	n.a.	n.a.	n.a.
July	-2.0	3.0	-2.7	2.8	6.4	n.a.	n.a.	n.a.
August	-3.2	3.1	0.4	4.0	5.5	n.a.	n.a.	n.a.
September	-3.6	3.3	4.0	3.7	3.2	n.a.	n.a.	n.a.
October	-2.7	2.7	5.5	3.6	0.8	n.a.	n.a.	n.a.
November	0.2	2.7	4.3	3.6	-1.8	n.a.	n.a.	n.a.
December	3.2	2.5	1.9	3.2	-3.2	n.a.	n.a.	n.a.
2000								
January	3.6	1.9	0.1	2.4	-3.0	n.a.	n.a.	n.a.
February	2.0	0.6	-1.2	1.7	-2.3	n.a.	n.a.	n.a.
March	0.1	-0.9	-0.9	1.3	-1.3	n.a.	n.a.	n.a.
April	-1.1	-2.0	-0.3	0.9	-0.5	n.a.	n.a.	n.a.
May	-1.7	-2.7	0.2	0.3	-0.3	n.a.	n.a.	n.a.

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

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
Month	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
ORIGINAL								
1999								
March	396.7	275.0	213.8	61.1	93.6	16.5	15.4	28.7
April	207.5	183.9	274.8	22.7	71.5	26.9	9.2	20.6
May	424.7	241.6	173.8	57.4	65.7	10.1	4.2	26.7
June	503.7	183.2	162.7	31.7	74.2	7.3	12.5	12.2
July	523.6	249.0	275.8	31.7	104.6	18.7	5.2	21.4
August	509.0	282.9	124.5	37.5	113.4	10.2	14.0	12.1
September	260.3	245.6	140.1	49.2	134.8	23.3	6.4	4.0
October	266.0	240.9	156.1	31.6	137.0	9.8	10.8	13.4
November	264.1	235.7	289.3	36.2	95.7	6.2	26.8	51.1
December	278.1	266.2	70.8	129.5	62.3	13.1	4.4	8.8
2000								
January	359.2	235.1	197.7	18.5	57.3	6.4	10.4	7.1
February	279.5	324.7	101.9	43.3	63.8	21.4	10.8	31.2
March	443.8	215.8	113.4	59.0	74.0	9.8	15.5	4.9
April	380.7	327.3	138.5	58.7	87.5	8.0	11.6	22.9
May	298.3	238.5	173.2	66.1	165.3	17.1	5.5	95.7
TREND ESTIMATES								
1999								
March	415.8	229.4	239.6	53.1	92.3	n.a.	n.a.	n.a.
April	423.3	239.8	228.7	44.8	82.6	n.a.	n.a.	n.a.
May	420.9	247.1	208.9	38.3	78.5	n.a.	n.a.	n.a.
June	403.7	248.4	186.9	35.1	83.5	n.a.	n.a.	n.a.
July	370.9	245.3	166.0	35.5	94.9	n.a.	n.a.	n.a.
August	336.9	240.9	154.0	37.1	106.8	n.a.	n.a.	n.a.
September	306.1	237.9	153.7	37.7	112.3	n.a.	n.a.	n.a.
October	286.8	233.3	159.4	37.5	109.4	n.a.	n.a.	n.a.
November	294.7	232.7	164.3	36.8	98.9	n.a.	n.a.	n.a.
December	330.3	240.7	165.4	37.1	87.2	n.a.	n.a.	n.a.
2000								
January	370.1	256.7	165.8	38.9	80.9	n.a.	n.a.	n.a.
February	396.8	273.5	165.6	42.7	81.4	n.a.	n.a.	n.a.
March	408.0	287.4	168.2	48.2	87.1	n.a.	n.a.	n.a.
April	408.5	297.2	173.1	54.1	95.1	n.a.	n.a.	n.a.
May	398.9	303.0	179.1	59.8	103.7	n.a.	n.a.	n.a.

