



# BUILDING APPROVALS NSW AND ACT

EMBARGO: 11:30AM (CANBERRA TIME) TUES 7 SEPT 1999

## JULY KEY FIGURES

### NEW SOUTH WALES (a)

TREND ESTIMATES	Jul 1999	% change Jun 1999 to Jul 1999	% change Jul 1998 to Jul 1999
Dwelling units approved			
Private sector houses	2 609	2.3	15.2
Total dwelling units	4 512	1.8	1.3

SEASONALLY ADJUSTED	Jul 1999	% change Jun 1999 to Jul 1999	% change Jul 1998 to Jul 1999
Dwelling units approved			
Private sector houses	2 750	12.1	19.3
Total dwelling units	4 606	1.3	-7.0

## JULY KEY POINTS

### NEW SOUTH WALES (a)

#### TREND ESTIMATES

- The trend for private sector houses continues to grow, increasing a further 2.3% in July to be 16.1% higher than the last low in August 1998.
- The trend for total dwelling units has increased 5.9% over the last five months following a fall of 5.4% over the previous nine months.

#### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses increased 12.1% in July following a fall of 5.1% in June.
- The seasonally adjusted estimate for total dwelling units has increased 8.3% over the last two months.

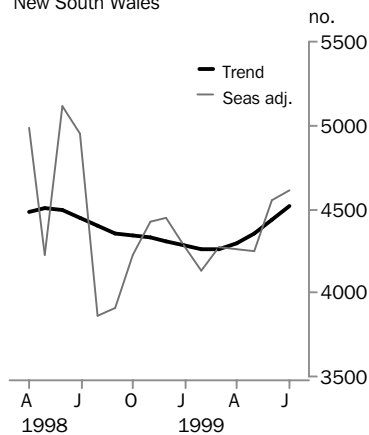
#### ORIGINAL ESTIMATES

- The total number of dwelling units approved in July increased by 312 (6.8%) to 4 926 dwellings. This is the highest since July 1998. Houses accounted for most of the increase.
- The value of total building approved in July increased \$87.6 million (7.5%) to \$1 258.8 million. Residential approvals were up by \$70.1 million (10.5%) while non-residential approvals increased \$17.5 million (3.5%).

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

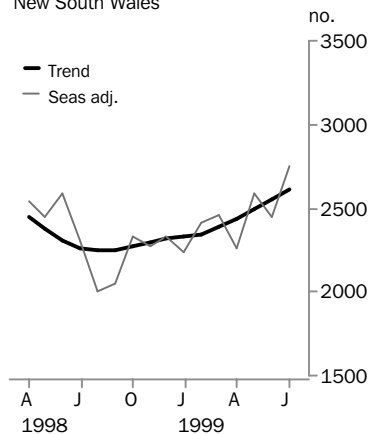
### Dwelling units approved

New South Wales



### Private sector houses approved

New South Wales



- For further information about these and related statistics, contact Loucas Harous on Adelaide 08 8237 7585 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>
August 1999	8 October 1999
September 1999	9 November 1999
October 1999	7 December 1999
November 1999	13 January 2000
December 1999	10 February 2000
January 2000	8 March 2000

## CHANGES IN THIS ISSUE

Improvements have been made to the price indexes used to derive volume estimates in buildings, resulting in minor revisions to non-residential building growth rates in this issue.

In addition, quarterly chain volume data incorporate a new base year, 1997-98, which has resulted in revisions to growth rates, small in most cases, for the latest year. Also, the reference year had been advanced to 1997-98, which has resulted in revisions to levels, but not growth rates, for all periods (see paragraph 20-21 of the Explanatory Notes).

## DATA NOTES

The Wollongong City Council and the Cessnock City Council were unable to fully report all work done within their municipalities this month. Therefore, in original terms, estimates of 60 dwellings for the Wollongong City Council and 10 dwellings for Cessnock City Council have been included in this issue. It is expected that reporting will be substantially improved over the next two months and therefore revisions can be expected in forthcoming issues.

## REVISIONS THIS MONTH

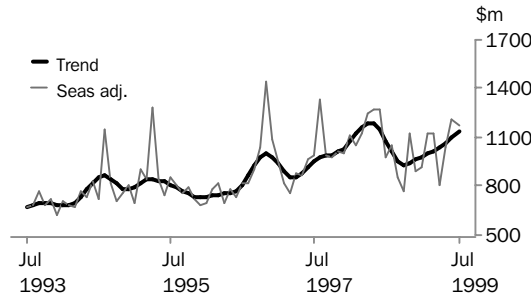
There are no revisions this month.

Gregory W. Bray  
Regional Director, New South Wales

# VALUE OF BUILDING APPROVED: New South Wales

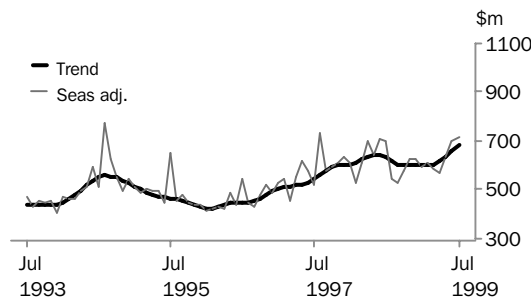
## VALUE OF TOTAL BUILDING

The trend shows strong growth increasing 21.9% over the last nine months. Growth will continue unless next month's seasonally adjusted estimate falls 16.0% (average monthly movement is 13%).



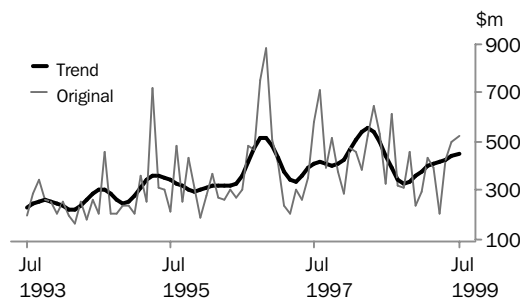
## VALUE OF RESIDENTIAL BUILDING

The trend is showing growth of 14.5% over the last five months.



## VALUE OF NON-RESIDENTIAL BUILDING

The growth in the trend has slowed from 6.4% in December 1998 to 1.6% in July. This series has now grown 36.3% over the last nine months.



# VALUE OF BUILDING APPROVED: NSW

## CHAIN VOLUME MEASURES

### JUNE QUARTER 1999

Changes in the original series for the value of building approved in the June Quarter 1999 in chain volume measures are summarised below.

	ORIGINAL SERIES	
	<i>Mar Qtr 1999 to Jun Qtr 1999</i>	<i>Jun Qtr 1998 to Jun Qtr 1999</i>
	% change	% change
New residential building	18.8	-4.5
Alterations and additions to residential buildings	6.7	-33.4
Non-residential building	0.0	-36.4
<b>Total building</b>	<b>10.1</b>	<b>-22.0</b>

The total value of building has increased 10.1% in the June quarter following a fall of 29.1% over the previous three quarters. The value of residential building approved accounted for most of the rise up \$267.9 million (16.8%) to \$1 866.2 million.

### 1998-1999 FINANCIAL YEAR

The annual movements in the value of building approved, in chain volume measures, reference year 1997-98, appear in the table below. The table shows the annual movements for the past three financial years in original terms.

	ANNUAL MOVEMENT: ORIGINAL SERIES		
	<i>1995-1996 to 1996-1997</i>	<i>1996-1997 to 1997-1998</i>	<i>1997-1998 to 1998-1999</i>
	% change	% change	% change
New residential building	11.2	15.5	-0.6
Alterations and additions to residential buildings	10.8	22.4	-19.4
Non-residential building	34.4	7.6	-27.0
<b>Total building</b>	<b>20.4</b>	<b>12.6</b>	<b>-14.3</b>

The total value of building approved decreased 14.3% to \$11 436.6 million in 1998-99 when compared to 1997-98. The value of non-residential building approved contributed to most of the fall, down \$1 598.1 million (27.0%) to \$4 312.8 million.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

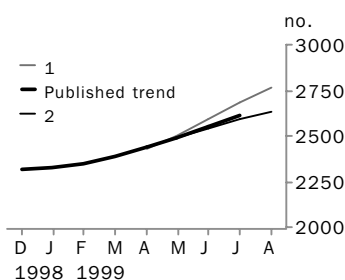
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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.

