



BUILDING APPROVALS NSW AND ACT

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SEPTEMBER KEY FIGURES

NEW SOUTH WALES (a)

	Jul 2000	Aug 2000	Sep 2000
Dwelling units approved			
Original	2 211	2 735	2 569
Seasonally adjusted	1 915	2 439	2 775
Trend	2 739	2 487	2 320
.....			
	% change Jun 2000 to Jul 2000	% change Jul 2000 to Aug 2000	% change Aug 2000 to Sep 2000
Dwelling units approved			
Original	-23.8	23.7	-6.1
Seasonally adjusted	-37.2	27.3	13.8
Trend	-10.4	-9.2	-6.7

SEPTEMBER KEY POINTS

NEW SOUTH WALES (a)

TREND ESTIMATES

- The trend estimate for total dwelling units approved fell 6.7% in September 2000 following falls of 9.2% and 10.4% in July and August. The trend is now 49.2% below the level of the last peak in October 1999.
- The strong decline in the trend for private sector houses approved has continued with a 29.6% decrease over the last three months. In September 2000 the series fell by 8.1%, bringing to 54.3% the fall in the trend since December 1999.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwellings increased by 13.8% in September 2000 and 27.3% in August following a fall of 37.2% in July to 1915 dwelling units. The estimate for September 2000 is 38.2% below the level of September 1999.
- After a 29.9% fall in July and a 13.1% increase in August the seasonally adjusted estimate for private sector houses fell by 5.1% in September 2000.

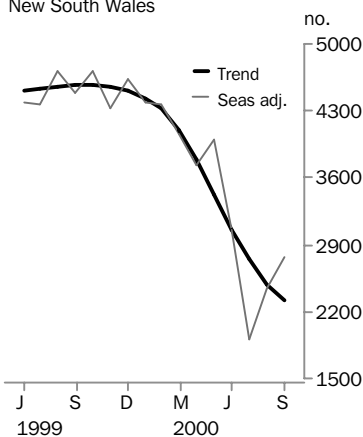
ORIGINAL ESTIMATES

- The total number of dwelling units approved in the September 2000 quarter fell by 3,359 or 30.9% from the June quarter. Houses decreased by 28.1% and other dwellings decreased by 34.6% over the quarter.
- The value of total building approved in the September 2000 quarter fell by \$648.2m or 22.9% from the June quarter. Residential building fell by 26.0% while non-residential building fell by 17.5%.

(a) Key figures and key points for the Australian Capital Territory are shown on page 23 of this publication.

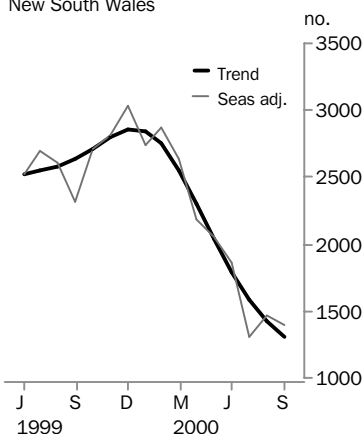
Dwelling units approved

New South Wales



Private sector houses approved

New South Wales



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

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
December 2000	9 February 2001
March 2001	11 May 2001

CHANGES IN THIS ISSUE

Improvements have been made to the price indexes used to derive volume estimates of building activity, resulting in revisions to the growth rates in this issue.

In addition, quarterly chain volume data incorporate a new base year, 1998-99, which has resulted in revisions to growth rates, small in most cases, for the latest year. Also the reference year has been advanced to 1998-99, which has resulted in revisions to levels, but not growth rates, for all periods (see paragraph 20 of the Explanatory Notes).

Area statistics are now classified to the Australian Standard Geographical Classification, 2000 Edition (see paragraph 22 of the Explanatory Notes).

DATA NOTES

ABS statistical series are being impacted to varying degrees as a result of The New Tax System (TNTS) introduced from 1 July 2000. TNTS included the removal of Wholesale Sales Tax (WST) and the introduction of the Goods and Services Tax (GST). In this publication, and in future issues, value series from July 2000 for both residential and non-residential building approved will be on a GST inclusive basis.

Users should exercise caution when analysing movements in the value series in the period around the introduction of TNTS, 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 1 July 2000;
- the introduction of the GST and the abolition of the WST; and
- the uncertainty as to whether approval values reported prior to July 2000 included or excluded GST.

For further information, see the technical note in the July and August issues of *Building Approvals, Australia* (Cat. No. 8731.0)

REVISIONS THIS MONTH

Revisions have been made to the number of dwelling units approved for the period from July 1999 to August 2000. The following summarises changes to estimates released in the June issue of this publication:

	Jul-Dec 1999	Jan-Jun 2000
New South Wales	+539	+356

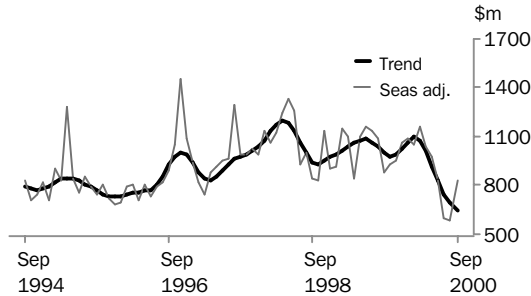
Furthermore, there are 5 fewer dwellings in July and an additional 10 dwellings for August in this issue compared with the data released in the August 2000 issue of *Building Approvals, Australia* (8731.0).

Gregory W. Bray
Regional Director, New South Wales

VALUE OF BUILDING APPROVED: New South Wales

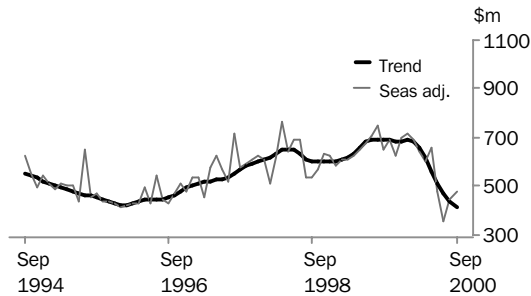
VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has fallen 41.0% since the last peak in February 2000 with a fall of 6.2% recorded in the month of September 2000.



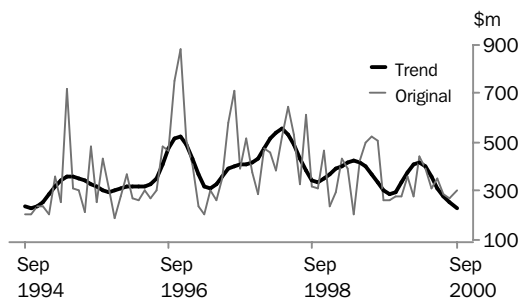
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has decreased 4.7% in the month of September 2000 to be 39.7% lower than the same time last year.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate of the value of non-residential building has decreased 45.4% over the last six months.



DWELLINGS APPROVED : 1999–2000 : NSW

TYPE OF DWELLING

The number of dwelling units approved in New South Wales during 1999–2000 is shown in the table below, for each type of dwelling category, together with the distribution of each dwelling category as a percentage of total dwelling units approved for 1998–1999 and 1999–2000.

Type of dwelling	DWELLING UNITS BY TYPE		
	Number of units	1998–1999 % of total dwellings	1999–2000 % of total dwellings
New residential			
Houses	30 668	54.2	60.3
Other residential building			
Semi-detached, row or terrace houses, townhouses etc of:			
1 storey	3 295	7.0	6.5
2 or more storeys	4 691	9.3	9.2
Total	7 986	16.3	15.7
Flats, units, apartments in a building of:			
1 or 2 storeys	1 588	3.6	3.1
3 storeys	2 208	6.0	4.3
4 or more storeys	7 501	17.1	14.7
Total	11 297	26.7	22.2
Total other residential building	19 283	43.0	37.9
Other			
Alterations and additions to residential building	256	0.6	0.5
Conversions	501	2.1	1.0
Non-residential building	154	0.1	0.3
Total building	50 862	100.0	100.0

SUMMARY COMMENT

The total number of dwelling units approved has decreased by 1,291 (2.5%) from 1998-99 to 50,862 dwellings. The distribution of the major dwelling types changed slightly over the period with an increase of 8.4% in new houses offset by a 14.0% fall in new other residential building.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

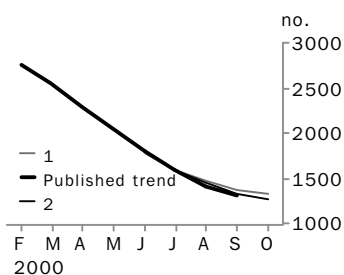
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

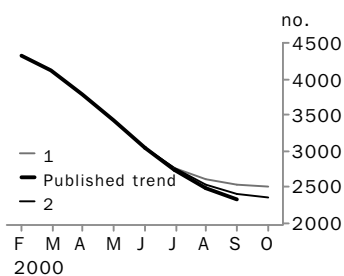
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the October seasonally adjusted estimate is higher than the September estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the October seasonally adjusted estimate is lower than the September estimate by 6% for the number of private sector houses approved and 7% for total 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



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 6% on Sep 2000</i>	% change	2 <i>falls by 6% on Sep 2000</i>	% change
May 2000	2 031	-11.5	2 021	-11.8	2 027	-11.7
June 2000	1 791	-11.8	1 785	-11.7	1 788	-11.8
July 2000	1 586	-11.4	1 601	-10.3	1 593	-10.9
August 2000	1 418	-10.6	1 468	-8.3	1 442	-9.5
September 2000	1 303	-8.1	1 377	-6.2	1 330	-7.8
October 2000	n.y.a.	n.y.a.	1 334	-3.2	1 262	-5.1

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 7% on Sep 2000</i>	% change	2 <i>falls by 7% on Sep 2000</i>	% change
May 2000	3 423	-9.8	3 398	-10.1	3 412	-9.9
June 2000	3 057	-10.7	3 043	-10.4	3 050	-10.6
July 2000	2 739	-10.4	2 775	-8.8	2 757	-9.6
August 2000	2 487	-9.2	2 607	-6.1	2 546	-7.6
September 2000	2 320	-6.7	2 529	-3.0	2 414	-5.2
October 2000	n.y.a.	n.y.a.	2 521	-0.3	2 348	-2.8