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

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

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
ORIGINAL (% change from preceding month)								
1999								
March	-8.3	7.5	33.0	-48.4	-40.1	288.8	-11.9	-66.6
April	-47.7	-33.1	28.5	-62.9	-23.6	63.2	-40.1	-28.2
May	104.7	31.4	-36.8	152.7	-8.1	-62.3	-54.1	29.4
June	18.6	-24.2	-6.4	-44.8	12.9	-28.2	196.4	-54.2
July	3.9	35.9	69.5	0.1	40.9	157.4	-58.8	75.5
August	-2.8	13.6	-54.9	18.3	8.5	-45.6	171.6	-43.3
September	-48.9	-13.2	12.6	31.1	18.8	128.7	-54.1	-67.0
October	2.2	-1.9	11.4	-35.8	1.6	-57.7	67.8	234.4
November	-0.7	-2.1	85.3	14.6	-30.1	-37.0	148.3	281.3
December	5.3	12.9	-75.5	257.9	-35.0	111.0	-83.8	-82.8
2000								
January	29.2	-11.7	179.1	-85.7	-7.9	-51.5	138.5	-19.4
February	-22.2	38.1	-48.5	134.0	11.3	236.6	3.9	340.1
March	58.8	-33.5	11.4	36.1	16.1	-54.2	43.4	-84.4
April	-14.2	51.7	22.1	-0.5	18.1	-18.4	-24.9	372.5
May	-21.6	-27.1	25.1	12.7	89.0	113.8	-52.3	317.2
TREND ESTIMATES (% change from preceding month)								
1999								
March	3.4	4.0	0.4	-11.9	-9.1	n.a.	n.a.	n.a.
April	1.8	4.5	-4.5	-15.6	-10.5	n.a.	n.a.	n.a.
May	-0.6	3.1	-8.7	-14.5	-5.0	n.a.	n.a.	n.a.
June	-4.1	0.6	-10.5	-8.4	6.4	n.a.	n.a.	n.a.
July	-8.1	-1.3	-11.2	1.1	13.7	n.a.	n.a.	n.a.
August	-9.2	-1.8	-7.2	4.5	12.5	n.a.	n.a.	n.a.
September	-9.2	-1.2	-0.2	1.7	5.2	n.a.	n.a.	n.a.
October	-6.3	-1.9	3.8	-0.6	-2.6	n.a.	n.a.	n.a.
November	2.8	-0.3	3.0	-1.7	-9.6	n.a.	n.a.	n.a.
December	12.1	3.4	0.7	0.7	-11.8	n.a.	n.a.	n.a.
2000								
January	12.0	6.7	0.3	4.9	-7.2	n.a.	n.a.	n.a.
February	7.2	6.5	-0.1	9.9	0.6	n.a.	n.a.	n.a.
March	2.8	5.1	1.6	12.7	7.0	n.a.	n.a.	n.a.
April	0.1	3.4	2.9	12.3	9.3	n.a.	n.a.	n.a.
May	-2.3	1.9	3.4	10.6	9.0	n.a.	n.a.	n.a.