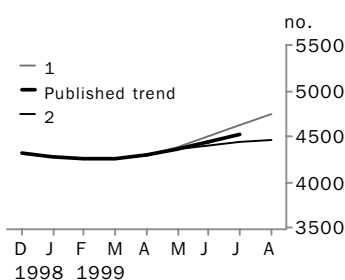
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the August seasonally adjusted estimate is higher than the July estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the August seasonally adjusted estimate is lower than the July 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:			
			<b>1</b> <i>rises by 6% on Jul 1999</i>		<b>2</b> <i>falls by 6% on Jul 1999</i>	
	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>
March 1999	2 385	1.6	2 374	1.4	2 385	1.6
April 1999	2 434	2.1	2 429	2.3	2 434	2.1
May 1999	2 491	2.3	2 504	3.1	2 489	2.3
June 1999	2 549	2.4	2 592	3.5	2 544	2.2
July 1999	2 609	2.3	2 686	3.6	2 595	2.0
August 1999	n.y.a.	n.y.a.	2 767	3.0	2 631	1.4

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			<b>1</b> <i>rises by 7% on Jul 1999</i>		<b>2</b> <i>falls by 7% on Jul 1999</i>	
	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>
March 1999	4 262	0.1	4 245	-0.1	4 268	0.2
April 1999	4 296	0.8	4 288	1.0	4 299	0.7
May 1999	4 359	1.5	4 381	2.2	4 351	1.2
June 1999	4 432	1.7	4 501	2.7	4 402	1.2
July 1999	4 512	1.8	4 626	2.8	4 441	0.9
August 1999	n.y.a.	n.y.a.	4 748	2.6	4 469	0.6

## 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						
<b>1998</b>						
May	2 588	2 600	1 846	1 961	4 434	4 561
June	2 607	2 651	2 303	2 437	4 910	5 088
July	2 453	2 632	2 874	3 011	5 327	5 643
August	2 084	2 096	1 551	1 646	3 635	3 742
September	2 342	2 357	1 667	1 714	4 009	4 071
October	2 258	2 266	1 606	1 686	3 864	3 952
November	2 341	2 390	2 250	2 368	4 591	4 758
December	2 290	2 313	1 823	1 998	4 113	4 311
<b>1999</b>						
January	1 826	1 850	1 561	1 660	3 387	3 510
February	2 100	2 117	1 694	1 745	3 794	3 862
March	2 716	2 750	1 558	1 691	4 274	4 441
April	2 052	2 063	1 887	1 942	3 939	4 005
May	2 833	2 857	1 818	1 902	4 651	4 759
June	2 494	2 506	1 985	2 108	4 479	4 614
July	2 795	2 806	1 976	2 120	4 771	4 926
SEASONALLY ADJUSTED						
<b>1998</b>						
May	2 449	2 463	n.a.	n.a.	4 129	4 227
June	2 585	2 628	n.a.	n.a.	5 027	5 116
July	2 305	2 492	n.a.	n.a.	4 628	4 954
August	1 999	2 017	n.a.	n.a.	3 696	3 866
September	2 051	2 073	n.a.	n.a.	3 810	3 904
October	2 336	2 346	n.a.	n.a.	4 062	4 225
November	2 272	2 337	n.a.	n.a.	4 109	4 420
December	2 333	2 358	n.a.	n.a.	4 274	4 451
<b>1999</b>						
January	2 237	2 262	n.a.	n.a.	4 182	4 286
February	2 413	2 428	n.a.	n.a.	4 052	4 126
March	2 459	2 476	n.a.	n.a.	4 141	4 277
April	2 266	2 275	n.a.	n.a.	4 194	4 265
May	2 582	2 610	n.a.	n.a.	4 174	4 252
June	2 452	2 464	n.a.	n.a.	4 478	4 548
July	2 750	2 762	n.a.	n.a.	4 442	4 606
TREND ESTIMATES						
<b>1998</b>						
May	2 373	2 393	2 017	2 156	4 390	4 501
June	2 308	2 327	2 072	2 197	4 380	4 493
July	2 265	2 286	2 060	2 164	4 325	4 452
August	2 247	2 271	2 001	2 088	4 248	4 396
September	2 249	2 275	1 938	2 019	4 187	4 357
October	2 272	2 301	1 890	1 980	4 162	4 346
November	2 297	2 327	1 854	1 961	4 151	4 336
December	2 316	2 345	1 822	1 945	4 137	4 309
<b>1999</b>						
January	2 327	2 353	1 806	1 931	4 133	4 280
February	2 346	2 369	1 793	1 899	4 139	4 258
March	2 385	2 403	1 781	1 861	4 166	4 262
April	2 434	2 450	1 775	1 846	4 209	4 296
May	2 491	2 506	1 778	1 853	4 269	4 359
June	2 549	2 565	1 784	1 867	4 334	4 432
July	2 609	2 623	1 794	1 888	4 403	4 512

## 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)						
<b>1998</b>						
May	7.3	7.3	-23.6	-22.2	-8.2	-7.7
June	0.7	2.0	24.8	24.3	10.7	11.6
July	-5.9	-0.7	24.8	23.6	8.5	10.9
August	-15.0	-20.4	-46.0	-45.3	-31.8	-33.7
September	12.4	12.5	7.5	4.1	10.3	8.8
October	-3.6	-3.9	-3.7	-1.6	-3.6	-2.9
November	3.7	5.5	40.1	40.5	18.8	20.4
December	-2.2	-3.2	-19.0	-15.6	-10.4	-9.4
<b>1999</b>						
January	-20.3	-20.0	-14.4	-16.9	-17.7	-18.6
February	15.0	14.4	8.5	5.1	12.0	10.0
March	29.3	29.9	-8.0	-3.1	12.7	15.0
April	-24.4	-25.0	21.1	14.8	-7.8	-9.8
May	38.1	38.5	-3.7	-2.1	18.1	18.8
June	-12.0	-12.3	9.2	10.8	-3.7	-3.0
July	12.1	12.0	-0.5	0.6	6.5	6.8
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1998</b>						
May	-3.5	-3.2	n.a.	n.a.	-15.2	-15.2
June	5.5	6.7	n.a.	n.a.	21.8	21.0
July	-10.8	-5.2	n.a.	n.a.	-7.9	-3.2
August	-13.3	-19.1	n.a.	n.a.	-20.1	-22.0
September	2.6	2.8	n.a.	n.a.	3.1	1.0
October	13.9	13.2	n.a.	n.a.	6.6	8.2
November	-2.7	-0.4	n.a.	n.a.	1.2	4.6
December	2.7	0.9	n.a.	n.a.	4.0	0.7
<b>1999</b>						
January	-4.1	-4.1	n.a.	n.a.	-2.1	-3.7
February	7.8	7.3	n.a.	n.a.	-3.1	-3.7
March	1.9	2.0	n.a.	n.a.	2.2	3.7
April	-7.8	-8.1	n.a.	n.a.	1.3	-0.3
May	14.0	14.7	n.a.	n.a.	-0.5	-0.3
June	-5.1	-5.6	n.a.	n.a.	7.3	7.0
July	12.1	12.1	n.a.	n.a.	-0.8	1.3
TREND ESTIMATES (% change from preceding month)						
<b>1998</b>						
May	-2.9	-2.8	5.0	4.7	0.6	0.5
June	-2.8	-2.8	2.7	1.9	-0.2	-0.2
July	-1.8	-1.8	-0.6	-1.5	-1.3	-0.9
August	-0.8	-0.7	-2.9	-3.5	-1.8	-1.3
September	0.1	0.2	-3.1	-3.3	-1.5	-0.9
October	1.0	1.1	-2.5	-1.9	-0.6	-0.3
November	1.1	1.1	-1.9	-1.0	-0.3	-0.2
December	0.8	0.8	-1.7	-0.8	-0.3	-0.6
<b>1999</b>						
January	0.5	0.3	-0.9	-0.7	-0.1	-0.7
February	0.8	0.7	-0.7	-1.7	0.2	-0.5
March	1.6	1.4	-0.7	-2.0	0.6	0.1
April	2.1	2.0	-0.3	-0.8	1.0	0.8
May	2.3	2.3	0.2	0.4	1.4	1.5
June	2.4	2.4	0.3	0.8	1.5	1.7
July	2.3	2.3	0.6	1.1	1.6	1.8

## 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					
<b>1998</b>					
May	550.1	139.3	689.3	645.7	1 335.0
June	533.1	147.4	680.6	534.3	1 214.8
July	629.0	144.2	773.3	329.9	1 103.2
August	450.9	95.1	546.0	612.0	1 158.0
September	431.6	112.8	544.4	322.9	867.3
October	463.7	84.9	548.6	313.5	862.1
November	624.6	94.0	718.6	461.5	1 180.1
December	524.7	80.9	605.6	234.8	840.5
<b>1999</b>					
January	376.8	83.0	459.8	297.4	757.2
February	471.3	92.9	564.2	432.0	996.2
March	521.7	96.5	618.1	395.5	1 013.6
April	491.1	83.1	574.2	207.3	781.6
May	600.1	116.9	717.0	424.4	1 141.4
June	569.2	98.2	667.5	503.7	1 171.2
July	626.8	110.8	737.6	521.2	1 258.8
SEASONALLY ADJUSTED					
<b>1998</b>					
May	509.9	131.7	641.6	n.a.	1 271.0
June	569.3	141.9	711.2	n.a.	1 265.5
July	569.0	127.0	696.0	n.a.	982.9
August	453.9	94.1	548.0	n.a.	1 049.6
September	423.1	101.5	524.6	n.a.	858.9
October	488.4	88.7	577.1	n.a.	774.6
November	535.4	92.9	628.3	n.a.	1 119.6
December	530.7	91.9	622.6	n.a.	888.9
<b>1999</b>					
January	503.7	92.5	596.3	n.a.	920.9
February	508.7	104.8	613.4	n.a.	1 122.0
March	497.8	90.0	587.8	n.a.	1 125.9
April	482.8	89.1	571.9	n.a.	803.9
May	527.0	108.5	635.5	n.a.	1 037.1
June	605.4	91.1	696.5	n.a.	1 213.7
July	608.6	103.9	712.5	n.a.	1 171.0
TREND ESTIMATES					
<b>1998</b>					
May	513.0	132.8	645.7	537.9	1 183.7
June	516.7	128.0	644.7	498.1	1 142.9
July	513.7	120.3	634.0	446.5	1 080.5
August	507.8	110.1	618.0	393.1	1 011.1
September	505.0	100.3	605.3	347.7	952.9
October	507.6	94.0	601.7	329.1	930.8
November	510.9	91.5	602.5	338.3	940.8
December	510.0	91.8	601.8	360.1	961.8
<b>1999</b>					
January	506.3	93.3	599.6	381.2	980.8
February	504.4	94.7	599.1	398.5	997.6
March	508.3	95.6	603.9	411.4	1 015.3
April	520.6	96.5	617.1	418.2	1 035.4
May	540.5	97.5	638.0	427.7	1 065.7
June	563.4	98.6	662.0	441.6	1 103.5
July	586.6	99.6	686.2	448.6	1 134.7