DWELLING UNITS APPROVED—NSW

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>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
1999						
July	2 797	2 808	2 026	2 170	4 823	4 978
August	2 738	2 740	2 249	2 300	4 987	5 040
September	2 589	2 613	1 823	1 834	4 412	4 447
October	2 563	2 582	1 650	1 766	4 213	4 348
November	2 960	2 975	1 746	1 800	4 706	4 775
December	3 019	3 034	1 355	1 384	4 374	4 418
2000						
January	2 321	2 337	1 275	1 354	3 596	3 691
February	2 634	2 657	1 612	1 710	4 246	4 367
March	2 750	2 767	1 138	1 157	3 888	3 924
April	1 941	1 965	1 310	1 430	3 251	3 395
May	2 440	2 461	2 051	2 118	4 491	4 579
June	1 751	1 755	1 029	1 145	2 780	2 900
July	1 372	1 378	753	833	2 125	2 211
August	1 589	1 597	1 078	1 138	2 667	2 735
September	1 465	1 469	1 021	1 100	2 486	2 569
SEASONALLY ADJUSTED						
1999						
July	2 693	2 706	n.a.	n.a.	4 217	4 374
August	2 612	2 615	n.a.	n.a.	4 667	4 721
September	2 321	2 355	n.a.	n.a.	4 444	4 489
October	2 714	2 739	n.a.	n.a.	4 578	4 719
November	2 819	2 838	n.a.	n.a.	4 261	4 334
December	3 038	3 055	n.a.	n.a.	4 582	4 628
2000						
January	2 741	2 755	n.a.	n.a.	4 294	4 387
February	2 866	2 882	n.a.	n.a.	4 246	4 360
March	2 632	2 642	n.a.	n.a.	4 033	4 062
April	2 183	2 204	n.a.	n.a.	3 596	3 737
May	2 057	2 075	n.a.	n.a.	3 904	3 989
June	1 857	1 864	n.a.	n.a.	2 927	3 050
July	1 301	1 308	n.a.	n.a.	1 828	1 915
August	1 471	1 480	n.a.	n.a.	2 370	2 439
September	1 396	1 402	n.a.	n.a.	2 690	2 775
TREND ESTIMATES						
1999						
July	2 543	2 559	1 880	1 971	4 423	4 530
August	2 577	2 595	1 872	1 953	4 449	4 548
September	2 633	2 653	1 840	1 910	4 473	4 563
October	2 711	2 731	1 782	1 844	4 493	4 575
November	2 794	2 814	1 683	1 740	4 477	4 554
December	2 851	2 870	1 573	1 631	4 424	4 501
2000						
January	2 846	2 863	1 506	1 569	4 352	4 432
February	2 748	2 764	1 484	1 554	4 232	4 318
March	2 553	2 568	1 464	1 540	4 017	4 108
April	2 295	2 310	1 401	1 483	3 696	3 793
May	2 031	2 044	1 294	1 379	3 325	3 423
June	1 791	1 803	1 169	1 254	2 960	3 057
July	1 586	1 596	1 060	1 143	2 646	2 739
August	1 418	1 426	980	1 061	2 398	2 487
September	1 303	1 310	930	1 010	2 233	2 320

DWELLING UNITS APPROVED, Percentage Change—NSW

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1999						
July	11.7	11.7	1.2	2.1	7.1	7.3
August	-2.1	-2.4	11.0	6.0	3.4	1.2
September	-5.4	-4.6	-18.9	-20.3	-11.5	-11.8
October	-1.0	-1.2	-9.5	-3.7	-4.5	-2.2
November	15.5	15.2	5.8	1.9	11.7	9.8
December	2.0	2.0	-22.4	-23.1	-7.1	-7.5
2000						
January	-23.1	-23.0	-5.9	-2.2	-17.8	-16.5
February	13.5	13.7	26.4	26.3	18.1	18.3
March	4.4	4.1	-29.4	-32.3	-8.4	-10.1
April	-29.4	-29.0	15.1	23.6	-16.4	-13.5
May	25.7	25.2	56.6	48.1	38.1	34.9
June	-28.2	-28.7	-49.8	-45.9	-38.1	-36.7
July	-21.6	-21.5	-26.8	-27.2	-23.6	-23.8
August	15.8	15.9	43.2	36.6	25.5	23.7
September	-7.8	-8.0	-5.3	-3.3	-6.8	-6.1
SEASONALLY ADJUSTED (% change from preceding month)						
1999						
July	6.9	6.8	n.a.	n.a.	-0.6	-0.2
August	-3.0	-3.4	n.a.	n.a.	10.7	7.9
September	-11.2	-9.9	n.a.	n.a.	-4.8	-4.9
October	16.9	16.3	n.a.	n.a.	3.0	5.1
November	3.9	3.6	n.a.	n.a.	-6.9	-8.2
December	7.8	7.6	n.a.	n.a.	7.5	6.8
2000						
January	-9.8	-9.8	n.a.	n.a.	-6.3	-5.2
February	4.6	4.6	n.a.	n.a.	-1.1	-0.6
March	-8.2	-8.3	n.a.	n.a.	-5.0	-6.8
April	-17.1	-16.6	n.a.	n.a.	-10.8	-8.0
May	-5.8	-5.9	n.a.	n.a.	8.6	6.7
June	-9.7	-10.2	n.a.	n.a.	-25.0	-23.5
July	-29.9	-29.8	n.a.	n.a.	-37.5	-37.2
August	13.1	13.1	n.a.	n.a.	29.6	27.3
September	-5.1	-5.3	n.a.	n.a.	13.5	13.8
TREND ESTIMATES (% change from preceding month)						
1999						
July	0.9	0.9	0.4	0.2	0.7	0.6
August	1.4	1.4	-0.4	-0.9	0.6	0.4
September	2.2	2.2	-1.7	-2.2	0.5	0.3
October	3.0	2.9	-3.2	-3.5	0.4	0.2
November	3.1	3.0	-5.6	-5.6	-0.4	-0.4
December	2.0	2.0	-6.5	-6.3	-1.2	-1.2
2000						
January	-0.2	-0.2	-4.3	-3.8	-1.6	-1.5
February	-3.4	-3.5	-1.5	-1.0	-2.8	-2.6
March	-7.1	-7.1	-1.3	-0.9	-5.1	-4.9
April	-10.1	-10.0	-4.3	-3.7	-8.0	-7.7
May	-11.5	-11.5	-7.6	-7.0	-10.0	-9.8
June	-11.8	-11.8	-9.7	-9.1	-11.0	-10.7
July	-11.4	-11.5	-9.3	-8.9	-10.6	-10.4
August	-10.6	-10.7	-7.5	-7.2	-9.4	-9.2
September	-8.1	-8.1	-5.1	-4.8	-6.9	-6.7

VALUE OF BUILDING APPROVED—NSW

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL					
1999					
July	633.2	112.6	745.8	524.3	1 270.1
August	659.6	119.2	778.7	509.0	1 287.7
September	549.5	127.5	677.0	260.6	937.5
October	528.4	111.4	639.8	266.3	906.2
November	620.9	106.8	727.7	276.1	1 003.8
December	594.2	103.4	697.6	280.5	978.1
2000					
January	509.6	83.9	593.6	361.6	955.2
February	548.6	119.6	668.2	283.5	951.7
March	510.4	127.3	637.7	444.9	1 082.6
April	426.3	102.2	528.5	391.4	919.9
May	643.9	146.0	789.8	311.2	1 101.1
June	384.1	79.9	464.0	349.0	813.0
July	303.0	77.4	380.4	285.3	665.7
August	401.8	83.0	484.8	274.3	759.1
September	365.2	87.6	452.9	308.1	761.0
SEASONALLY ADJUSTED					
1999					
July	602.9	109.0	711.9	n.a.	1 142.2
August	631.8	114.9	746.7	n.a.	1 086.1
September	540.7	111.8	652.5	n.a.	879.0
October	578.7	116.0	694.7	n.a.	927.3
November	523.7	105.8	629.5	n.a.	956.5
December	589.1	114.5	703.6	n.a.	1 058.6
2000					
January	626.8	92.7	719.5	n.a.	1 092.0
February	566.7	123.4	690.0	n.a.	1 056.9
March	514.5	125.0	639.5	n.a.	1 158.0
April	483.3	121.0	604.3	n.a.	1 033.2
May	537.0	123.0	660.0	n.a.	974.7
June	402.3	79.9	482.1	n.a.	831.3
July	283.3	74.5	357.8	n.a.	598.8
August	371.9	76.3	448.2	n.a.	591.2
September	396.3	79.8	476.1	n.a.	826.7
TREND ESTIMATES					
1999					
July	585.4	107.1	692.5	370.6	1 063.2
August	585.4	110.0	695.4	337.5	1 032.8
September	581.7	111.2	692.8	307.9	1 000.7
October	578.5	110.8	689.3	289.9	979.2
November	575.9	110.2	686.1	298.7	984.8
December	575.0	111.0	686.0	335.4	1 021.4
2000					
January	574.8	113.8	688.5	379.9	1 068.4
February	565.8	117.1	682.8	414.2	1 097.1
March	540.3	117.8	658.2	420.8	1 079.0
April	500.2	114.1	614.4	398.0	1 012.4
May	455.6	106.1	561.8	358.7	920.5
June	415.9	95.9	511.8	315.8	827.5
July	384.3	85.9	470.2	278.7	749.0
August	361.1	77.4	438.4	251.9	690.4
September	346.6	71.3	417.9	229.9	647.8

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change—NSW

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					
July	10.7	14.7	11.3	4.1	8.2
August	4.2	5.9	4.4	-2.9	1.4
September	-16.7	7.0	-13.1	-48.8	-27.2
October	-3.8	-12.6	-5.5	2.2	-3.3
November	17.5	-4.1	13.7	3.7	10.8
December	-4.3	-3.2	-4.1	1.6	-2.6
2000					
January	-14.2	-18.9	-14.9	28.9	-2.3
February	7.7	42.6	12.6	-21.6	-0.4
March	-7.0	6.4	-4.6	56.9	13.8
April	-16.5	-19.7	-17.1	-12.0	-15.0
May	51.0	42.9	49.4	-20.5	19.7
June	-40.3	-45.3	-41.3	12.1	-26.2
July	-21.1	-3.1	-18.0	-18.3	-18.1
August	32.6	7.2	27.4	-3.9	14.0
September	-9.1	5.5	-6.6	12.3	0.3
SEASONALLY ADJUSTED (% change from preceding month)					
1999					
July	2.9	18.9	5.1	n.a.	-1.8
August	4.8	5.4	4.9	n.a.	-4.9
September	-14.4	-2.7	-12.6	n.a.	-19.1
October	7.0	3.8	6.5	n.a.	5.5
November	-9.5	-8.8	-9.4	n.a.	3.1
December	12.5	8.2	11.8	n.a.	10.7
2000					
January	6.4	-19.0	2.3	n.a.	3.2
February	-9.6	33.1	-4.1	n.a.	-3.2
March	-9.2	1.3	-7.3	n.a.	9.6
April	-6.1	-3.2	-5.5	n.a.	-10.8
May	11.1	1.7	9.2	n.a.	-5.7
June	-25.1	-35.0	-27.0	n.a.	-14.7
July	-29.6	-6.8	-25.8	n.a.	-28.0
August	31.3	2.4	25.3	n.a.	-1.3
September	6.6	4.6	6.2	n.a.	39.8
TREND ESTIMATES (% change from preceding month)					
1999					
July	1.6	3.7	1.9	-8.1	-1.8
August	0.0	2.7	0.4	-8.9	-2.9
September	-0.6	1.1	-0.4	-8.8	-3.1
October	-0.6	-0.4	-0.5	-5.8	-2.1
November	-0.4	-0.5	-0.5	3.0	0.6
December	-0.2	0.7	0.0	12.3	3.7
2000					
January	0.0	2.5	0.4	13.3	4.6
February	-1.6	2.9	-0.8	9.0	2.7
March	-4.5	0.6	-3.6	1.6	-1.6
April	-7.4	-3.1	-6.7	-5.4	-6.2
May	-8.9	-7.0	-8.6	-9.9	-9.1
June	-8.7	-9.6	-8.9	-12.0	-10.1
July	-7.6	-10.4	-8.1	-11.7	-9.5
August	-6.0	-9.9	-6.8	-9.6	-7.8
September	-4.0	-7.9	-4.7	-8.7	-6.2