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

VALUE OF BUILDING APPROVED, By State: Original

<i>State/Territory</i>	<i>New houses</i> \$m	<i>New other residential building</i> \$m	<i>Alterations and additions creating dwellings</i> \$m	<i>Alterations and additions not creating dwellings</i> \$m	<i>Conversion(a)</i> \$m	<i>Total residential building</i> \$m	<i>Non-residential building(a)</i> \$m	<i>Total building</i> \$m
PRIVATE SECTOR								
New South Wales	340.4	266.6	6.5	104.9	25.7	744.1	213.4	957.5
Victoria	348.1	113.9	1.7	91.9	5.9	561.4	211.5	773.0
Queensland	247.2	109.1	0.4	37.0	0.2	394.1	109.9	504.0
South Australia	63.0	9.8	0.9	12.3	4.0	89.9	61.7	151.6
Western Australia	166.1	65.1	0.1	20.2	4.3	255.8	85.9	341.7
Tasmania	17.7	8.7	0.0	3.8	4.1	34.1	10.7	44.8
Northern Territory	6.0	4.4	0.0	2.4	0.0	12.8	4.1	16.8
Australian Capital Territory	20.1	8.7	0.0	5.0	0.0	33.8	65.5	99.3
Australia	1 208.5	586.3	9.6	277.5	44.1	2 126.0	762.7	2 888.7
PUBLIC SECTOR								
New South Wales	2.9	7.5	0.0	3.6	0.0	14.0	84.9	98.9
Victoria	3.9	0.4	0.0	4.0	0.0	8.3	27.0	35.2
Queensland	9.3	3.9	0.0	3.6	0.0	16.8	63.2	80.0
South Australia	0.7	0.0	0.0	0.1	0.0	0.8	4.4	5.1
Western Australia	6.1	3.2	0.0	0.1	0.0	9.4	79.4	88.8
Tasmania	0.0	0.2	0.0	0.2	0.0	0.3	6.4	6.8
Northern Territory	1.8	2.1	0.0	0.4	0.0	4.4	1.5	5.9
Australian Capital Territory	0.0	0.0	0.0	0.0	0.0	0.0	30.2	30.2
Australia	24.8	17.3	0.0	11.9	0.0	54.0	297.0	351.0
TOTAL								
New South Wales	343.4	274.1	6.5	108.4	25.7	758.0	298.3	1 056.4
Victoria	351.9	114.3	1.7	96.0	5.9	569.7	238.5	808.2
Queensland	256.6	113.1	0.4	40.6	0.2	410.9	173.2	584.0
South Australia	63.6	9.8	0.9	12.4	4.0	90.7	66.1	156.8
Western Australia	172.2	68.3	0.1	20.3	4.3	265.2	165.3	430.5
Tasmania	17.7	8.8	0.0	3.9	4.1	34.5	17.1	51.6
Northern Territory	7.8	6.6	0.0	2.8	0.0	17.2	5.5	22.7
Australian Capital Territory	20.1	8.7	0.0	5.0	0.0	33.8	95.7	129.5
Australia	1 233.2	603.6	9.6	289.4	44.1	2 180.0	1 059.7	3 239.7

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

State/Territory	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
New South Wales	11.1	65.7	24.3	35.1	19.6	8.9	3.2	2.0	35.9	7.7	213.4
Victoria	2.6	35.7	39.9	28.1	49.5	13.6	1.1	31.1	5.9	4.0	211.5
Queensland	16.8	17.8	7.5	13.0	33.2	8.8	0.2	2.1	9.0	1.5	109.9
South Australia	30.2	5.2	9.8	4.2	7.0	3.6	0.8	0.0	0.0	1.0	61.7
Western Australia	7.8	11.4	5.8	25.2	11.3	15.9	4.1	1.9	1.6	0.8	85.9
Tasmania	0.9	2.3	2.2	0.5	1.1	0.2	0.0	0.8	0.9	1.9	10.7
Northern Territory	0.0	1.7	0.0	1.0	1.2	0.0	0.0	0.0	0.0	0.2	4.1
Australian Capital Territory	0.0	0.6	0.0	61.7	0.0	0.0	0.0	0.0	2.8	0.5	65.5
Australia	69.5	140.4	89.6	168.6	122.8	51.0	9.4	37.9	56.0	17.5	762.7
PUBLIC SECTOR											
New South Wales	0.0	0.0	0.0	4.4	7.4	13.2	0.0	41.4	0.6	17.9	84.9
Victoria	0.1	0.5	0.1	2.3	0.1	14.0	0.0	2.7	3.5	3.8	27.0
Queensland	0.4	0.1	0.1	4.5	15.0	39.0	0.4	0.0	0.8	3.2	63.2
South Australia	0.0	0.0	0.0	2.3	0.4	0.5	0.0	1.1	0.0	0.0	4.4
Western Australia	0.0	0.0	0.0	7.7	0.8	15.9	0.0	4.8	0.0	50.3	79.4
Tasmania	0.0	0.0	0.0	0.3	0.0	1.2	0.0	0.0	2.5	2.5	6.4
Northern Territory	0.0	0.0	0.0	0.2	0.8	0.0	0.0	0.2	0.1	0.2	1.5
Australian Capital Territory	0.0	0.5	0.0	17.6	0.0	12.1	0.0	0.0	0.0	0.0	30.2
Australia	0.4	1.1	0.1	39.2	24.4	95.9	0.4	50.2	7.4	77.8	297.0
TOTAL											
New South Wales	11.1	65.7	24.3	39.4	27.0	22.2	3.2	43.4	36.4	25.5	298.3
Victoria	2.7	36.2	39.9	30.4	49.5	27.6	1.1	33.8	9.5	7.8	238.5
Queensland	17.2	17.9	7.6	17.4	48.2	47.8	0.6	2.1	9.8	4.6	173.2
South Australia	30.2	5.2	9.8	6.5	7.4	4.1	0.8	1.1	0.0	1.0	66.1
Western Australia	7.8	11.4	5.8	32.9	12.1	31.8	4.1	6.7	1.6	51.1	165.3
Tasmania	0.9	2.3	2.2	0.8	1.1	1.3	0.0	0.8	3.4	4.3	17.1
Northern Territory	0.0	1.7	0.0	1.2	2.0	0.0	0.0	0.2	0.1	0.4	5.5
Australian Capital Territory	0.0	1.1	0.0	79.3	0.0	12.1	0.0	0.0	2.8	0.5	95.7
Australia	69.9	141.4	89.7	207.8	147.2	146.9	9.9	88.1	63.4	95.3	1 059.7