(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)					
<b>1998</b>					
May	-7.1	-3.3	-6.4	22.5	5.7
June	-3.1	5.8	-1.3	-17.3	-9.0
July	18.0	-2.2	13.6	-38.3	-9.2
August	-28.3	-34.0	-29.4	85.5	5.0
September	-4.3	18.6	-0.3	-47.2	-25.1
October	7.4	-24.7	0.8	-2.9	-0.6
November	34.7	10.7	31.0	47.2	36.9
December	-16.0	-13.9	-15.7	-49.1	-28.8
<b>1999</b>					
January	-28.2	2.6	-24.1	26.7	-9.9
February	25.1	11.9	22.7	45.3	31.6
March	10.7	3.9	9.6	-8.4	1.7
April	-5.9	-13.9	-7.1	-47.6	-22.9
May	22.2	40.7	24.9	104.7	46.0
June	-5.1	-16.0	-6.9	18.7	2.6
July	10.1	12.8	10.5	3.5	7.5
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1998</b>					
May	-8.0	-10.0	-8.4	n.a.	2.0
June	11.6	7.7	10.8	n.a.	-0.4
July	-0.1	-10.5	-2.1	n.a.	-22.3
August	-20.2	-25.9	-21.3	n.a.	6.8
September	-6.8	7.9	-4.3	n.a.	-18.2
October	15.4	-12.6	10.0	n.a.	-9.8
November	9.6	4.7	8.9	n.a.	44.5
December	-0.9	-1.1	-0.9	n.a.	-20.6
<b>1999</b>					
January	-5.1	0.7	-4.2	n.a.	3.6
February	1.0	13.3	2.9	n.a.	21.8
March	-2.1	-14.1	-4.2	n.a.	0.3
April	-3.0	-1.0	-2.7	n.a.	-28.6
May	9.2	21.8	11.1	n.a.	29.0
June	14.9	-16.0	9.6	n.a.	17.0
July	0.5	14.1	2.3	n.a.	-3.5
TREND ESTIMATES (% change from preceding month)					
<b>1998</b>					
May	2.1	-1.3	1.4	-2.9	-0.6
June	0.7	-3.6	-0.2	-7.4	-3.4
July	-0.6	-6.0	-1.7	-10.4	-5.5
August	-1.1	-8.5	-2.5	-12.0	-6.4
September	-0.6	-8.9	-2.1	-11.5	-5.8
October	0.5	-6.3	-0.6	-5.3	-2.3
November	0.7	-2.7	0.1	2.8	1.1
December	-0.2	0.3	-0.1	6.4	2.2
<b>1999</b>					
January	-0.7	1.6	-0.4	5.9	2.0
February	-0.4	1.5	-0.1	4.5	1.7
March	0.8	1.0	0.8	3.2	1.8
April	2.4	0.9	2.2	1.7	2.0
May	3.8	1.0	3.4	2.3	2.9
June	4.2	1.1	3.8	3.2	3.5
July	4.1	1.0	3.7	1.6	2.8

(a) Refer to Explanatory Notes paragraph 12.

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
<b>1996-1997</b>	25 831	17 999	490	1 322	143	45 785
<b>1997-1998</b>	28 866	20 577	380	1 552	58	51 433
<b>1998-1999</b>	27 766	20 891	272	1 076	58	50 063
<b>1998</b>						
July	2 453	2 647	30	194	3	5 327
August	2 083	1 456	22	72	2	3 635
September	2 340	1 337	21	309	2	4 009
October	2 256	1 537	16	53	2	3 864
November	2 341	2 172	24	50	4	4 591
December	2 290	1 793	15	5	10	4 113
<b>1999</b>						
January	1 825	1 466	11	73	12	3 387
February	2 097	1 603	62	31	1	3 794
March	2 713	1 468	11	77	5	4 274
April	2 052	1 753	17	116	1	3 939
May	2 827	1 704	20	92	8	4 651
June	2 489	1 955	23	4	8	4 479
July	2 791	1 958	8	8	6	4 771
PUBLIC SECTOR (Number)						
<b>1996-1997</b>	206	1 862	10	8	7	2 093
<b>1997-1998</b>	209	1 033	8	0	10	1 260
<b>1998-1999</b>	408	1 173	22	0	2	1 605
<b>1998</b>						
July	179	135	1	0	1	316
August	12	95	0	0	0	107
September	15	47	0	0	0	62
October	8	71	9	0	0	88
November	49	118	0	0	0	167
December	23	175	0	0	0	198
<b>1999</b>						
January	24	99	0	0	0	123
February	17	50	1	0	0	68
March	34	132	0	0	1	167
April	11	50	5	0	0	66
May	24	82	2	0	0	108
June	12	119	4	0	0	135
July	11	137	7	0	0	155
TOTAL (Number)						
<b>1996-1997</b>	26 037	19 861	500	1 330	150	47 878
<b>1997-1998</b>	29 075	21 610	388	1 552	68	52 693
<b>1998-1999</b>	28 174	22 064	294	1 076	60	51 668
<b>1998</b>						
July	2 632	2 782	31	194	4	5 643
August	2 095	1 551	22	72	2	3 742
September	2 355	1 384	21	309	2	4 071
October	2 264	1 608	25	53	2	3 952
November	2 390	2 290	24	50	4	4 758
December	2 313	1 968	15	5	10	4 311
<b>1999</b>						
January	1 849	1 565	11	73	12	3 510
February	2 114	1 653	63	31	1	3 862
March	2 747	1 600	11	77	6	4 441
April	2 063	1 803	22	116	1	4 005
May	2 851	1 786	22	92	8	4 759
June	2 501	2 074	27	4	8	4 614
July	2 802	2 095	15	8	6	4 926