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED, Private and Public Sector—NSW: Original

<i>Period</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 (Number)						
1997-1998	28 866	20 577	380	1 552	58	51 433
1998-1999	27 871	21 263	274	1 076	64	50 548
1999-2000	30 477	18 394	242	501	153	49 767
1999						
September	2 589	1 787	24	9	3	4 412
October	2 561	1 590	17	44	1	4 213
November	2 959	1 618	24	102	3	4 706
December	3 018	1 296	14	40	6	4 374
2000						
January	2 319	1 236	8	10	23	3 596
February	2 629	1 534	26	34	23	4 246
March	2 748	1 108	19	1	12	3 888
April	1 940	1 171	32	104	4	3 251
May	2 436	1 892	40	112	11	4 491
June	1 749	1 007	18	2	4	2 780
July	1 371	693	20	41	0	2 125
August	1 587	1 049	14	2	15	2 667
September	1 465	1 006	13	0	2	2 486
PUBLIC SECTOR (Number)						
1997-1998	209	1 033	8	0	10	1 260
1998-1999	408	1 173	22	0	2	1 605
1999-2000	191	889	14	0	1	1 095
1999						
September	24	11	0	0	0	35
October	19	116	0	0	0	135
November	15	54	0	0	0	69
December	15	28	1	0	0	44
2000						
January	16	76	3	0	0	95
February	23	94	3	0	1	121
March	17	19	0	0	0	36
April	24	120	0	0	0	144
May	21	67	0	0	0	88
June	4	116	0	0	0	120
July	6	80	0	0	0	86
August	8	55	5	0	0	68
September	4	79	0	0	0	83
TOTAL (Number)						
1997-1998	29 075	21 610	388	1 552	68	52 693
1998-1999	28 279	22 436	296	1 076	66	52 153
1999-2000	30 668	19 283	256	501	154	50 862
1999						
September	2 613	1 798	24	9	3	4 447
October	2 580	1 706	17	44	1	4 348
November	2 974	1 672	24	102	3	4 775
December	3 033	1 324	15	40	6	4 418
2000						
January	2 335	1 312	11	10	23	3 691
February	2 652	1 628	29	34	24	4 367
March	2 765	1 127	19	1	12	3 924
April	1 964	1 291	32	104	4	3 395
May	2 457	1 959	40	112	11	4 579
June	1 753	1 123	18	2	4	2 900
July	1 377	773	20	41	0	2 211
August	1 595	1 104	19	2	15	2 735
September	1 469	1 085	13	0	2	2 569

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Private and Public Sector—NSW: Original

Period	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)								
1997-1998	3 526.0	2 363.6	58.9	1 191.4	168.9	7 308.5	4 457.0	11 765.6
1998-1999	3 657.3	2 401.2	28.1	1 017.7	113.0	7 217.6	3 251.7	10 469.3
1999-2000	4 247.1	2 235.8	26.6	1 228.5	62.9	7 801.3	3 398.0	11 199.2
1999								
September	354.6	190.7	2.8	123.1	0.8	672.0	209.8	881.8
October	353.6	151.7	1.8	104.1	5.5	616.7	230.8	847.5
November	407.0	207.0	1.6	98.1	6.0	719.7	220.0	939.7
December	412.3	177.2	1.5	96.0	3.6	690.6	250.7	941.3
2000								
January	324.8	174.6	0.8	79.6	1.2	581.0	296.7	877.7
February	376.8	159.3	2.7	108.1	7.1	654.0	233.5	887.6
March	386.2	120.3	2.6	122.4	0.1	631.7	310.4	942.1
April	278.1	131.0	3.0	85.6	9.3	507.2	349.5	856.6
May	349.9	283.5	6.5	110.2	25.7	775.9	226.2	1 002.0
June	254.7	117.0	1.8	76.2	0.1	449.8	299.8	749.6
July	202.8	90.2	1.6	69.8	5.1	369.5	259.5	629.0
August	233.5	160.9	2.7	79.5	0.1	476.7	258.2	734.9
September	219.0	135.9	0.9	86.1	0.0	441.8	209.8	651.6
PUBLIC SECTOR (\$ million)								
1997-1998	23.6	84.4	1.9	19.5	0.0	129.3	1 453.9	1 582.9
1998-1999	40.9	105.7	3.4	21.3	0.0	171.1	1 292.0	1 463.0
1999-2000	26.3	99.1	2.0	19.6	0.0	147.1	860.5	1 007.5
1999								
September	2.8	1.4	0.0	0.8	0.0	5.0	50.8	55.8
October	2.0	21.1	0.0	0.0	0.0	23.1	35.6	58.7
November	2.1	4.8	0.0	1.1	0.0	8.0	56.1	64.0
December	2.2	2.5	0.1	2.2	0.0	7.0	29.8	36.8
2000								
January	3.0	7.1	0.5	1.9	0.0	12.6	64.9	77.5
February	3.5	8.9	0.4	1.3	0.0	14.1	50.0	64.1
March	2.1	1.7	0.0	2.2	0.0	6.0	134.5	140.5
April	3.6	13.5	0.0	4.2	0.0	21.3	41.9	63.2
May	2.9	7.5	0.0	3.6	0.0	14.0	85.0	99.0
June	0.5	11.9	0.0	1.8	0.0	14.2	49.3	63.4
July	0.8	9.2	0.0	0.9	0.0	10.9	25.8	36.7
August	1.1	6.2	0.7	0.0	0.0	8.0	16.2	24.2
September	0.6	9.8	0.0	0.7	0.0	11.1	98.2	109.4
TOTAL (\$ million)								
1997-1998	3 549.6	2 447.8	60.6	1 210.9	168.9	7 438.0	5 910.9	13 348.6
1998-1999	3 697.9	2 506.9	31.4	1 039.4	113.0	7 388.9	4 543.4	11 932.3
1999-2000	4 273.4	2 335.2	28.7	1 248.1	62.9	7 948.4	4 258.4	12 206.9
1999								
September	357.4	192.1	2.8	123.9	0.8	677.0	260.6	937.5
October	355.6	172.8	1.8	104.1	5.5	639.8	266.3	906.2
November	409.1	211.8	1.6	99.2	6.0	727.7	276.1	1 003.8
December	414.5	179.7	1.6	98.2	3.6	697.6	280.5	978.1
2000								
January	327.8	181.8	1.3	81.5	1.2	593.6	361.6	955.2
February	380.4	168.2	3.1	109.4	7.1	668.2	283.5	951.7
March	388.3	122.1	2.6	124.6	0.1	637.7	444.9	1 082.6
April	281.7	144.6	3.0	89.8	9.3	528.5	391.4	919.9
May	352.8	291.0	6.5	113.8	25.7	789.8	311.2	1 101.1
June	255.1	128.9	1.8	78.0	0.1	464.0	349.0	813.0
July	203.6	99.4	1.6	70.7	5.1	380.4	285.3	665.7
August	234.6	167.1	3.4	79.5	0.1	484.8	274.3	759.1
September	219.6	145.6	0.9	86.8	0.0	452.9	308.1	761.0

(a) See Glossary for definition.

NEW OTHER RESIDENTIAL BUILDING.....

Period	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			
NUMBER OF DWELLING UNITS										
1997-1998	29 075	3 513	4 071	7 584	2 572	3 718	7 736	14 026	21 610	50 685
1998-1999	28 279	3 642	4 866	8 508	1 896	3 108	8 924	13 928	22 436	50 715
1999-2000	30 668	3 295	4 691	7 986	1 588	2 208	7 501	11 297	19 283	49 951
1999										
July	2 804	398	603	1 001	160	146	838	1 144	2 145	4 949
August	2 738	231	385	616	185	302	1 095	1 582	2 198	4 936
September	2 613	406	343	749	85	224	740	1 049	1 798	4 411
October	2 580	262	335	597	84	155	870	1 109	1 706	4 286
November	2 974	242	244	486	172	189	825	1 186	1 672	4 646
December	3 033	207	494	701	62	70	491	623	1 324	4 357
2000										
January	2 335	201	258	459	83	173	597	853	1 312	3 647
February	2 652	376	540	916	204	213	295	712	1 628	4 280
March	2 765	248	349	597	127	114	289	530	1 127	3 892
April	1 964	200	345	545	113	240	393	746	1 291	3 255
May	2 457	271	500	771	112	309	767	1 188	1 959	4 416
June	1 753	253	295	548	201	73	301	575	1 123	2 876
July	1 377	107	216	323	84	111	255	450	773	2 150
August	1 595	134	113	247	93	100	664	857	1 104	2 699
September	1 469	140	270	410	92	189	394	675	1 085	2 554

VALUE (\$ million)

1997-1998	3 549.6	278.3	400.4	678.7	227.5	336.4	1 205.1	1 769.0	2 447.8	5 997.6
1998-1999	3 697.9	309.9	515.8	825.9	167.9	316.0	1 197.1	1 680.9	2 506.9	6 205.0
1999-2000	4 273.4	294.6	489.1	783.8	162.6	217.1	1 171.7	1 551.5	2 335.2	6 608.7
1999										
July	375.9	39.1	58.3	97.4	16.2	17.0	126.8	160.0	257.4	633.2
August	374.8	20.3	39.9	60.2	16.0	24.5	184.1	224.6	284.8	659.6
September	357.4	35.0	37.2	72.2	10.5	21.0	88.4	119.9	192.1	549.5
October	355.6	21.1	33.5	54.6	8.3	14.6	95.3	118.2	172.8	528.4
November	409.1	21.1	23.7	44.7	19.6	18.9	128.5	167.1	211.8	620.9
December	414.5	18.0	50.6	68.6	4.8	7.6	98.8	111.2	179.7	594.2
2000										
January	327.8	19.1	25.4	44.5	6.9	15.7	114.8	137.3	181.8	509.6
February	380.4	34.1	52.0	86.1	21.2	26.0	34.9	82.1	168.2	548.6
March	388.3	22.1	38.5	60.7	17.2	11.4	32.7	61.4	122.1	510.4
April	281.7	18.4	38.6	57.0	11.1	20.4	56.1	87.6	144.6	426.3
May	352.8	24.1	60.6	84.8	12.3	32.2	161.7	206.2	291.0	643.9
June	255.1	22.2	30.8	53.0	18.5	7.8	49.6	75.9	128.9	384.1
July	203.6	9.7	28.5	38.2	8.3	10.3	42.5	61.2	99.4	303.0
August	234.6	17.3	14.3	31.6	12.5	11.5	111.6	135.6	167.1	401.8
September	219.6	13.3	35.3	48.6	6.8	21.6	68.7	97.1	145.6	365.2

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)—NSW

<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)							
1997-1998	3 620.4	2 591.4	6 208.8	1 467.4	7 680.2	6 226.8	13 888.4
1998-1999	3 698.2	2 506.8	6 205.0	1 183.9	7 388.9	4 543.4	11 932.4
1999-2000	4 039.3	2 226.5	6 265.9	1 264.9	7 530.6	4 095.6	11 626.2
1999							
March	894.9	498.6	1 396.0	273.8	1 669.9	1 118.7	2 788.0
June	984.3	651.5	1 636.3	291.7	1 927.6	1 115.8	3 044.8
September	1 081.2	709.2	1 790.4	350.4	2 140.8	1 259.3	3 400.1
December	1 125.5	538.9	1 664.4	306.9	1 971.2	793.9	2 765.1
2000							
March	1 018.3	447.4	1 465.8	307.3	1 773.0	1 043.7	2 816.7
June	814.3	531.0	1 345.3	300.3	1 645.6	998.7	2 644.3
ORIGINAL (% change from preceding quarter)							
1999							
March	-1.3	-31.9	-14.6	4.7	-11.9	9.5	-4.5
June	10.0	30.7	17.2	6.5	15.4	-0.3	9.2
September	9.8	8.9	9.4	20.1	11.1	12.9	11.7
December	4.1	-24.0	-7.0	-12.4	-7.9	-37.0	-18.7
2000							
March	-9.5	-17.0	-11.9	0.1	-10.1	31.5	1.9
June	-20.0	18.7	-8.2	-2.3	-7.2	-4.3	-6.1

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

(b) Refer to Explanatory Notes paragraph 12.