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

Period	<i>Hotels, motels and other short term accommodation....</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
2000												
March	21	2.3	256	23.2	96	10.2	209	20.7	189	18.7	37	3.7
April	54	5.4	293	25.0	61	6.8	153	15.2	113	10.8	39	4.1
May	45	4.3	292	26.1	94	9.9	222	22.7	159	15.7	57	5.7
Value—\$200,000–\$499,999												
2000												
March	12	3.5	66	19.3	56	17.7	83	26.0	70	19.7	30	9.5
April	9	2.7	52	16.0	64	19.4	54	15.2	66	18.7	30	8.4
May	20	6.4	66	19.3	43	12.9	85	24.4	85	25.0	29	8.7
Value—\$500,000–\$999,999												
2000												
March	3	1.6	21	13.5	26	17.0	37	25.0	48	32.4	11	7.3
April	7	4.7	21	14.7	16	10.3	24	15.5	31	21.2	24	18.7
May	4	3.1	31	20.9	22	15.3	26	17.4	27	19.8	15	10.7
Value—\$1,000,000–\$4,999,999												
2000												
March	6	11.7	23	40.6	13	30.5	25	49.0	37	76.8	17	32.4
April	6	11.3	24	56.9	14	31.1	19	36.2	25	49.0	18	37.0
May	6	11.7	25	48.8	12	17.6	24	39.9	26	50.4	26	60.3
Value—\$5,000,000 and over												
2000												
March	1	16.0	3	30.3	1	7.7	1	5.5	4	65.8	2	29.7
April	1	6.3	11	213.5	3	56.2	4	49.1	7	46.6	2	12.7
May	3	44.4	2	26.3	5	34.0	4	103.5	5	36.4	6	61.5
Value—Total												
1996-1997	665	912.5	4 183	2 180.3	2 313	1 132.5	3 479	2 293.3	2 861	1 627.8	1 528	1 407.4
1997-1998	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
1998-1999	635	829.2	4 669	2 455.6	2 061	947.7	3 210	1 778.6	2 941	2 039.5	1 387	1 409.9
2000												
March	43	35.1	369	126.9	192	83.0	355	126.1	348	213.5	97	82.6
April	77	30.5	401	326.1	158	123.7	254	131.2	242	146.2	113	80.8
May	78	69.9	416	141.4	176	89.7	361	207.8	302	147.2	133	146.9