(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)								
<b>1996-1997</b>	3 030.8	1 817.6	39.7	994.5	107.2	5 990.0	4 143.2	10 133.2
<b>1997-1998</b>	3 526.0	2 363.6	58.9	1 191.4	168.9	7 308.5	4 457.0	11 765.6
<b>1998-1999</b>	3 643.7	2 364.6	27.7	1 016.9	113.0	7 166.1	3 243.2	10 409.6
<b>1998</b>								
July	314.1	288.8	2.6	112.8	24.7	743.0	281.9	1 024.9
August	273.0	168.4	2.5	86.1	4.9	534.9	303.7	838.7
September	296.3	130.4	1.9	77.4	33.1	539.1	240.8	779.9
October	287.7	169.4	2.0	78.8	2.9	540.8	248.9	789.7
November	302.6	305.3	4.5	83.5	4.9	700.8	336.5	1 037.3
December	298.2	205.7	2.0	77.7	0.4	584.0	163.7	747.8
<b>1999</b>								
January	234.2	131.0	1.1	71.0	9.7	447.0	220.2	667.2
February	283.1	181.6	5.3	83.7	2.0	555.7	344.6	900.3
March	357.4	149.7	1.1	84.1	6.1	598.5	303.4	901.9
April	276.4	209.0	1.1	67.5	12.1	566.2	175.8	742.0
May	382.0	207.6	1.9	100.8	12.1	704.4	376.9	1 081.4
June	338.7	217.7	1.7	93.5	0.1	651.7	246.8	898.5
July	373.9	237.3	0.6	108.3	0.7	720.8	385.7	1 106.5
PUBLIC SECTOR (\$ million)								
<b>1996-1997</b>	23.4	157.3	0.8	15.5	0.3	197.6	1 026.0	1 223.4
<b>1997-1998</b>	23.6	84.4	1.9	19.5	0.0	129.3	1 453.9	1 582.9
<b>1998-1999</b>	40.9	105.7	3.4	21.3	0.0	171.1	1 291.8	1 462.8
<b>1998</b>								
July	13.2	12.9	0.5	3.7	0.0	30.3	48.0	78.3
August	1.3	8.2	0.0	1.5	0.0	11.1	308.3	319.3
September	1.6	3.3	0.0	0.4	0.0	5.3	82.1	87.4
October	1.0	5.7	1.0	0.2	0.0	7.8	64.6	72.4
November	6.3	10.4	0.0	1.1	0.0	17.7	125.1	142.8
December	2.8	18.0	0.0	0.8	0.0	21.6	71.1	92.7
<b>1999</b>								
January	3.0	8.6	0.0	1.2	0.0	12.8	77.2	90.0
February	1.8	4.9	0.1	1.8	0.0	8.5	87.4	95.9
March	3.9	10.6	0.0	5.1	0.0	19.7	92.1	111.7
April	1.4	4.3	1.1	1.2	0.0	8.0	31.5	39.6
May	2.9	7.7	0.2	1.8	0.0	12.5	47.5	60.0
June	1.7	11.1	0.5	2.5	0.0	15.8	256.9	272.7
July	1.3	14.3	1.0	0.1	0.0	16.7	135.5	152.3
TOTAL (\$ million)								
<b>1996-1997</b>	3 054.2	1 975.1	40.4	1 009.8	107.5	6 187.3	5 169.2	11 356.6
<b>1997-1998</b>	3 549.6	2 447.8	60.6	1 210.9	168.9	7 438.0	5 910.9	13 348.6
<b>1998-1999</b>	3 684.4	2 470.2	31.0	1 038.4	113.0	7 337.3	4 534.9	11 872.4
<b>1998</b>								
July	327.3	301.7	3.0	116.5	24.7	773.3	329.9	1 103.2
August	274.3	176.6	2.5	87.7	4.9	546.0	612.0	1 158.0
September	297.9	133.7	1.9	77.8	33.1	544.4	322.9	867.3
October	288.6	175.1	3.0	79.0	2.9	548.6	313.5	862.1
November	308.9	315.7	4.5	84.6	4.9	718.6	461.5	1 180.1
December	301.0	223.7	2.0	78.5	0.4	605.6	234.8	840.5
<b>1999</b>								
January	237.2	139.6	1.1	72.3	9.7	459.8	297.4	757.2
February	284.8	186.5	5.4	85.5	2.0	564.2	432.0	996.2
March	361.3	160.3	1.1	89.2	6.1	618.1	395.5	1 013.6
April	277.8	213.3	2.3	68.7	12.1	574.2	207.3	781.6
May	384.8	215.2	2.1	102.6	12.1	717.0	424.4	1 141.4
June	340.5	228.8	2.1	96.0	0.1	667.5	503.7	1 171.2
July	375.2	251.5	1.7	108.4	0.7	737.6	521.2	1 258.8

(a) See Glossary for definition.

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDING(a)—NSW: Original

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										
<b>1996-1997</b>	26 037	3 418	4 313	7 731	2 843	3 398	5 889	12 130	19 861	<b>45 898</b>
<b>1997-1998</b>	29 075	3 513	4 071	7 584	2 572	3 718	7 736	14 026	21 610	<b>50 685</b>
<b>1998-1999</b>	28 174	3 596	4 694	8 290	1 890	3 000	8 884	13 774	22 064	<b>50 238</b>
<b>1998</b>										
May	2 596	286	290	576	298	181	749	1 228	1 804	<b>4 400</b>
June	2 649	323	395	718	124	217	969	1 310	2 028	<b>4 677</b>
July	2 632	381	424	805	204	208	1 565	1 977	2 782	<b>5 414</b>
August	2 095	301	279	580	196	255	520	971	1 551	<b>3 646</b>
September	2 355	260	495	755	172	166	291	629	1 384	<b>3 739</b>
October	2 264	313	406	719	115	221	553	889	1 608	<b>3 872</b>
November	2 390	226	444	670	145	303	1 172	1 620	2 290	<b>4 680</b>
December	2 313	331	328	659	138	289	882	1 309	1 968	<b>4 281</b>
<b>1999</b>										
January	1 849	255	263	518	108	238	701	1 047	1 565	<b>3 414</b>
February	2 114	223	300	523	87	283	760	1 130	1 653	<b>3 767</b>
March	2 747	287	382	669	249	138	544	931	1 600	<b>4 347</b>
April	2 063	318	296	614	95	328	766	1 189	1 803	<b>3 866</b>
May	2 851	306	545	851	210	173	552	935	1 786	<b>4 637</b>
June	2 501	395	532	927	171	398	578	1 147	2 074	<b>4 575</b>
July	2 802	406	585	991	160	146	798	1 104	2 095	<b>4 897</b>
VALUE (\$ million)										
<b>1996-1997</b>	3 054.2	266.3	424.1	690.7	207.9	309.1	767.5	1 284.5	1 975.1	<b>5 029.4</b>
<b>1997-1998</b>	3 549.6	278.3	400.4	678.7	227.5	336.4	1 205.1	1 769.0	2 447.8	<b>5 997.6</b>
<b>1998-1999</b>	3 684.4	304.9	498.8	803.8	167.3	306.1	1 192.9	1 666.3	2 470.2	<b>6 154.7</b>
<b>1998</b>										
May	327.6	22.9	31.6	54.5	28.7	14.6	124.6	167.9	222.4	<b>550.1</b>
June	329.5	24.2	38.1	62.3	11.8	20.5	109.0	141.3	203.6	<b>533.1</b>
July	327.3	31.1	49.0	80.1	21.6	19.7	180.3	221.6	301.7	<b>629.0</b>
August	274.3	28.5	26.1	54.6	20.2	33.8	68.0	122.0	176.6	<b>450.9</b>
September	297.9	23.4	50.2	73.6	13.8	14.9	31.4	60.1	133.7	<b>431.6</b>
October	288.6	25.2	42.1	67.3	9.7	17.9	80.2	107.7	175.1	<b>463.7</b>
November	308.9	20.3	47.9	68.2	12.0	31.9	203.6	247.5	315.7	<b>624.6</b>
December	301.0	26.9	36.9	63.8	12.3	25.9	121.7	159.9	223.7	<b>524.7</b>
<b>1999</b>										
January	237.2	21.2	26.3	47.6	9.5	20.4	62.1	92.0	139.6	<b>376.8</b>
February	284.8	18.9	33.4	52.3	6.6	31.3	96.3	134.2	186.5	<b>471.3</b>
March	361.3	26.3	37.4	63.7	19.9	13.3	63.3	96.6	160.3	<b>521.7</b>
April	277.8	24.1	32.7	56.9	7.0	37.6	111.8	156.4	213.3	<b>491.1</b>
May	384.8	25.4	57.3	82.6	20.3	18.3	94.0	132.6	215.2	<b>600.1</b>
June	340.5	33.6	59.5	93.1	14.4	41.1	80.2	135.7	228.8	<b>569.2</b>
July	375.2	40.0	56.4	96.4	16.2	17.0	122.0	155.2	251.5	<b>626.8</b>

(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)							
<b>1996-1997</b>	3 102.4	2 090.8	5 194.4	1 176.3	6 369.8	5 493.3	<b>11 855.6</b>
<b>1997-1998</b>	3 549.8	2 447.9	5 997.6	1 440.4	7 437.9	5 910.9	<b>13 348.8</b>
<b>1998-1999</b>	3 612.5	2 350.6	5 963.2	1 160.6	7 123.8	4 312.8	<b>11 436.6</b>
<b>1998</b>							
March	848.1	387.3	1 240.1	351.0	1 591.8	1 316.8	<b>2 905.6</b>
June	957.0	699.0	1 655.2	429.7	2 085.2	1 671.8	<b>3 753.2</b>
September	894.5	590.4	1 484.9	350.2	1 835.1	1 222.7	<b>3 057.8</b>
December	885.6	682.4	1 568.1	256.1	1 824.2	964.5	<b>2 788.7</b>
<b>1999</b>							
March	869.9	460.2	1 330.1	268.2	1 598.3	1 062.6	<b>2 660.9</b>
June	962.5	617.6	1 580.1	286.1	1 866.2	1 063.0	<b>2 929.2</b>
ORIGINAL (% change from preceding quarter)							
<b>1998</b>							
March	-4.4	-39.9	-19.0	3.2	-14.9	10.1	<b>-5.4</b>
June	12.8	80.5	33.5	22.4	31.0	27.0	<b>29.2</b>
September	-6.5	-15.5	-10.3	-18.5	-12.0	-26.9	<b>-18.5</b>
December	-1.0	15.6	5.6	-26.9	-0.6	-21.1	<b>-8.8</b>
<b>1999</b>							
March	-1.8	-32.6	-15.2	4.7	-12.4	10.2	<b>-4.6</b>
June	10.6	34.2	18.8	6.7	16.8	0.0	<b>10.1</b>