NON-RESIDENTIAL BUILDING APPROVED, Jobs By Value Range—NSW: 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												
July	5	0.5	93	8.5	15	1.6	67	6.4	46	4.5	5	0.5
August	7	0.7	83	7.9	13	1.3	51	5.1	36	3.5	12	1.3
September	5	0.4	106	9.4	20	2.1	47	4.5	32	3.4	8	0.7
Value—\$200,000—\$499,999												
2000												
July	4	1.2	14	4.0	18	5.2	21	5.8	31	9.0	6	1.9
August	4	1.6	21	5.9	13	3.6	27	8.3	14	4.3	5	1.8
September	4	1.3	14	4.1	11	3.7	17	4.9	19	5.7	7	2.7
Value—\$500,000—\$999,999												
2000												
July	3	1.8	6	4.4	8	5.5	8	5.3	6	3.7	5	3.8
August	2	1.3	15	9.7	5	3.4	6	4.1	2	1.3	6	4.6
September	0	0.0	3	2.4	6	3.9	11	7.3	8	4.6	1	1.0
Value—\$1,000,000—\$4,999,999												
2000												
July	0	0.0	4	11.0	4	8.4	7	12.0	11	28.0	8	17.2
August	1	2.0	3	7.1	2	2.4	14	30.8	5	6.6	2	2.0
September	1	1.2	9	24.7	1	3.5	7	14.7	7	15.3	5	7.2
Value—\$5,000,000 and over												
2000												
July	0	0.0	0	0.0	1	6.5	4	72.1	1	5.5	0	0.0
August	0	0.0	0	0.0	0	0.0	3	59.1	4	27.4	0	0.0
September	0	0.0	2	25.0	0	0.0	4	54.7	0	0.0	2	61.0
Value—Total												
1997-1998	198	716.5	1 643	735.6	734	397.4	1 246	1 505.6	864	874.0	435	442.3
1998-1999	197	298.6	1 459	645.8	594	344.0	1 071	856.8	824	912.6	380	389.3
1999-2000	229	328.0	1 730	987.6	561	303.7	1 159	785.7	1 032	648.5	376	395.6
2000												
July	12	3.5	117	27.8	46	27.2	107	101.6	95	50.7	24	23.4
August	14	5.6	122	30.7	33	10.7	101	107.4	61	43.1	25	9.7
September	10	2.9	134	65.5	38	13.3	86	86.1	66	28.9	23	72.5

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										
July	4	0.5	5	0.6	5	0.6	12	1.1	257	24.8
August	0	0.0	6	0.6	16	1.5	9	0.8	233	22.9
September	0	0.0	2	0.3	8	0.8	13	1.3	241	22.8
Value—\$200,000–\$499,999										
2000										
July	0	0.0	5	1.4	5	1.2	8	2.2	112	31.9
August	1	0.3	1	0.2	8	3.0	1	0.3	95	29.4
September	0	0.0	2	0.9	5	1.6	3	0.8	82	25.6
Value—\$500,000–\$999,999										
2000										
July	1	0.8	0	0.0	1	0.6	0	0.0	38	25.9
August	1	0.6	1	0.8	6	4.0	0	0.0	44	29.8
September	0	0.0	0	0.0	1	0.7	0	0.0	30	19.9
Value—\$1,000,000–\$4,999,999										
2000										
July	0	0.0	2	3.8	7	12.0	1	1.4	44	93.8
August	0	0.0	6	19.9	4	8.9	3	5.8	40	85.5
September	1	1.4	2	3.8	3	5.5	2	6.2	38	83.4
Value—\$5,000,000 and over										
2000										
July	0	0.0	0	0.0	3	24.9	0	0.0	9	109.0
August	0	0.0	0	0.0	3	20.3	0	0.0	10	106.7
September	0	0.0	1	15.7	0	0.0	0	0.0	9	156.3
Value—Total										
1997-1998	70	28.7	263	376.7	370	636.0	370	198.2	6 193	5 910.9
1998-1999	89	46.2	271	518.6	326	409.0	306	122.2	5 517	4 543.4
1999-2000	70	40.9	208	348.5	324	291.6	318	128.4	6 007	4 258.4
2000										
July	5	1.3	12	5.8	21	39.3	21	4.7	460	285.3
August	2	0.9	14	21.6	37	37.6	13	7.0	422	274.3
September	1	1.4	7	20.7	17	8.6	18	8.3	400	308.1

VALUE OF NON-RESIDENTIAL BUILDING APPROVED—NSW: Original

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total non-residential building
PRIVATE SECTOR (\$ million)											
1997-1998	704.2	727.2	392.1	1 394.5	624.9	164.9	28.7	106.5	239.7	74.5	4 457.0
1998-1999	286.9	641.8	340.9	773.7	510.5	141.7	46.2	208.5	249.8	51.2	3 251.7
1999-2000	318.2	979.9	301.6	684.6	539.9	148.8	40.9	104.0	218.6	61.6	3 398.0
1999											
September	30.3	47.3	27.7	26.0	39.4	11.0	4.8	5.4	16.2	1.7	209.8
October	67.2	26.2	29.7	40.6	29.6	1.9	2.5	6.9	24.8	1.5	230.8
November	17.4	43.9	25.9	59.4	30.0	11.1	0.6	6.2	20.1	5.5	220.0
December	61.3	49.7	27.4	31.9	39.8	10.0	4.7	10.6	9.8	5.4	250.7
2000											
January	44.5	56.6	19.6	91.0	38.9	4.4	3.1	9.4	24.8	4.4	296.7
February	7.8	40.6	27.7	73.0	40.5	19.0	1.8	3.4	12.1	7.7	233.5
March	26.6	53.9	27.0	43.9	111.2	21.6	2.3	4.9	12.5	6.4	310.4
April	6.1	214.3	18.4	43.6	42.6	14.3	0.3	1.5	3.0	5.4	349.5
May	11.2	71.2	25.4	37.4	21.9	8.9	3.2	3.3	35.9	7.7	226.2
June	12.6	89.8	21.8	96.5	40.6	15.1	6.9	4.7	5.6	6.1	299.8
July	3.1	26.8	27.1	99.9	48.2	12.6	1.3	2.0	35.5	3.1	259.5
August	5.6	30.7	10.7	105.9	41.1	5.8	0.9	14.5	36.7	6.4	258.2
September	2.9	65.4	12.7	79.5	26.2	6.4	1.4	1.8	5.7	8.0	209.8
PUBLIC SECTOR (\$ million)											
1997-1998	12.3	8.5	5.3	111.3	249.0	277.6	0.0	270.1	396.4	123.4	1 453.9
1998-1999	11.7	4.0	3.2	83.2	402.2	247.7	0.0	310.2	159.1	71.2	1 292.0
1999-2000	9.7	7.9	2.3	101.2	108.7	246.7	0.0	244.5	73.1	66.7	860.5
1999											
September	2.0	0.2	0.2	13.6	8.4	20.1	0.0	1.8	1.8	2.6	50.8
October	0.1	0.1	1.3	3.7	9.8	9.7	0.0	0.8	3.2	7.0	35.6
November	0.0	0.6	0.2	8.2	10.5	27.5	0.0	3.9	0.5	4.8	56.1
December	0.1	0.0	0.0	0.9	3.3	19.1	0.0	3.2	0.6	2.6	29.8
2000											
January	0.5	0.0	0.1	6.4	10.9	36.8	0.0	3.3	3.8	3.1	64.9
February	0.0	0.7	0.2	22.7	3.6	13.0	0.0	3.1	2.7	4.0	50.0
March	0.0	2.8	0.0	7.0	12.7	4.5	0.0	96.8	6.2	4.5	134.5
April	0.0	0.0	0.1	10.8	16.2	4.3	0.0	7.2	0.4	2.9	41.9
May	0.0	0.0	0.0	4.4	7.6	13.2	0.0	41.4	0.6	17.9	85.0
June	0.0	0.1	0.0	2.4	4.6	24.7	0.0	5.7	6.8	4.9	49.3
July	0.4	1.1	0.1	1.7	2.5	10.8	0.0	3.8	3.8	1.6	25.8
August	0.0	0.1	0.0	1.5	2.1	3.9	0.0	7.0	1.0	0.6	16.2
September	0.0	0.1	0.6	6.5	2.7	66.1	0.0	19.0	2.9	0.3	98.2
TOTAL (\$ million)											
1997-1998	716.5	735.6	397.4	1 505.6	874.0	442.3	28.7	376.7	636.0	198.2	5 910.9
1998-1999	298.6	645.8	344.0	856.8	912.6	389.3	46.2	518.6	409.0	122.2	4 543.4
1999-2000	328.0	987.6	303.7	785.7	648.5	395.6	40.9	348.5	291.6	128.4	4 258.4
1999											
September	32.3	47.5	27.9	39.6	47.8	31.1	4.8	7.2	18.0	4.3	260.6
October	67.3	26.3	31.0	44.3	39.3	11.6	2.5	7.6	28.0	8.5	266.3
November	17.4	44.4	26.1	67.5	40.5	38.6	0.6	10.1	20.5	10.2	276.1
December	61.5	49.7	27.4	32.8	43.1	29.2	4.7	13.8	10.4	8.0	280.5
2000											
January	44.9	56.6	19.7	97.4	49.8	41.2	3.1	12.8	28.6	7.5	361.6
February	7.8	41.3	27.8	95.7	44.1	32.0	1.8	6.5	14.8	11.7	283.5
March	26.6	56.7	27.0	50.9	124.0	26.0	2.3	101.7	18.7	11.0	444.9
April	6.1	214.3	18.5	54.4	58.9	18.6	0.3	8.7	3.4	8.3	391.4
May	11.2	71.2	25.4	41.8	29.5	22.2	3.2	44.7	36.4	25.6	311.2
June	12.6	89.9	21.8	98.9	45.1	39.8	6.9	10.4	12.5	11.1	349.0
July	3.5	27.8	27.2	101.6	50.7	23.4	1.3	5.8	39.3	4.7	285.3
August	5.6	30.7	10.7	107.4	43.1	9.7	0.9	21.6	37.6	7.0	274.3
September	2.9	65.5	13.3	86.1	28.9	72.5	1.4	20.7	8.6	8.3	308.1