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

Period	Religious.....		Health.....		Entertainment and recreational....		Miscellaneous.....		Total non- residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
2000										
March	8	0.8	33	3.3	41	4.4	60	6.0	950	93.2
April	5	0.6	19	1.9	29	2.8	49	4.5	815	77.0
May	15	1.2	43	4.4	54	5.7	75	6.4	1 056	102.1
Value—\$200,000–\$499,999										
2000										
March	6	2.3	26	7.9	16	4.5	18	5.9	383	116.3
April	3	1.0	20	6.5	17	5.7	18	5.5	333	99.0
May	9	2.8	17	5.3	12	4.0	22	7.1	388	115.9
Value—\$500,000–\$999,999										
2000										
March	2	1.1	9	6.2	8	5.0	10	6.4	175	115.6
April	2	1.4	5	3.1	10	6.7	5	3.4	145	99.8
May	4	3.0	10	6.8	9	5.7	14	9.7	162	112.5
Value—\$1,000,000–\$4,999,999										
2000										
March	2	2.0	7	18.6	16	31.2	9	17.1	155	309.7
April	1	4.0	11	29.8	14	21.6	4	6.9	136	283.8
May	2	2.8	5	12.7	14	35.2	5	9.7	145	289.1
Value—\$5,000,000 and over										
2000										
March	0	0.0	4	114.0	1	13.3	3	19.1	20	301.4
April	1	7.0	1	11.0	1	11.4	5	61.9	36	475.6
May	0	0.0	2	58.9	2	12.8	4	62.3	33	440.1
Value—Total										
1996-1997	193	56.3	778	982.3	1 143	1 321.2	1 328	816.7	18 471	12 729.9
1997-1998	219	79.5	771	1 773.6	1 034	1 496.3	1 134	744.0	18 650	14 461.8
1998-1999	231	93.1	799	1 313.5	991	1 184.4	1 074	517.0	17 998	12 568.5
2000										
March	18	6.2	79	150.1	82	58.4	100	54.5	1 683	936.2
April	12	14.1	56	52.2	71	48.1	81	82.3	1 465	1 035.2
May	30	9.9	77	88.1	91	63.4	120	95.3	1 784	1 059.7

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

8 An example is the treatment of building work approved for a factory complex. For instance, a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while the factory buildings would be classified to Factories.

9 An exception to this rule is the treatment of group accommodation buildings. For example, a student accommodation building on a university campus would be classified to Education.

10 In the case of a large multi-function building, i.e. a single large physical building which, at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function.

11 Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.

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

SEASONAL ADJUSTMENT

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

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

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

16 Up until the April 2000 issue of this publication seasonally adjusted series were calculated for 'houses' and 'other dwellings' and were aggregated to calculate the 'total dwelling units' series. From the May 2000 issue the 'total dwelling units' series has been adjusted independently with 'other dwellings' derived by subtracting 'houses' from the total. Similar changes have also been made to the value series (table 3) and the State series.

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

EXPLANATORY NOTES

TREND ESTIMATES

18 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For the quarterly, chain volume measures, trend series shown in table 14, the trend estimates are derived by applying a 7-term Henderson-weighted moving average to all quarters of the respective seasonally adjusted series except the last three quarters. Trend series are created for these last three quarters by applying surrogates of the Henderson moving average seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6076.

19 While the smoothing techniques described in paragraph 18 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

CHAIN VOLUME MEASURES

20 The chain volume measures appearing in this publication are annually reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1997–98). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

21 Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, Australia* (Cat. no. 8752.0)
- *Building Activity, Building Work Done, Australia* (Cat. no. 8755.0)
- *Building Approvals* (Cat. No. 8731.1–8731.7) issued quarterly
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0)
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in Building Other than House Building* (Cat. no. 6407.0)
- *Price Index of Materials Used in House Building* (Cat. no. 6408.0).

ROUNDING

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

G L O S S A R Y

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 12.
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 12.
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. caretakers 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.

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- INTERNET* **www.abs.gov.au** the ABS web site is the best place to start for access to summary data from our latest publications, information about the ABS, advice about upcoming releases, our catalogue, and Australia Now—a statistical profile.
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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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2873100005002

ISSN 1031-0177

RRP \$19.50

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Produced by the Australian Bureau of Statistics