(a) Reference year of chain volume measures is 1997-1998.  
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												
<b>1999</b>												
May	5	0.5	110	10.5	22	2.4	64	5.8	48	4.3	17	1.9
June	7	0.8	90	8.0	22	2.0	56	5.0	42	4.5	7	0.6
July	2	0.2	98	9.1	20	2.1	64	6.4	47	4.7	12	1.3
Value—\$200,000—\$499,999												
<b>1999</b>												
May	4	1.0	22	6.4	12	3.4	25	7.5	15	4.8	7	2.1
June	1	0.3	22	6.9	15	4.4	26	6.9	25	8.1	5	1.5
July	6	1.8	28	7.6	11	3.7	34	10.9	22	6.8	4	1.2
Value—\$500,000—\$999,999												
<b>1999</b>												
May	5	3.6	10	6.5	7	4.9	6	4.6	11	7.3	6	4.1
June	2	1.4	9	5.6	3	2.5	7	5.3	3	2.1	7	5.3
July	3	1.9	18	11.9	7	4.2	10	6.2	9	6.1	5	3.7
Value—\$1,000,000—\$4,999,999												
<b>1999</b>												
May	1	1.6	14	30.8	8	20.6	5	12.2	16	34.9	9	15.0
June	2	3.0	4	6.5	5	8.7	3	6.2	5	8.6	6	9.6
July	2	6.2	10	20.5	8	13.5	9	16.0	8	19.0	12	21.3
Value—\$5,000,000 and over												
<b>1999</b>												
May	3	40.8	1	15.0	2	17.8	2	29.2	3	22.2	1	7.0
June	1	16.5	2	16.6	1	5.5	3	37.3	4	56.1	1	6.2
July	1	13.0	5	37.6	1	12.0	6	90.5	2	14.0	4	37.4
Value—Total												
<b>1996-1997</b>	242	309.7	1 463	891.3	765	438.5	1 253	1 229.0	800	594.6	467	410.5
<b>1997-1998</b>	198	716.5	1 643	735.6	734	397.4	1 246	1 505.6	864	874.0	435	442.3
<b>1998-1999</b>	196	298.5	1 456	643.0	591	341.3	1 071	856.8	821	911.9	378	388.1
<b>1999</b>												
May	18	47.5	157	69.2	51	49.0	102	59.3	93	73.4	40	30.0
June	13	22.0	127	43.6	46	23.1	95	60.5	79	79.3	26	23.1
July	14	23.2	159	86.6	47	35.6	123	130.0	88	50.5	37	64.9

Period	Religious.....		Health.....		Entertainment and recreational....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
<b>1999</b>										
May	2	0.2	18	1.8	11	1.2	11	1.2	308	29.8
June	3	0.4	9	1.1	14	1.5	21	1.9	271	25.5
July	2	0.3	7	0.7	18	1.6	17	1.4	287	27.8
Value—\$200,000–\$499,999										
<b>1999</b>										
May	3	1.0	6	2.0	8	2.1	6	1.9	108	32.0
June	0	0.0	3	0.7	8	2.1	5	1.7	110	32.5
July	0	0.0	6	1.7	5	1.2	3	0.8	119	35.8
Value—\$500,000–\$999,999										
<b>1999</b>										
May	1	0.6	0	0.0	2	1.4	1	0.8	49	33.7
June	2	1.2	1	0.6	4	2.9	5	3.7	43	30.6
July	1	0.7	1	0.8	8	5.5	2	1.8	64	42.9
Value—\$1,000,000–\$4,999,999										
<b>1999</b>										
May	1	4.0	5	13.9	8	15.6	2	5.8	69	154.4
June	1	1.5	1	1.4	8	19.0	1	2.8	36	67.2
July	0	0.0	6	8.7	9	16.7	5	10.8	69	132.7
Value—\$5,000,000 and over										
<b>1999</b>										
May	0	0.0	3	29.1	2	13.5	0	0.0	17	174.6
June	0	0.0	8	168.1	1	20.0	2	21.8	23	347.9
July	1	7.9	3	42.5	2	27.2	0	0.0	25	282.0
Value—Total										
<b>1996-1997</b>	66	22.1	260	234.2	481	906.7	402	132.6	6 199	5 169.2
<b>1997-1998</b>	70	28.7	263	376.7	370	636.0	370	198.2	6 193	5 910.9
<b>1998-1999</b>	89	46.2	271	518.6	324	409.0	303	121.6	5 500	4 534.9
<b>1999</b>										
May	7	5.7	32	46.8	31	33.8	20	9.7	551	424.4
June	6	3.0	22	171.9	35	45.4	34	31.9	483	503.7
July	4	8.9	23	54.3	42	52.3	27	14.9	564	521.2

## 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)											
<b>1996-1997</b>	302.3	830.0	414.0	1 092.3	409.4	127.2	22.0	156.9	717.6	71.5	<b>4 143.2</b>
<b>1997-1998</b>	704.2	727.2	392.1	1 394.5	624.9	164.9	28.7	106.5	239.7	74.5	<b>4 457.0</b>
<b>1998-1999</b>	286.8	639.0	338.2	773.7	509.8	140.4	46.2	208.5	249.7	50.8	<b>3 243.2</b>
<b>1998</b>											
July	62.9	28.3	29.8	110.4	15.8	8.9	1.8	1.4	15.9	6.8	<b>281.9</b>
August	29.9	47.6	39.8	56.5	63.3	7.6	1.4	13.6	38.4	5.6	<b>303.7</b>
September	6.7	40.3	36.7	36.4	26.7	20.9	4.7	40.3	22.9	5.2	<b>240.8</b>
October	13.3	81.0	24.8	51.6	39.3	6.3	2.5	8.6	18.9	2.6	<b>248.9</b>
November	2.9	98.4	22.7	90.8	83.7	7.7	6.4	13.5	9.0	1.4	<b>336.5</b>
December	8.9	29.3	18.8	15.6	40.2	9.7	3.2	10.5	23.8	3.8	<b>163.7</b>
<b>1999</b>											
January	38.9	50.6	28.1	36.4	35.3	2.3	6.4	6.0	9.7	6.3	<b>220.2</b>
February	3.5	93.4	26.0	124.1	21.8	21.1	3.6	13.4	36.4	1.2	<b>344.6</b>
March	26.9	27.0	29.3	127.7	31.0	11.0	4.4	32.0	12.5	1.5	<b>303.4</b>
April	23.4	32.1	10.2	37.7	27.2	12.4	3.1	9.8	16.4	3.6	<b>175.8</b>
May	47.5	69.2	49.0	43.1	71.6	15.0	5.7	39.1	30.5	6.3	<b>376.9</b>
June	22.0	41.8	23.0	43.4	53.9	17.5	3.0	20.3	15.3	6.5	<b>246.8</b>
July	22.9	86.0	35.6	110.9	45.0	21.4	8.9	32.5	17.3	5.2	<b>385.7</b>
PUBLIC SECTOR (\$ million)											
<b>1996-1997</b>	7.5	61.4	24.6	136.7	185.0	283.3	0.2	77.4	189.2	61.1	<b>1 026.0</b>
<b>1997-1998</b>	12.3	8.5	5.3	111.3	249.0	277.6	0.0	270.1	396.4	123.4	<b>1 453.9</b>
<b>1998-1999</b>	11.7	4.0	3.2	83.2	402.2	247.7	0.0	310.2	159.1	71.0	<b>1 291.8</b>
<b>1998</b>											
July	0.0	0.0	1.6	5.5	4.3	6.2	0.0	10.8	14.6	5.1	<b>48.0</b>
August	0.0	0.1	0.1	5.7	275.8	12.8	0.0	5.9	2.6	5.4	<b>308.3</b>
September	0.0	0.1	0.1	0.4	11.4	37.4	0.0	7.1	24.3	1.3	<b>82.1</b>
October	0.0	0.5	1.3	3.0	0.3	21.6	0.0	2.7	29.5	5.9	<b>64.6</b>
November	0.7	0.6	0.0	5.8	34.9	20.3	0.0	51.2	8.0	3.6	<b>125.1</b>
December	11.0	0.4	0.0	8.5	0.9	21.4	0.0	2.9	23.4	2.6	<b>71.1</b>
<b>1999</b>											
January	0.0	0.0	0.0	6.5	3.5	34.5	0.0	22.3	9.3	1.2	<b>77.2</b>
February	0.0	0.2	0.0	11.8	36.4	27.6	0.0	1.8	1.1	8.5	<b>87.4</b>
March	0.0	0.2	0.0	1.1	3.5	32.7	0.0	40.2	8.6	5.8	<b>92.1</b>
April	0.0	0.1	0.0	1.5	4.0	12.6	0.0	6.1	4.5	2.8	<b>31.5</b>
May	0.0	0.0	0.0	16.3	1.8	15.0	0.0	7.7	3.2	3.4	<b>47.5</b>
June	0.0	1.8	0.1	17.1	25.4	5.6	0.0	151.5	30.0	25.4	<b>256.9</b>
July	0.2	0.6	0.0	19.2	5.5	43.5	0.0	21.8	35.0	9.7	<b>135.5</b>
TOTAL (\$ million)											
<b>1996-1997</b>	309.7	891.3	438.5	1 229.0	594.6	410.5	22.1	234.2	906.7	132.6	<b>5 169.2</b>
<b>1997-1998</b>	716.5	735.6	397.4	1 505.6	874.0	442.3	28.7	376.7	636.0	198.2	<b>5 910.9</b>
<b>1998-1999</b>	298.5	643.0	341.3	856.8	911.9	388.1	46.2	518.6	409.0	121.6	<b>4 534.9</b>
<b>1998</b>											
July	62.9	28.3	31.4	115.9	20.1	15.1	1.8	12.2	30.5	11.8	<b>329.9</b>
August	29.9	47.7	39.9	62.2	339.1	20.4	1.4	19.5	41.0	11.0	<b>612.0</b>
September	6.7	40.5	36.7	36.8	38.0	58.3	4.7	47.4	47.3	6.4	<b>322.9</b>
October	13.3	81.5	26.1	54.6	39.6	27.9	2.5	11.2	48.3	8.5	<b>313.5</b>
November	3.6	99.0	22.7	96.6	118.6	28.0	6.4	64.7	17.0	5.0	<b>461.5</b>
December	19.9	29.7	18.8	24.1	41.1	31.1	3.2	13.4	47.2	6.4	<b>234.8</b>
<b>1999</b>											
January	38.9	50.6	28.1	42.9	38.8	36.8	6.4	28.3	19.0	7.5	<b>297.4</b>
February	3.5	93.6	26.0	135.9	58.2	48.7	3.6	15.2	37.5	9.7	<b>432.0</b>
March	26.9	27.2	29.3	128.8	34.6	43.7	4.4	72.1	21.1	7.3	<b>395.5</b>
April	23.4	32.1	10.2	39.2	31.1	25.0	3.1	15.9	20.9	6.4	<b>207.3</b>
May	47.5	69.2	49.0	59.3	73.4	30.0	5.7	46.8	33.8	9.7	<b>424.4</b>
June	22.0	43.6	23.1	60.5	79.3	23.1	3.0	171.9	45.4	31.9	<b>503.7</b>
July	23.2	86.6	35.6	130.0	50.5	64.9	8.9	54.3	52.3	14.9	<b>521.2</b>