BUILDING APPROVED IN THE SYDNEY STATISTICAL DIVISION: Original

Period	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
1998-1999	15 224	18 005	34 417	2 166 967	2 089 322	898 969	5 155 258	2 565 280	7 720 539
1999-2000	16 140	15 335	32 237	2 445 845	1 946 886	1 003 010	5 395 741	2 642 016	8 037 756
1999									
September	1 272	1 486	2 784	192 838	165 510	96 997	455 345	138 683	594 028
October	1 362	1 399	2 815	207 083	136 891	83 856	427 830	183 730	611 560
November	1 590	1 372	3 081	236 061	175 866	78 020	489 948	174 496	664 444
December	1 647	1 120	2 814	237 964	159 639	74 127	471 730	163 309	635 039
2000									
January	1 170	1 045	2 250	176 090	156 202	60 778	393 071	254 201	647 272
February	1 331	1 267	2 655	207 744	134 865	91 373	433 982	181 898	615 879
March	1 426	865	2 310	219 732	99 419	94 640	413 790	238 552	652 342
April	1 040	897	2 065	164 846	104 840	76 772	346 458	277 991	624 449
May	1 275	1 606	3 028	200 565	247 687	110 898	559 150	164 401	723 551
June	1 024	784	1 823	162 651	96 657	56 655	315 963	241 151	557 114
July	697	464	1 171	115 801	64 820	51 775	232 395	203 407	435 802
August	874	848	1 744	142 360	143 073	60 329	345 761	203 515	549 276
September	773	864	1 646	130 127	120 474	65 153	315 754	167 912	483 666
PUBLIC SECTOR									
1998-1999	231	860	1 112	19 580	76 897	21 080	117 558	962 533	1 080 091
1999-2000	40	590	644	5 547	59 920	19 985	85 451	590 380	675 831
1999									
September	3	9	12	352	1 239	652	2 242	28 186	30 428
October	0	26	26	0	2 106	0	2 106	29 476	31 582
November	1	46	47	125	4 129	822	5 076	41 364	46 439
December	1	28	30	136	2 513	1 997	4 646	26 461	31 108
2000									
January	1	58	62	131	5 394	2 330	7 855	31 178	39 033
February	6	84	93	934	8 004	1 512	10 450	40 744	51 193
March	11	17	28	1 378	1 559	2 103	5 040	122 686	127 726
April	8	88	96	1 396	10 217	4 065	15 678	32 054	47 732
May	5	36	41	485	4 441	3 419	8 344	62 770	71 113
June	1	93	94	164	9 557	1 612	11 333	38 514	49 847
July	1	69	70	137	7 938	291	8 366	13 141	21 507
August	0	47	52	0	5 098	727	5 825	9 414	15 240
September	0	71	71	0	8 819	688	9 507	60 758	70 265
TOTAL									
1998-1999	15 455	18 865	35 529	2 186 547	2 166 219	920 049	5 272 816	3 527 814	8 800 630
1999-2000	16 180	15 925	32 881	2 451 391	2 006 806	1 022 995	5 481 192	3 232 396	8 713 587
1999									
September	1 275	1 495	2 796	193 190	166 749	97 649	457 587	166 869	624 456
October	1 362	1 425	2 841	207 083	138 997	83 856	429 936	213 206	643 142
November	1 591	1 418	3 128	236 186	179 995	78 842	495 023	215 860	710 883
December	1 648	1 148	2 844	238 100	162 153	76 124	476 376	189 771	666 147
2000									
January	1 171	1 103	2 312	176 221	161 596	63 108	400 926	285 379	686 305
February	1 337	1 351	2 748	208 678	142 868	92 886	444 432	222 641	667 073
March	1 437	882	2 338	221 109	100 977	96 743	418 830	361 238	780 067
April	1 048	985	2 161	166 242	115 057	80 836	362 136	310 046	672 181
May	1 280	1 642	3 069	201 050	252 128	114 317	567 494	227 170	794 664
June	1 025	877	1 917	162 815	106 213	58 267	327 296	279 666	606 961
July	698	533	1 241	115 937	72 758	52 066	240 761	216 548	457 309
August	874	895	1 796	142 360	148 171	61 056	351 587	212 929	564 516
September	773	935	1 717	130 127	129 293	65 840	325 260	228 670	553 930

(a) Refer to footnote (a) in Table 12.

(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVED IN STATISTICAL AREAS—NSW—Sep Qtr 2000

	DWELLING (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
STATISTICAL AREAS									
NEW SOUTH WALES	4 441	2 962	7 515	657 844	412 174	248 042	1 318 061	867 725	2 185 786
Sydney (SD)	2 345	2 363	4 754	388 425	350 221	178 962	917 608	658 147	1 575 755
Inner Sydney (SSD)	15	492	507	2 076	101 050	10 336	113 462	133 502	246 964
Botany Bay (C)	6	0	6	867	0	733	1 600	22 830	24 430
Leichhardt (A)	3	6	9	469	740	2 138	3 347	341	3 688
Marrickville (A)	5	103	108	600	6 750	2 233	9 583	3 195	12 778
South Sydney (C)	1	8	9	140	1 020	5 081	6 241	9 796	16 037
Sydney (C)—Inner	0	229	229	0	72 240	85	72 325	58 838	131 162
Sydney (C)—Remainder	0	146	146	0	20 300	67	20 367	38 502	58 869
Eastern Suburbs (SSD)	20	98	120	8 297	19 814	24 690	52 801	16 242	69 043
Randwick (C)	9	34	44	1 897	3 974	8 009	13 880	13 210	27 090
Waverley (A)	1	2	4	350	240	1 649	2 239	338	2 577
Woollahra (A)	10	62	72	6 050	15 600	15 032	36 682	2 694	39 376
St George—Sutherland (SSD)	131	277	415	25 178	34 707	16 905	76 789	15 516	92 305
Hurstville (C)	29	57	88	5 157	7 091	2 048	14 296	2 570	16 866
Kogarah (A)	20	41	61	4 879	7 300	3 009	15 187	279	15 467
Rockdale (C)	27	89	119	4 550	10 535	2 007	17 092	7 294	24 386
Sutherland Shire (A)	55	90	147	10 592	9 781	9 842	30 214	5 372	35 586
Canterbury—Bankstown (SSD)	65	159	227	11 198	17 908	7 534	36 640	27 485	64 125
Bankstown (C)	38	95	136	6 792	11 368	3 927	22 087	12 809	34 895
Canterbury (C)	27	64	91	4 405	6 541	3 607	14 553	14 676	29 229
Fairfield—Liverpool (SSD)	294	99	399	44 918	8 654	4 133	57 706	40 957	98 663
Fairfield (C)	33	25	58	4 886	1 915	1 784	8 585	28 683	37 269
Liverpool (C)	261	74	341	40 032	6 739	2 349	49 120	12 274	61 394
Outer South Western Sydney (SSD)	315	27	344	43 881	2 400	6 119	52 400	13 792	66 192
Camden (A)	133	0	134	18 416	0	344	18 759	6 289	25 048
Campbelltown (C)	111	16	128	14 302	1 662	4 141	20 105	4 718	24 823
Wollondilly (A)	71	11	82	11 163	738	1 635	13 535	2 785	16 320
Inner Western Sydney (SSD)	14	67	81	3 349	8 290	4 164	15 802	10 338	26 140
Ashfield (A)	0	0	0	0	0	1 368	1 368	3 750	5 118
Burwood (A)	4	12	16	888	840	112	1 840	840	2 680
Concord (A)	4	2	6	916	300	808	2 024	748	2 772
Drummoyne (A)	3	43	46	850	5 050	1 501	7 401	5 000	12 401
Strathfield (A)	3	10	13	695	2 100	376	3 171	0	3 171
Central Western Sydney (SSD)	105	343	449	15 584	37 005	5 996	58 585	14 275	72 860
Auburn (A)	10	15	25	1 397	1 557	440	3 394	2 118	5 512
Holroyd (C)	48	75	123	5 719	6 506	1 532	13 756	2 235	15 990
Parramatta (C)	47	253	301	8 469	28 942	4 024	41 435	9 922	51 357
Outer Western Sydney (SSD)	248	27	276	36 383	2 741	12 242	51 367	21 827	73 194
Blue Mountains (C)	68	0	68	10 429	0	3 231	13 660	6 235	19 895
Hawkesbury (C)	72	8	80	11 319	885	3 648	15 853	4 375	20 228
Penrith (C)	108	19	128	14 635	1 856	5 363	21 854	11 217	33 071
Blacktown—Baulkham Hills (SSD)	475	109	587	75 158	9 943	5 672	90 773	98 676	189 449
Baulkham Hills (A)	212	66	281	39 658	6 453	1 342	47 453	58 530	105 983
Blacktown (C)	263	43	306	35 500	3 490	4 330	43 320	40 146	83 466
Lower Northern Sydney (SSD)	69	214	288	19 681	33 551	34 703	87 935	214 260	302 195
Hunter's Hill (A)	3	0	3	1 370	0	1 572	2 942	0	2 942
Lane Cove (A)	11	34	45	4 310	3 235	3 468	11 013	12 030	23 043
Mosman (A)	3	0	3	1 007	0	2 999	4 006	140	4 146
North Sydney (A)	6	39	48	2 120	17 930	13 392	33 442	18 335	51 778
Ryde (C)	30	116	146	6 203	9 826	4 184	20 213	164 097	184 311
Willoughby (C)	16	25	43	4 671	2 560	9 088	16 319	19 657	35 976

DWELLINGS (no.)..... VALUE (\$'000).....