## 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									
<b>1997-1998</b>	15 593	17 744	35 102	2 075 029	2 131 276	1 148 411	5 354 717	3 795 477	9 150 194
<b>1998-1999</b>	15 119	17 633	33 932	2 153 325	2 052 659	897 663	5 103 646	2 557 049	7 660 694
<b>1998</b>									
July	1 216	2 404	3 830	171 497	269 005	114 778	555 281	238 407	793 687
August	1 239	1 104	2 426	177 574	118 399	73 395	369 368	251 127	620 494
September	1 153	1 021	2 489	160 713	103 327	89 899	353 939	197 010	550 949
October	1 196	1 312	2 568	166 967	151 544	62 770	381 282	207 876	589 158
November	1 284	2 000	3 337	179 528	288 506	69 571	537 606	299 524	837 129
December	1 278	1 539	2 837	180 836	179 875	61 653	422 364	109 759	532 123
<b>1999</b>									
January	895	1 244	2 202	126 343	105 160	61 033	292 537	125 304	417 841
February	1 196	1 414	2 694	173 949	164 672	71 921	410 541	290 233	700 774
March	1 592	1 191	2 864	223 398	122 384	69 982	415 763	244 330	660 093
April	1 142	1 435	2 674	168 810	186 445	62 785	418 040	120 835	538 875
May	1 517	1 390	3 002	218 640	180 504	87 558	486 701	268 855	755 557
June	1 411	1 579	3 009	205 070	182 836	72 319	460 225	203 790	664 015
July	1 496	1 545	3 061	216 694	204 668	85 681	507 044	320 337	827 381
PUBLIC SECTOR									
<b>1997-1998</b>	88	647	745	10 066	51 882	17 157	79 104	1 170 717	1 249 822
<b>1998-1999</b>	231	860	1 112	19 580	76 897	21 080	117 558	962 333	1 079 891
<b>1998</b>									
July	172	105	277	12 332	9 874	2 613	24 819	33 718	58 537
August	4	63	67	425	5 229	1 323	6 976	293 036	300 013
September	0	44	44	0	2 879	425	3 304	56 949	60 253
October	1	57	67	152	4 197	1 190	5 539	41 989	47 527
November	10	99	109	1 430	8 809	899	11 138	103 330	114 468
December	0	157	157	0	16 357	755	17 112	55 316	72 428
<b>1999</b>									
January	1	89	90	200	7 581	1 245	9 025	43 750	52 776
February	10	42	53	984	4 073	1 871	6 929	16 607	23 535
March	10	46	56	1 250	3 434	4 718	9 402	49 209	58 610
April	3	29	37	370	2 493	2 091	4 953	13 913	18 867
May	17	76	95	2 095	7 094	1 650	10 838	25 500	36 338
June	3	53	60	342	4 878	2 303	7 523	229 016	236 539
July	3	78	88	447	8 266	1 046	9 759	94 475	104 234
TOTAL									
<b>1997-1998</b>	15 681	18 391	35 847	2 085 095	2 183 158	1 165 568	5 433 821	4 966 194	10 400 015
<b>1998-1999</b>	15 350	18 493	35 044	2 172 905	2 129 556	918 743	5 221 204	3 519 382	8 740 585
<b>1998</b>									
July	1 388	2 509	4 107	183 829	278 879	117 391	580 100	272 125	852 224
August	1 243	1 167	2 493	177 998	123 628	74 718	376 344	544 163	920 507
September	1 153	1 065	2 533	160 713	106 206	90 324	357 243	253 959	611 202
October	1 197	1 369	2 635	167 119	155 741	63 960	386 821	249 865	636 686
November	1 294	2 099	3 446	180 958	297 315	70 470	548 744	402 854	951 597
December	1 278	1 696	2 994	180 836	196 232	62 408	439 476	165 075	604 551
<b>1999</b>									
January	896	1 333	2 292	126 543	112 741	62 278	301 562	169 054	470 616
February	1 206	1 456	2 747	174 933	168 745	73 791	417 470	306 839	724 309
March	1 602	1 237	2 920	224 648	125 818	74 699	425 165	293 539	718 703
April	1 145	1 464	2 711	169 180	188 939	64 875	422 994	134 748	557 741
May	1 534	1 466	3 097	220 735	187 598	89 207	497 540	294 355	791 895
June	1 414	1 632	3 069	205 412	187 715	74 621	467 748	432 806	900 555
July	1 499	1 623	3 149	217 141	212 934	86 727	516 803	414 812	931 615

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

(b) Refer to Explanatory Notes paragraph 12.

## BUILDING APPROVED IN STATISTICAL AREAS—NSW

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									
<b>NEW SOUTH WALES</b>	<b>2 802</b>	<b>2 095</b>	<b>4 926</b>	<b>375 231</b>	<b>251 544</b>	<b>110 802</b>	<b>737 577</b>	<b>521 242</b>	<b>1 258 819</b>
<b>Sydney (SD)</b>	<b>1 499</b>	<b>1 623</b>	<b>3 149</b>	<b>217 139</b>	<b>212 936</b>	<b>86 732</b>	<b>516 807</b>	<b>414 812</b>	<b>931 619</b>
Inner Sydney (SSD)	23	291	322	3 598	28 565	4 451	36 614	132 668	169 282
Botany Bay (C)	5	0	5	713	0	252	965	7 259	8 224
Leichhardt (A)	14	25	47	2 035	3 960	1 765	7 760	2 465	10 225
Marrickville (A)	2	41	43	270	3 300	822	4 392	3 150	7 542
South Sydney (C)	2	39	41	580	2 240	1 612	4 432	20 070	24 502
Sydney (C)—Inner	0	8	8	0	955	0	955	92 190	93 145
Sydney (C)—Remainder	0	178	178	0	18 110	0	18 110	7 534	25 644
Eastern Suburbs (SSD)	12	126	138	3 001	13 649	13 108	29 758	18 155	47 913
Randwick (C)	9	69	78	1 691	7 150	2 901	11 742	13 184	24 926
Waverley (A)	1	57	58	200	6 499	3 108	9 807	3 700	13 507
Woollahra (A)	2	0	2	1 110	0	7 099	8 209	1 271	9 480
St George—Sutherland (SSD)	79	232	311	13 005	25 815	7 591	46 411	7 646	54 057
Hurstville (C)	21	23	44	3 400	2 270	2 293	7 963	271	8 234
Kogarah (A)	10	30	40	1 089	2 830	439	4 358	1 745	6 103
Rockdale (C)	9	39	48	2 075	3 149	791	6 015	1 390	7 405
Sutherland Shire (A)	39	140	179	6 441	17 566	4 068	28 075	4 240	32 315
Canterbury—Bankstown (SSD)	33	92	131	5 806	6 660	4 461	16 927	8 497	25 424
Bankstown (C)	26	82	112	4 456	5 610	3 057	13 123	8 287	21 410
Canterbury (C)	7	10	19	1 350	1 050	1 404	3 804	210	4 014
Fairfield—Liverpool (SSD)	246	70	318	32 489	5 218	2 069	39 776	14 464	54 240
Fairfield (C)	48	58	108	7 149	4 218	994	12 361	11 459	23 820
Liverpool (C)	198	12	210	25 340	1 000	1 075	27 415	3 005	30 420
Outer South Western Sydney (SSD)	141	2	144	17 909	200	1 741	19 850	24 149	43 999
Camden (A)	59	0	59	7 466	0	354	7 820	12 148	19 968
Campbelltown (C)	63	2	66	8 071	200	1 010	9 281	8 560	17 841
Wollondilly (A)	19	0	19	2 372	0	377	2 749	3 441	6 190
Inner Western Sydney (SSD)	16	412	428	3 002	90 930	4 381	98 313	1 903	100 216
Ashfield (A)	3	0	3	487	0	1 239	1 726	75	1 801
Burwood (A)	3	0	3	511	0	70	581	1 050	1 631
Concord (A)	1	65	66	150	8 770	448	9 368	378	9 746
Drummoyne (A)	2	347	349	245	82 160	1 743	84 148	300	84 448
Strathfield (A)	7	0	7	1 609	0	881	2 490	100	2 590
Central Western Sydney (SSD)	39	101	141	5 359	8 337	3 199	16 895	59 698	76 593
Auburn (A)	5	17	22	695	1 235	215	2 145	43 155	45 300
Holroyd (C)	10	19	29	1 031	1 603	868	3 502	50	3 552
Parramatta (C)	24	65	90	3 633	5 499	2 116	11 248	16 493	27 741
Outer Western Sydney (SSD)	211	55	267	23 817	4 137	5 759	33 713	33 470	67 183
Blue Mountains (C)	38	0	38	4 147	0	1 783	5 930	350	6 280
Hawkesbury (C)	37	29	67	5 246	2 468	1 837	9 551	1 187	10 738
Penrith (C)	136	26	162	14 424	1 669	2 139	18 232	31 933	50 165
Blacktown—Baulkham Hills (SSD)	372	54	426	52 664	4 305	3 552	60 521	31 725	92 246
Baulkham Hills (A)	186	54	240	29 800	4 305	1 800	35 905	18 780	54 685
Blacktown (C)	186	0	186	22 864	0	1 752	24 616	12 945	37 561
Lower Northern Sydney (SSD)	36	69	110	10 056	7 998	10 871	28 925	38 828	67 753
Hunter's Hill (A)	3	0	4	1 430	0	1 703	3 133	845	3 978
Lane Cove (A)	6	0	6	1 645	0	2 237	3 882	1 710	5 592
Mosman (A)	1	0	1	110	0	100	210	195	405
North Sydney (A)	0	23	23	0	3 900	2 410	6 310	9 624	15 934
Ryde (C)	7	40	47	978	3 248	1 504	5 730	21 069	26 799
Willoughby (C)	19	6	29	5 893	850	2 917	9 660	5 385	15 045