	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential buildings</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non residential building</i>	<i>Total building</i>
STATISTICAL AREAS									
Sydney (SD) <i>continued</i>									
Hornsby–Ku-ring-gai (SSD)	137	231	380	26 397	44 145	17 605	88 147	15 850	103 997
Hornsby (A)	110	181	303	17 158	34 645	5 857	57 659	10 640	68 299
Ku-ring-gai (A)	27	50	77	9 240	9 500	11 748	30 488	5 210	35 698
Northern Beaches (SSD)	58	71	131	17 393	14 602	15 630	47 625	15 743	63 368
Manly (A)	4	8	12	1 407	1 400	2 606	5 413	1 176	6 589
Pittwater (A)	27	19	48	7 402	3 400	5 991	16 793	8 277	25 070
Warringah (A)	27	44	71	8 584	9 802	7 033	25 419	6 290	31 709
Gosford–Wyong (SSD)	399	149	550	58 932	15 411	13 233	87 576	19 685	107 262
Gosford (C)	148	86	236	27 685	7 618	8 593	43 896	6 005	49 901
Wyong (A)	251	63	314	31 247	7 794	4 640	43 680	13 680	57 360
Hunter (SD)	528	358	929	68 452	38 397	22 826	129 675	67 325	197 001
Newcastle (SSD)	435	338	815	57 783	33 017	20 083	110 883	55 310	166 193
Cessnock (C)	36	0	37	4 969	0	1 148	6 117	1 582	7 699
Lake Macquarie (C)	204	55	260	25 725	6 078	6 449	38 252	15 144	53 397
Maitland (C)	53	0	53	6 633	0	1 539	8 172	2 312	10 485
Newcastle (C)–Inner	1	199	237	100	19 700	4 409	24 209	936	25 145
Newcastle (C)–Remainder	63	54	119	8 754	3 049	4 878	16 681	33 670	50 351
Port Stephens (A)	78	30	109	11 601	4 191	1 660	17 452	1 665	19 117
Hunter SD Balance (SSD)	93	20	114	10 670	5 380	2 743	18 793	12 015	30 808
Dungog (A)	11	0	11	1 105	0	445	1 550	158	1 708
Gloucester (A)	4	0	4	256	0	178	434	0	434
Great Lakes (A)	53	20	73	5 831	5 380	1 373	12 584	2 149	14 733
Merriwa (A)	1	0	1	40	0	0	40	0	40
Murrurundi (A)	0	0	0	0	0	0	0	0	0
Muswellbrook (A)	7	0	7	892	0	144	1 036	7 823	8 858
Scone (A)	1	0	1	305	0	78	383	532	915
Singleton (A)	16	0	17	2 241	0	526	2 767	1 354	4 120
Illawarra (SD)	340	49	396	45 289	4 750	11 183	61 221	40 336	101 557
Wollongong (SSD)	166	36	207	22 406	3 690	7 337	33 433	32 671	66 104
Kiama (A)	17	16	35	2 836	2 065	2 219	7 119	575	7 694
Shellharbour (C)	64	7	71	8 590	600	1 116	10 306	2 070	12 376
Wollongong (C)	85	13	101	10 980	1 025	4 002	16 007	30 026	46 033
Illawarra SD Balance (SSD)	174	13	189	22 883	1 060	3 846	27 789	7 665	35 454
Shoalhaven (C)	142	13	157	18 205	1 060	3 427	22 691	7 390	30 081
Wingecarribee (A)	32	0	32	4 678	0	420	5 097	275	5 372
Richmond–Tweed (SD)	186	28	217	23 160	2 629	4 956	30 745	15 177	45 922
Tweed Heads (SSD)	33	2	35	4 413	185	1 075	5 673	0	5 673
Tweed (A)–Pt A	33	2	35	4 413	185	1 075	5 673	0	5 673
Richmond–Tweed SD Balance (SSD)	153	26	182	18 747	2 444	3 881	25 072	15 177	40 249
Ballina (A)	33	13	48	5 661	1 150	944	7 755	3 320	11 075
Byron (A)	52	0	52	6 326	0	1 854	8 180	2 098	10 278
Kyogle (A)	4	0	4	330	0	263	593	0	593
Lismore (C)	27	2	29	2 793	254	133	3 180	8 709	11 889
Richmond Valley (A) – Casino	1	0	1	131	0	20	151	900	1 051
Richmond Valley (A) – Bal	6	7	13	632	720	338	1 690	150	1 840
Tweed (A)–Pt B	30	4	35	2 874	320	328	3 522	0	3 522

DWELLINGS (no.)..... VALUE (\$'000).....

	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential buildings</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non residential building</i>	<i>Total building</i>
STATISTICAL AREAS									
Mid-North Coast (SD)	276	70	353	34 665	6 070	7 658	48 393	17 349	65 742
Clarence (SSD)	121	16	138	14 775	1 571	3 204	19 550	11 800	31 350
Bellingen (A)	0	0	0	0	0	297	297	470	767
Coffs Harbour (C)	58	16	75	7 346	1 571	1 388	10 305	7 482	17 787
Copmanhurst (A)	3	0	3	131	0	50	180	400	580
Grafton (C)	4	0	4	344	0	212	556	680	1 236
Maclean (A)	14	0	14	2 068	0	320	2 388	828	3 216
Nambucca (A)	27	0	27	2 888	0	449	3 336	1 640	4 976
Pristine Waters (A) – Nymbodia	4	0	4	407	0	100	507	0	507
Pristine Waters (A) – Ulmarra	11	0	11	1 591	0	390	1 981	301	2 282
Hastings (SSD)	155	54	215	19 890	4 498	4 454	28 843	5 549	34 392
Greater Taree (C)	35	11	46	5 120	956	1 506	7 582	486	8 068
Hastings (A)	78	25	105	10 471	2 423	2 146	15 040	2 148	17 188
Kempsey (A)	42	18	64	4 299	1 120	802	6 221	2 915	9 136
Lord Howe Island	0	0	0	0	0	0	0	0	0
Northern (SD)	89	13	103	11 468	1 255	3 666	16 389	9 746	26 135
Northern Slopes (SSD)	41	7	49	5 730	580	2 163	8 474	5 450	13 924
Barraba (A)	1	0	1	108	0	37	145	0	145
Bingara (A)	2	0	2	96	0	68	164	0	164
Gunnedah (A)	3	0	4	482	0	281	763	150	913
Inverell (A)–Pt A	4	0	4	269	0	36	305	0	305
Manilla (A)	0	0	0	0	0	31	31	0	31
Nundle (A)	0	0	0	0	0	48	48	185	233
Parry (A)	5	0	5	801	0	519	1 320	65	1 385
Quirindi (A)	2	0	2	321	0	155	477	0	477
Tamworth (C)	24	7	31	3 653	580	939	5 172	5 050	10 222
Yallaroi (A)	0	0	0	0	0	49	49	0	49
Northern Tablelands (SSD)	26	0	26	2 996	0	1 165	4 161	1 758	5 919
Armidale Dumaresq (A) – City	9	0	9	1 147	0	120	1 267	818	2 085
Armidale Dumaresq (A) – Bal	0	0	0	0	0	0	0	0	0
Glen Innes (A)	3	0	3	359	0	90	449	0	449
Guyra (A)	1	0	1	100	0	60	160	0	160
Inverell (A)–Pt B	6	0	6	794	0	472	1 266	580	1 846
Severn (A)	0	0	0	0	0	0	0	0	0
Tenterfield (A)	4	0	4	271	0	110	381	360	741
Uralla (A)	2	0	2	226	0	286	512	0	512
Walcha (A)	1	0	1	99	0	28	127	0	127
North Central Plain (SSD)	22	6	28	2 742	675	337	3 754	2 537	6 292
Moree Plains (A)	14	6	20	1 638	675	134	2 447	1 845	4 292
Narrabri (A)	8	0	8	1 104	0	204	1 308	692	2 000
North Western (SD)	66	6	72	7 777	1 058	1 339	10 175	8 397	18 572
Central Macquarie (SSD)	60	4	64	7 039	750	1 211	9 000	7 827	16 828
Coolah (A)	6	0	6	470	0	0	470	0	470
Coonabarabran (A)	1	0	1	42	0	62	104	0	104
Dubbo (C)	25	4	29	3 500	750	859	5 110	6 338	11 448
Gilgandra (A)	3	0	3	375	0	41	416	51	467
Mudgee (A)	16	0	16	1 730	0	100	1 830	850	2 680
Narromine (A)	4	0	4	402	0	150	552	588	1 140
Wellington (A)	5	0	5	520	0	0	520	0	520
Macquarie—Barwon (SSD)	3	0	3	332	0	40	372	220	592
Bogan (A)	0	0	0	0	0	0	0	220	220
Coonamble (A)	0	0	0	0	0	15	15	0	15
Walgett (A)	3	0	3	332	0	25	357	0	357
Warren (A)	0	0	0	0	0	0	0	0	0

DWELLINGS (no.)..... VALUE (\$'000).....

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
STATISTICAL AREAS									
North Western (SD) <i>continued</i>									
Upper Darling (SSD)	3	2	5	406	308	89	802	350	1 152
Bourke (A)	1	0	1	76	0	59	135	0	135
Brewarrina (A)	2	2	4	330	308	0	638	0	638
Cobar (A)	0	0	0	0	0	30	30	350	380
Central West (SD)	125	17	144	16 364	1 310	4 340	22 014	10 431	32 445
Bathurst–Orange (SSD)	60	10	70	8 402	770	2 066	11 238	4 427	15 665
Bathurst (C)	27	0	27	3 920	0	892	4 812	2 265	7 077
Blayney (A)–Pt A	6	0	6	887	0	141	1 028	0	1 028
Cabonne (A)–Pt A	4	0	4	377	0	239	616	0	616
Evans (A)–Pt A	0	0	0	0	0	0	0	0	0
Orange (C)	23	10	33	3 218	770	795	4 782	2 162	6 944
Central Tablelands (excl.)									
Bathurst–Orange (SSD)	43	5	50	5 477	370	1 364	7 210	1 040	8 250
Blayney (A)–Pt B	3	0	3	343	0	335	678	0	678
Cabonne (A)–Pt B	1	0	1	150	0	23	173	0	173
Evans (A)–Pt B	3	0	3	320	0	141	461	0	461
Greater Lithgow (C)	22	5	27	2 950	370	721	4 041	910	4 951
Oberon (A)	12	0	14	1 456	0	46	1 501	0	1 501
Rylstone (A)	2	0	2	258	0	98	356	130	486
Lachlan (SSD)	22	2	24	2 486	170	910	3 566	4 964	8 530
Bland (A)	2	0	2	220	0	50	270	134	404
Cabonne (A)–Pt C	3	0	3	456	0	50	506	0	506
Cowra (A)	3	0	3	211	0	94	304	650	954
Forbes (A)	6	2	8	591	170	157	918	2 200	3 118
Lachlan (A)	3	0	3	350	0	100	450	1 410	1 860
Parkes (A)	3	0	3	450	0	444	894	220	1 114
Weddin (A)	2	0	2	208	0	16	224	350	574
South Eastern (SD)	283	51	334	37 461	5 767	6 802	50 030	15 216	65 246
Queanbeyan (SSD)	96	30	126	14 867	4 000	965	19 831	4 858	24 689
Queanbeyan (C)	59	30	89	8 374	4 000	594	12 968	4 583	17 551
Yarrowlumla (A)–Pt A	37	0	37	6 493	0	371	6 863	275	7 138
Southern Tablelands (excl.)									
Queanbeyan (SSD)	58	2	60	6 913	250	2 505	9 667	4 435	14 102
Boorowa (A)	3	0	3	235	0	90	325	0	325
Crookwell (A)	7	0	7	1 015	0	155	1 170	0	1 170
Goulburn (C)	1	0	1	86	0	275	361	579	940
Gunning (A)	2	0	2	207	0	87	294	0	294
Harden (A)	0	0	0	0	0	30	30	1 275	1 305
Mulwaree (A)	13	2	15	1 464	250	477	2 192	356	2 548
Tallaganda (A)	12	0	12	1 195	0	143	1 338	225	1 563
Yarrowlumla (A)–Pt B	0	0	0	0	0	0	0	0	0
Yass (A)	13	0	13	1 601	0	922	2 523	2 000	4 523
Young (A)	7	0	7	1 110	0	325	1 435	0	1 435
Lower South Coast (SSD)	118	19	137	14 286	1 517	2 836	18 638	5 564	24 202
Bega Valley (A)	45	0	45	5 503	0	1 447	6 950	1 590	8 540
Eurobodalla (A)	73	19	92	8 783	1 517	1 389	11 689	3 974	15 662
Snowy (SSD)	11	0	11	1 396	0	497	1 893	360	2 253
Bombala (A)	1	0	1	45	0	40	85	0	85
Cooma–Monaro (A)	5	0	5	406	0	397	803	360	1 163
Snowy River (A)	5	0	5	945	0	60	1 005	0	1 005

DWELLINGS (no.)..... VALUE (\$'000).....

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
STATISTICAL AREAS									
Murrumbidgee (SD)	106	7	116	12 124	717	3 203	16 045	19 563	35 608
Central Murrumbidgee (SSD)	63	2	68	6 634	175	2 522	9 332	13 707	23 038
Coolamon (A)	2	0	2	187	0	10	197	335	532
Cootamundra (A)	1	0	1	150	0	251	401	60	461
Gundagai (A)	3	0	3	280	0	30	310	750	1 060
Junee (A)	5	0	5	470	0	104	574	0	574
Lockhart (A)	3	0	3	261	0	0	261	0	261
Narrandera (A)	1	0	1	45	0	42	87	93	180
Temora (A)	3	2	5	331	175	91	597	150	747
Tumut (A)	7	0	7	795	0	154	949	0	949
Wagga Wagga (C)	38	0	41	4 116	0	1 841	5 957	12 319	18 275
Lower Murrumbidgee (SSD)	43	5	48	5 490	542	681	6 713	5 857	12 570
Carrathool (A)	2	0	2	226	0	53	279	0	279
Griffith (C)	26	0	26	3 307	0	283	3 589	2 785	6 374
Hay (A)	1	0	1	130	0	14	144	332	476
Leeton (A)	9	5	14	1 361	542	331	2 234	2 310	4 544
Murrumbidgee (A)	5	0	5	467	0	0	467	430	897
Murray (SD)	95	0	95	12 443	0	2 660	15 103	1 925	17 028
Albury (SSD)	44	0	44	5 185	0	1 466	6 652	603	7 255
Albury (C)	36	0	36	4 279	0	1 094	5 373	408	5 781
Hume (A)	8	0	8	907	0	372	1 279	195	1 474
Upper Murray (excl. Albury) (SSD)	7	0	7	856	0	239	1 096	266	1 362
Corowa (A)	6	0	6	775	0	104	879	266	1 145
Culcairn (A)	0	0	0	0	0	59	59	0	59
Holbrook (A)	1	0	1	81	0	35	116	0	116
Tumbarumba (A)	0	0	0	0	0	41	41	0	41
Urana (A)	0	0	0	0	0	0	0	0	0
Central Murray (SSD)	34	0	34	4 847	0	864	5 712	730	6 442
Berrigan (A)	7	0	7	896	0	0	896	517	1 413
Conargo (A)	0	0	0	0	0	0	0	0	0
Deniliquin (A)	2	0	2	361	0	458	818	75	893
Jerilderie (A)	2	0	2	283	0	113	396	0	396
Murray (A)	20	0	20	2 618	0	103	2 721	0	2 721
Wakool (A)	3	0	3	690	0	190	880	138	1 018
Windouran (A)	0	0	0	0	0	0	0	0	0
Murray–Darling (SSD)	10	0	10	1 554	0	90	1 644	326	1 969
Balranald (A)	1	0	1	70	0	15	85	0	85
Wentworth(A)	9	0	9	1 484	0	75	1 559	326	1 884
Far West (SD)	2	0	2	216	0	447	663	4 112	4 775
Far West (SSD)	2	0	2	216	0	447	663	4 112	4 775
Broken Hill (C)	2	0	2	216	0	189	405	860	1 265
Central Darling (A)	0	0	0	0	0	258	258	3 252	3 511
Unincorp, Far West	0	0	0	0	0	0	0	0	0

STATISTICAL DISTRICT

Newcastle NSW	435	338	815	57 783	33 017	20 083	110 883	55 310	166 193
Wollongong NSW	166	36	207	22 406	3 690	7 337	33 433	32 671	66 104
Bathurst–Orange NSW	60	10	70	8 402	770	2 066	11 238	4 427	15 665
Albury–Wodonga NSW/VIC	93	4	99	11 742	274	2 631	14 647	24 978	39 625
Canberra–Queanbeyan ACT/NSW	354	147	502	55 193	18 301	10 091	83 584	37 651	121 235
Gold Coast–Tweed Heads QLD/NSW	585	536	1 123	83 697	53 843	9 188	146 728	35 441	182 169

(a) Includes conversions and dwelling units approved as part of alterations and additions or the construction of non-residential buildings.

(b) Refer to Explanatory Notes paragraph 12.

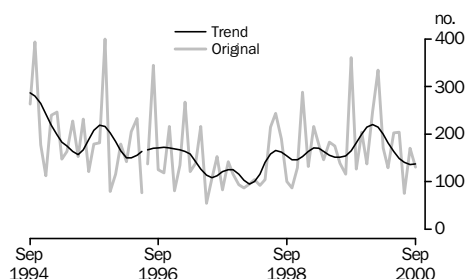
BUILDING APPROVALS KEY FEATURES: ACT

KEY FIGURES

	Jul 2000	Aug 2000	Sep 2000
Dwelling units approved			
Original	76	170	131
Trend	141	136	137

	% change Jun 2000 to Jul 2000	% change Jul 2000 to Aug 2000	% change Aug 2000 to Sep 2000
Dwelling units approved			
Original	-62.7	123.7	-22.9
Trend	-5.3	-3.1	0.2

DWELLING UNITS APPROVED



KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved fell 8.1% in the September 2000 quarter with the number of dwelling units falling to 137 in the month of September. The estimate for September 2000 is now 37.7% below the peak in the series in January 2000

ORIGINAL ESTIMATES

- There were 377 dwellings approved in the September 2000 quarter, a fall of 160 from the June quarter. Houses decreased by 88 while other residential building fell by 73 dwellings.
- During the September 2000 quarter there were 259 houses and 117 other residential buildings approved. Dwelling approvals were concentrated in Amaroos (68), O'Connor (46), Bruce (30) and Dunlop (27).
- The value of total building in the September 2000 quarter was \$96.8m, a fall of 56.6% from the June quarter total of \$223.0m. The value of residential building approved fell by 25.2% to \$64.0m while the value of non-residential building decreased by 76.1% to \$32.8m.

DWELLING UNITS APPROVED, Private and Public Sector—ACT: Original & Trend Estimates

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building (a)	Total dwelling units	Total dwelling units trend estimates
PRIVATE SECTOR (Number)							
1997-1998	1 086	259	1	0	1	1 347	n.a.
1998-1999	1 202	622	0	133	0	1 957	n.a.
1999-2000	1 477	772	3	68	0	2 320	n.a.
1999							
September	185	174	2	0	0	361	n.a.
October	98	29	0	0	0	127	n.a.
November	127	43	0	0	0	170	n.a.
December	101	30	1	0	0	132	n.a.
2000							
January	116	132	0	0	0	248	n.a.
February	165	98	0	68	0	331	n.a.
March	142	28	0	0	0	170	n.a.
April	128	2	0	0	0	130	n.a.
May	149	54	0	0	0	203	n.a.
June	70	134	0	0	0	204	n.a.
July	52	12	0	0	1	65	n.a.
August	129	31	0	0	0	160	n.a.
September	66	63	0	0	0	129	n.a.
PUBLIC SECTOR (Number)							
1997-1998	15	34	0	0	0	49	n.a.
1998-1999	95	22	0	0	0	117	n.a.
1999-2000	23	32	0	0	0	55	n.a.
1999							
September	0	0	0	0	0	0	n.a.
October	0	0	0	0	0	0	n.a.
November	5	30	0	0	0	35	n.a.
December	5	0	0	0	0	5	n.a.
2000							
January	0	0	0	0	0	0	n.a.
February	3	0	0	0	0	3	n.a.
March	1	0	0	0	0	1	n.a.
April	0	0	0	0	0	0	n.a.
May	0	0	0	0	0	0	n.a.
June	0	0	0	0	0	0	n.a.
July	7	4	0	0	0	11	n.a.
August	3	7	0	0	0	10	n.a.
September	2	0	0	0	0	2	n.a.
TOTAL (Number)							
1997-1998	1 101	293	1	0	1	1 396	n.a.
1998-1999	1 297	644	0	133	0	2 074	n.a.
1999-2000	1 500	804	3	68	0	2 375	n.a.
1999							
September	185	174	2	0	0	361	165
October	98	29	0	0	0	127	182
November	132	73	0	0	0	205	201
December	106	30	1	0	0	137	215
2000							
January	116	132	0	0	0	248	220
February	168	98	0	68	0	334	215
March	143	28	0	0	0	171	201
April	128	2	0	0	0	130	182
May	149	54	0	0	0	203	163
June	70	134	0	0	0	204	149
July	59	16	0	0	1	76	141
August	132	38	0	0	0	170	136
September	68	63	0	0	0	131	137

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Private and Public Sector—ACT: Original

Period	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 (\$ '000)								
1997-1998	134 548	24 867	80	52 567	413	212 474	157 063	369 537
1998-1999	158 883	64 691	0	52 702	9 874	286 150	147 809	433 958
1999-2000	205 161	91 444	517	61 553	7 985	366 659	149 493	516 152
1999								
September	25 038	20 860	265	5 781	0	51 944	3 014	54 958
October	12 905	3 277	0	5 835	0	22 017	6 784	28 801
November	17 554	3 917	0	5 599	0	27 070	6 584	33 653
December	14 304	1 547	252	4 057	0	20 159	7 540	27 699
2000								
January	15 710	13 557	0	4 067	0	33 333	6 804	40 137
February	24 781	14 410	0	5 945	7 985	53 121	1 141	54 263
March	18 281	3 194	0	4 935	0	26 409	3 454	29 863
April	17 345	193	0	4 588	0	22 127	17 527	39 654
May	20 099	8 694	0	5 035	0	33 828	65 485	99 313
June	10 676	16 286	0	2 588	0	29 549	2 548	32 097
July	8 606	1 255	0	1 291	0	11 152	8 890	20 043
August	20 048	4 291	0	4 394	0	28 733	4 629	33 362
September	9 835	7 423	0	3 418	0	20 677	6 541	27 218
PUBLIC SECTOR (\$ '000)								
1997-1998	1 167	2 790	0	0	0	3 957	81 838	85 795
1998-1999	7 836	1 695	0	18	0	9 549	161 104	170 652
1999-2000	2 162	2 016	0	4 476	0	8 654	141 902	150 555
1999								
September	0	0	0	0	0	0	994	994
October	0	0	0	0	0	0	6 620	6 620
November	313	1 875	0	0	0	2 188	44 530	46 718
December	261	0	0	0	0	261	1 240	1 501
2000								
January	0	0	0	1 200	0	1 200	275	1 475
February	506	0	0	0	0	506	30 014	30 519
March	145	0	0	0	0	145	1 400	1 545
April	0	0	0	0	0	0	5 408	5 408
May	0	0	0	15	0	15	30 194	30 209
June	0	0	0	11	0	11	16 278	16 288
July	1 394	654	0	0	0	2 047	6 115	8 162
August	343	678	0	23	0	1 044	5 661	6 704
September	308	0	0	0	0	308	956	1 264
TOTAL (\$ '000)								
1997-1998	135 715	27 657	80	52 567	413	216 432	238 901	455 333
1998-1999	166 719	66 385	0	52 720	9 874	295 699	308 912	604 611
1999-2000	207 323	93 460	517	66 028	7 985	375 313	291 394	666 707
1999								
September	25 038	20 860	265	5 781	0	51 944	4 008	55 952
October	12 905	3 277	0	5 835	0	22 017	13 404	35 421
November	17 866	5 792	0	5 599	0	29 257	51 114	80 371
December	14 566	1 547	252	4 057	0	20 420	8 780	29 200
2000								
January	15 710	13 557	0	5 267	0	34 533	7 080	41 612
February	25 287	14 410	0	5 945	7 985	53 627	31 155	84 782
March	18 425	3 194	0	4 935	0	26 554	4 854	31 408
April	17 345	193	0	4 588	0	22 127	22 935	45 062
May	20 099	8 694	0	5 050	0	33 843	95 679	129 522
June	10 676	16 286	0	2 598	0	29 560	18 825	48 385
July	10 000	1 909	0	1 291	0	13 200	15 005	28 205
August	20 391	4 969	0	4 417	0	29 777	10 290	40 067
September	10 144	7 423	0	3 418	0	20 985	7 497	28 482

(a) See Glossary for definition.