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									
<b>Sydney (SD) <i>continued</i></b>									
Hornsby–Ku-ring-gai (SSD)	67	18	85	11 754	1 485	10 450	23 689	8 180	31 869
Hornsby (A)	51	14	65	8 067	1 125	3 981	13 173	8 180	21 353
Ku-ring-gai (A)	16	4	20	3 687	360	6 469	10 516	0	10 516
Northern Beaches (SSD)	47	26	73	9 974	3 035	9 407	22 416	8 718	31 134
Manly (A)	2	13	15	477	1 400	1 145	3 022	0	3 022
Pittwater (A)	9	2	11	2 217	210	2 087	4 514	0	4 514
Warringah (A)	36	11	47	7 280	1 425	6 175	14 880	8 718	23 598
Gosford–Wyong (SSD)	177	75	255	24 705	12 602	5 692	42 999	26 711	69 710
Gosford (C)	86	67	156	14 006	11 932	4 663	30 601	23 641	54 242
Wyong (A)	91	8	99	10 699	670	1 029	12 398	3 070	15 468
<b>Hunter (SD)</b>	<b>328</b>	<b>200</b>	<b>530</b>	<b>40 059</b>	<b>12 575</b>	<b>6 658</b>	<b>59 292</b>	<b>30 163</b>	<b>89 455</b>
Newcastle (SSD)	266	194	462	31 963	12 055	5 982	50 000	23 608	73 608
Cessnock (C)	10	0	10	1 000	0	0	1 000	0	1 000
Lake Macquarie (C)	79	71	150	9 684	4 770	2 035	16 489	1 330	17 819
Maitland (C)	52	6	58	6 402	500	424	7 326	4 740	12 066
Newcastle (C)–Inner	0	0	0	0	0	30	30	2 520	2 550
Newcastle (C)–Remainder	48	95	145	5 345	4 338	2 646	12 329	2 230	14 559
Port Stephens (A)	77	22	99	9 532	2 447	847	12 826	12 788	25 614
Hunter SD Balance (SSD)	62	6	68	8 096	520	676	9 292	6 555	15 847
Dungog (A)	8	0	8	988	0	114	1 102	70	1 172
Gloucester (A)	4	0	4	580	0	18	598	0	598
Great Lakes (A)	31	6	37	3 602	520	177	4 299	1 449	5 748
Merriwa (A)	1	0	1	650	0	80	730	495	1 225
Murrurundi (A)	0	0	0	0	0	0	0	61	61
Muswellbrook (A)	3	0	3	373	0	73	446	0	446
Scone (A)	2	0	2	203	0	68	271	300	571
Singleton (A)	13	0	13	1 700	0	146	1 846	4 180	6 026
<b>Illawarra (SD)</b>	<b>283</b>	<b>73</b>	<b>356</b>	<b>36 321</b>	<b>7 022</b>	<b>3 906</b>	<b>47 249</b>	<b>27 095</b>	<b>74 344</b>
Wollongong (SSD)	119	53	172	15 395	5 410	1 405	22 210	23 147	45 357
Kiama (A)	9	4	13	1 305	340	404	2 049	920	2 969
Shellharbour (C)	70	8	78	8 890	720	1 001	10 611	4 727	15 338
Wollongong (C)	40	41	81	5 200	4 350	0	9 550	17 500	27 050
<b>Illawarra SD Balance (SSD)</b>	<b>164</b>	<b>20</b>	<b>184</b>	<b>20 926</b>	<b>1 612</b>	<b>2 501</b>	<b>25 039</b>	<b>3 948</b>	<b>28 987</b>
Shoalhaven (C)	87	20	107	9 414	1 612	1 221	12 247	2 556	14 803
Wingecarribee (A)	77	0	77	11 512	0	1 280	12 792	1 392	14 184
<b>Richmond–Tweed (SD)</b>	<b>118</b>	<b>57</b>	<b>175</b>	<b>12 557</b>	<b>6 135</b>	<b>1 291</b>	<b>19 983</b>	<b>3 471</b>	<b>23 454</b>
Tweed Heads (SSD)	38	34	72	4 053	4 285	249	8 587	570	9 157
Tweed (A)–Pt A	38	34	72	4 053	4 285	249	8 587	570	9 157
Richmond–Tweed SD Balance (SSD)	80	23	103	8 504	1 850	1 042	11 396	2 901	14 297
Ballina (A)	16	21	37	2 001	1 700	549	4 250	120	4 370
Byron (A)	22	2	24	2 236	150	132	2 518	150	2 668
Casino (A)	3	0	3	312	0	24	336	0	336
Kyogle (A)	3	0	3	280	0	30	310	0	310
Lismore (C)	14	0	14	1 335	0	93	1 428	1 931	3 359
Richmond River (A)	3	0	3	306	0	132	438	0	438
Tweed (A)–Pt B	19	0	19	2 034	0	82	2 116	700	2 816