BUILDING APPROVED IN STATISTICAL AREAS—ACT—Sep Qtr 2000

Statistical area(c)	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
AUSTRALIAN CAPITAL TERRITORY	259	117	377	40 534	14 301	9 126	63 961	32 793	96 754
Canberra (SD)	258	117	376	40 326	14 301	9 126	63 753	32 793	96 546
North Canberra (SSD)	48	53	101	7 824	5 570	1 792	15 186	24 425	39 611
Acton	1	0	1	330	0	0	330	2 146	2 476
Ainslie	8	0	8	1 272	0	424	1 696	0	1 696
Braddon	4	12	16	506	1 255	47	1 809	952	2 760
Campbell	2	0	2	384	0	321	705	0	705
City	0	0	0	0	0	0	0	14 157	14 157
Dickson	0	0	0	0	0	74	74	1 650	1 724
Downer	1	0	1	155	0	42	197	0	197
Duntroon	0	0	0	0	0	0	0	0	0
Hackett	1	0	1	154	0	109	263	0	263
Kowen	0	0	0	0	0	0	0	0	0
Lyneham	16	0	16	2 916	0	0	2 916	55	2 971
Majura	0	0	0	0	0	0	0	0	0
O'Connor	7	39	46	1 035	4 047	568	5 649	0	5 649
Reid	0	0	0	0	0	0	0	0	0
Russell	0	0	0	0	0	0	0	0	0
Turner	8	2	10	1 072	268	0	1 340	64	1 404
Watson	0	0	0	0	0	207	207	5 401	5 608
Belconnen (SSD)	64	0	64	8 571	0	1 464	10 035	1 133	11 168
Aranda	0	0	0	0	0	315	315	0	315
Belconnen Town Centre	0	0	0	0	0	0	0	627	627
Belconnen-SSD Bal	0	0	0	0	0	0	0	0	0
Bruce	30	0	30	4 349	0	0	4 349	110	4 459
Charnwood	0	0	0	0	0	43	43	55	98
Cook	0	0	0	0	0	123	123	0	123
Dunlop	27	0	27	3 053	0	35	3 088	0	3 088
Evatt	0	0	0	0	0	205	205	0	205
Florey	1	0	1	105	0	75	180	341	521
Flynn	0	0	0	0	0	29	29	0	29
Fraser	0	0	0	0	0	0	0	0	0
Giralang	0	0	0	0	0	44	44	0	44
Hawker	0	0	0	0	0	97	97	0	97
Higgins	0	0	0	0	0	0	0	0	0
Holt	0	0	0	0	0	0	0	0	0
Kaleen	0	0	0	0	0	102	102	0	102
Latham	0	0	0	0	0	104	104	0	104
McKellar	0	0	0	0	0	73	73	0	73
Macgregor	0	0	0	0	0	38	38	0	38
Macquarie	0	0	0	0	0	0	0	0	0
Melba	6	0	6	1 064	0	61	1 125	0	1 125
Page	0	0	0	0	0	0	0	0	0
Scullin	0	0	0	0	0	19	19	0	19
Spence	0	0	0	0	0	0	0	0	0
Weetangera	0	0	0	0	0	101	101	0	101
Woden Valley (SSD)	7	2	9	1 243	327	1 371	2 941	1 044	3 985
Chifley	0	0	0	0	0	0	0	0	0
Curtin	1	0	1	193	0	436	629	0	629
Farrer	1	0	1	160	0	84	244	0	244
Garran	1	0	1	179	0	253	432	0	432
Hughes	1	2	3	263	327	74	664	0	664
Isaacs	0	0	0	0	0	0	0	0	0
Lyons	1	0	1	181	0	331	511	0	511
Mawson	1	0	1	175	0	92	267	61	328
O'Malley	0	0	0	0	0	25	25	0	25
Pearce	0	0	0	0	0	33	33	0	33
Phillip	0	0	0	0	0	0	0	984	984
Torrens	1	0	1	92	0	43	135	0	135

Statistical area(c)	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
Weston Creek–Stromlo (SSD)	2	2	4	238	327	931	1 495	839	2 335
Chapman	0	0	0	0	0	26	26	0	26
Duffy	0	0	0	0	0	181	181	0	181
Fisher	0	0	0	0	0	92	92	0	92
Holder	0	0	0	0	0	90	90	0	90
Rivett	2	0	2	238	0	0	238	0	238
Stirling	0	0	0	0	0	118	118	0	118
Stromlo	0	0	0	0	0	0	0	0	0
Waramanga	0	2	2	0	327	11	338	83	420
Weston	0	0	0	0	0	413	413	537	949
Weston Creek–Stromlo – SSD Bal	0	0	0	0	0	0	0	220	220
Tuggeranong (SSD)	11	7	18	1 743	678	2 396	4 817	218	5 036
Banks	0	0	0	0	0	113	113	0	113
Bonython	0	0	0	0	0	218	218	0	218
Calwell	0	0	0	0	0	224	224	0	224
Chisholm	0	0	0	0	0	76	76	0	76
Conder	0	0	0	0	0	212	212	0	212
Fadden	0	0	0	0	0	33	33	0	33
Gilmore	0	0	0	0	0	39	39	0	39
Gordon	10	0	10	1 589	0	203	1 792	0	1 792
Gowrie	0	0	0	0	0	144	144	0	144
Greenway	0	0	0	0	0	0	0	218	218
Isabella Plains	0	0	0	0	0	57	57	0	57
Kambah	0	0	0	0	0	395	395	0	395
Macarthur	0	0	0	0	0	38	38	0	38
Monash	0	0	0	0	0	36	36	0	36
Oxley	0	0	0	0	0	131	131	0	131
Richardson	0	0	0	0	0	0	0	0	0
Theodore	0	0	0	0	0	255	255	0	255
Tuggeranong–SSD Bal	0	0	0	0	0	0	0	0	0
Wanniassa	1	7	8	154	678	223	1 055	0	1 055
South Canberra (SSD)	19	44	64	3 376	6 061	1 025	10 462	4 272	14 734
Barton	0	0	0	0	0	123	123	750	873
Deakin	2	0	2	438	0	146	585	0	585
Forrest	0	21	21	0	2 368	35	2 404	0	2 404
Fyshwick	0	0	1	0	0	66	66	1 610	1 676
Griffith	3	15	18	562	2 039	180	2 780	317	3 097
Harman	0	0	0	0	0	0	0	0	0
Hume	0	0	0	0	0	11	11	440	451
Jerrabomberra	0	0	0	0	0	0	0	0	0
Kingston	0	0	0	0	0	0	0	407	407
Narrabundah	2	0	2	241	0	150	391	308	699
Oaks Estate	0	0	0	0	0	0	0	0	0
Parkes	0	0	0	0	0	0	0	0	0
Pialligo	0	0	0	0	0	0	0	0	0
Red Hill	5	0	5	812	0	284	1 096	0	1 096
Symonston	0	0	0	0	0	0	0	440	440
Yarralumla	7	8	15	1 323	1 654	29	3 006	0	3 006
Gungahlin–Hall (SSD)	107	9	116	17 331	1 338	147	18 816	861	19 677
Amaroo	59	9	68	8 190	1 338	0	9 528	0	9 528
Gungahlin–Hall – SSD Bal	0	0	0	0	0	0	0	440	440
Hall	0	0	0	0	0	0	0	0	0
Mitchell	0	0	0	0	0	0	0	421	421
Ngunnawal	20	0	20	3 393	0	42	3 435	0	3 435
Nicholls	24	0	24	5 168	0	70	5 239	0	5 239
Palmerston	4	0	4	580	0	35	615	0	615
Australian Capital Territory - Bal	1	0	1	208	0	0	208	0	208

(a) Includes conversions and dwelling units approved as part of alterations and additions or the construction of non-residential buildings.

(b) Refer to Explanatory Notes paragraph 12.

(c) Data for the statistical district of Canberra-Queanbeyan is located in table 12.

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;
- permits issued by ACT building, electrical and plumbing control—Department of Urban Services;
- 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 April 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the April 1998 issue onwards, Conversion jobs are shown separately in tables 5, 6, 13 and 14. However, in other tables they are included within existing categories, as follows: in tables 1, 2, 11, 12 and 15 they are included in the appropriate Type of Building category, and in tables 3, 4, 11, 12 and 15 they are included in the 'Alterations and additions to residential buildings' category.

SEASONAL ADJUSTMENT

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

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

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

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

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

EXPLANATORY NOTES

TREND ESTIMATES

18 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For 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 re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1998–1999). 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).

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the *Australian Standard Geographical Classification, 2000 Edition* (Cat. no. 1216.0), effective from 1 July 2000, and ASGC terminology has been adopted in the presentation of building statistics.

23 Some Statistical Districts straddle State/Territory boundaries. The Gold Coast-Tweed Statistical District lies partly in New South Wales and partly in Queensland, the Canberra-Queanbeyan Statistical District lies partly in New South Wales and partly in the Australian Capital Territory, and the Albury-Wodonga Statistical District lies partly in New South Wales and partly in Victoria.

UNPUBLISHED DATA

24 The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.

EXPLANATORY NOTES

RELATED PUBLICATIONS

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

- *Building Activity, Australia* (Cat. no. 8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, Australian Capital Territory* (Cat. no. 8752.8)
- *Building Activity, New South Wales* (Cat. no. 8752.1)
- *Building Activity, Building Work Done, Australia*, (Cat. no. 8755.0)
- *Building Approvals, Australia* (Cat. no. 8731.0)
- *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)
- *Price Index of Materials Used in House Building* (Cat. no. 6408.0)
- *Price Index of Materials Used in Building Other than House Building* (Cat. no. 6407.0)

ROUNDING

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

SYMBOLS AND OTHER USAGES

- n.a. not available
- n.y.a. not yet available
- A Area
- C City
- SD Statistical Division
- SLA Statistical Local Area
- SSD Statistical SubDivision

GLOSSARY

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 April 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. Prior to July 1996, Table 5 and 13 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 6 and 14 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. 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.

GLOSSARY

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.
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 April 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 7 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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2873110009007
ISSN 1327-757X

RRP \$19.50

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Produced by the Australian Bureau of Statistics