BUILDING APPROVED IN STATISTICAL AREAS—NSW *continued*

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									
<b>Mid-North Coast (SD)</b>	<b>182</b>	<b>44</b>	<b>226</b>	<b>21 471</b>	<b>4 804</b>	<b>2 886</b>	<b>29 161</b>	<b>9 876</b>	<b>39 037</b>
Clarence (SSD)	83	19	102	9 648	2 442	1 367	13 457	4 992	18 449
Bellingen (A)	6	0	6	618	0	161	779	0	779
Coffs Harbour (C)	43	17	60	5 490	2 262	575	8 327	4 635	12 962
Copmanhurst (A)	1	0	1	81	0	0	81	0	81
Grafton (C)	8	0	8	924	0	127	1 051	357	1 408
Maclean (A)	15	2	17	1 412	180	362	1 954	0	1 954
Nambucca (A)	7	0	7	835	0	112	947	0	947
Nymboida (A)	2	0	2	250	0	11	261	0	261
Ulmarra (A)	1	0	1	38	0	19	57	0	57
<b>Hastings (SSD)</b>	<b>99</b>	<b>25</b>	<b>124</b>	<b>11 823</b>	<b>2 362</b>	<b>1 519</b>	<b>15 704</b>	<b>4 884</b>	<b>20 588</b>
Greater Taree (C)	18	4	22	2 146	347	463	2 956	829	3 785
Hastings (A)	72	19	91	8 810	1 740	975	11 525	4 055	15 580
Kempsey (A)	9	2	11	867	275	81	1 223	0	1 223
Lord Howe Island	0	0	0	0	0	0	0	0	0
<b>Northern (SD)</b>	<b>39</b>	<b>10</b>	<b>49</b>	<b>4 439</b>	<b>765</b>	<b>1 834</b>	<b>7 038</b>	<b>4 764</b>	<b>11 802</b>
Northern Slopes (SSD)	18	10	28	2 305	765	1 075	4 145	760	4 905
Barraba (A)	0	0	0	0	0	0	0	0	0
Bingara (A)	2	0	2	240	0	20	260	0	260
Gunnedah (A)	1	0	1	175	0	10	185	0	185
Inverell (A)—Pt A	1	0	1	55	0	15	70	600	670
Manilla (A)	0	0	0	0	0	0	0	0	0
Nundle (A)	1	0	1	40	0	0	40	0	40
Parry (A)	4	6	10	562	420	578	1 560	0	1 560
Quirindi (A)	2	0	2	208	0	84	292	0	292
Tamworth (C)	7	4	11	1 025	345	368	1 738	160	1 898
Yallaroi (A)	0	0	0	0	0	0	0	0	0
<b>Northern Tablelands (SSD)</b>	<b>14</b>	<b>0</b>	<b>14</b>	<b>1 235</b>	<b>0</b>	<b>639</b>	<b>1 874</b>	<b>2 680</b>	<b>4 554</b>
Armidale (C)	2	0	2	215	0	57	272	230	502
Dumaresq (A)	1	0	1	23	0	125	148	50	198
Glen Innes (A)	3	0	3	285	0	99	384	1 600	1 984
Guyra (A)	1	0	1	118	0	24	142	0	142
Inverell (A)—Pt B	2	0	2	205	0	209	414	800	1 214
Severn (A)	2	0	2	168	0	10	178	0	178
Tenterfield (A)	1	0	1	91	0	19	110	0	110
Uralla (A)	1	0	1	100	0	86	186	0	186
Walcha (A)	1	0	1	30	0	10	40	0	40
<b>North Central Plain (SSD)</b>	<b>7</b>	<b>0</b>	<b>7</b>	<b>899</b>	<b>0</b>	<b>120</b>	<b>1 019</b>	<b>1 324</b>	<b>2 343</b>
Moree Plains (A)	4	0	4	486	0	107	593	924	1 517
Narrabri (A)	3	0	3	413	0	13	426	400	826
<b>North Western (SD)</b>	<b>36</b>	<b>30</b>	<b>66</b>	<b>4 292</b>	<b>2 720</b>	<b>1 313</b>	<b>8 325</b>	<b>5 955</b>	<b>14 280</b>
Central Macquarie (SSD)	34	30	64	4 052	2 720	1 257	8 029	1 855	9 884
Coolah (A)	0	0	0	0	0	0	0	0	0
Coonabarabran (A)	2	0	2	85	0	0	85	110	195
Dubbo (C)	9	26	35	1 155	2 430	14	3 599	1 660	5 259
Gilgandra (A)	0	0	0	0	0	0	0	85	85
Mudgee (A)	18	4	22	2 277	290	1 045	3 612	0	3 612
Narromine (A)	3	0	3	323	0	40	363	0	363
Wellington (A)	2	0	2	212	0	158	370	0	370
<b>Macquarie—Barwon (SSD)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>22</b>	<b>0</b>	<b>22</b>
Bogan (A)	0	0	0	0	0	11	11	0	11
Coonamble (A)	0	0	0	0	0	0	0	0	0
Walgett (A)	0	0	0	0	0	0	0	0	0
Warren (A)	0	0	0	0	0	11	11	0	11

BUILDING APPROVED IN STATISTICAL AREAS—NSW *continued*

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									
<b>North Western (SD) <i>continued</i></b>									
Upper Darling (SSD)	2	0	2	240	0	34	274	4 100	4 374
Bourke (A)	0	0	0	0	0	14	14	600	614
Brewarrina (A)	0	0	0	0	0	0	0	0	0
Cobar (A)	2	0	2	240	0	20	260	3 500	3 760
<b>Central West (SD)</b>	<b>94</b>	<b>44</b>	<b>138</b>	<b>12 070</b>	<b>3 452</b>	<b>1 776</b>	<b>17 298</b>	<b>18 707</b>	<b>36 005</b>
Bathurst–Orange (SSD)	42	23	65	5 351	1 616	585	7 552	3 331	10 883
Bathurst (C)	22	2	24	2 558	150	222	2 930	2 566	5 496
Blayney (A)–Pt A	1	0	1	155	0	0	155	0	155
Cabonne (A)–Pt A	1	0	1	212	0	25	237	0	237
Evans (A)–Pt A	2	0	2	207	0	47	254	0	254
Orange (C)	16	21	37	2 219	1 466	291	3 976	765	4 741
<b>Central Tablelands (excl.)</b>									
Bathurst–Orange (SSD)	22	14	36	3 085	1 162	485	4 732	382	5 114
Blayney (A)–Pt B	1	0	1	155	0	0	155	0	155
Cabonne (A)–Pt B	1	0	1	212	0	25	237	0	237
Evans (A)–Pt B	2	0	2	207	0	47	254	0	254
Greater Lithgow (C)	10	14	24	1 329	1 162	313	2 804	130	2 934
Oberon (A)	4	0	4	681	0	43	724	202	926
Rylstone (A)	0	0	0	0	0	10	10	50	60
<b>Lachlan (SSD)</b>									
Bland (A)	0	0	0	0	0	0	0	0	0
Cabonne (A)–Pt C	5	0	5	766	0	304	1 070	12 000	13 070
Cowra (A)	4	0	4	401	0	91	492	244	736
Forbes (A)	1	3	4	125	324	12	461	2 000	2 461
Lachlan (A)	0	0	0	0	0	63	63	0	63
Parkes (A)	20	4	24	2 342	350	236	2 928	750	3 678
Weddin (A)	0	0	0	0	0	0	0	0	0
<b>South Eastern (SD)</b>	<b>134</b>	<b>6</b>	<b>140</b>	<b>15 694</b>	<b>519</b>	<b>1 937</b>	<b>18 150</b>	<b>2 084</b>	<b>20 234</b>
Queanbeyan (SSD)	39	0	39	5 191	0	507	5 698	117	5 815
Queanbeyan (C)	35	0	35	4 381	0	366	4 747	117	4 864
Yarrowlumla (A)–Pt A	4	0	4	810	0	141	951	0	951
<b>Southern Tablelands (excl.)</b>									
Queanbeyan (SSD)	28	2	30	3 082	150	289	3 521	865	4 386
Boorowa (A)	0	0	0	0	0	0	0	0	0
Crookwell (A)	3	0	3	240	0	0	240	0	240
Goulburn (C)	4	2	6	474	150	118	742	865	1 607
Gunning (A)	1	0	1	135	0	18	153	0	153
Harden (A)	0	0	0	0	0	0	0	0	0
Mulwaree (A)	7	0	7	585	0	0	585	0	585
Tallaganda (A)	0	0	0	0	0	80	80	0	80
Yarrowlumla (A)–Pt B	0	0	0	0	0	0	0	0	0
Yass (A)	9	0	9	1 182	0	52	1 234	0	1 234
Young (A)	4	0	4	466	0	21	487	0	487
<b>Lower South Coast (SSD)</b>									
Bega Valley (A)	30	0	30	3 357	0	436	3 793	320	4 113
Eurobodalla (A)	32	4	36	3 458	369	507	4 334	90	4 424
<b>Snowy (SSD)</b>									
Bombala (A)	0	0	0	0	0	0	0	0	0
Cooma–Monaro (A)	0	0	0	0	0	118	118	612	730
Snowy River (A)	5	0	5	606	0	80	686	80	766

BUILDING APPROVED IN STATISTICAL AREAS—NSW *continued*

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									
<b>Murrumbidgee (SD)</b>	<b>29</b>	<b>6</b>	<b>35</b>	<b>3 241</b>	<b>486</b>	<b>957</b>	<b>4 684</b>	<b>2 628</b>	<b>7 312</b>
Central Murrumbidgee (SSD)	12	0	12	1 408	0	691	2 099	261	2 360
Coolamon (A)	2	0	2	160	0	0	160	0	160
Cootamundra (A)	1	0	1	135	0	155	290	0	290
Gundagai (A)	0	0	0	0	0	0	0	0	0
Juneë (A)	2	0	2	385	0	435	820	0	820
Lockhart (A)	1	0	1	31	0	0	31	0	31
Narrandera (A)	3	0	3	359	0	38	397	0	397
Temora (A)	0	0	0	0	0	15	15	0	15
Tumut (A)	1	0	1	65	0	28	93	200	293
Wagga Wagga (C)	2	0	2	273	0	20	293	61	354
Lower Murrumbidgee (SSD)	17	6	23	1 833	486	266	2 585	2 367	4 952
Carrathool (A)	2	0	2	231	0	0	231	100	331
Griffith (C)	8	6	14	873	486	164	1 523	390	1 913
Hay (A)	0	0	0	0	0	0	0	100	100
Leeton (A)	7	0	7	729	0	102	831	1 777	2 608
Murrumbidgee (A)	0	0	0	0	0	0	0	0	0
<b>Murray (SD)</b>	<b>58</b>	<b>2</b>	<b>60</b>	<b>7 779</b>	<b>130</b>	<b>1 331</b>	<b>9 240</b>	<b>1 687</b>	<b>10 927</b>
Albury (SSD)	32	0	32	4 225	0	758	4 983	525	5 508
Albury (C)	29	0	29	3 860	0	738	4 598	525	5 123
Hume (A)	3	0	3	365	0	20	385	0	385
Upper Murray (excl. Albury) (SSD)	3	0	3	589	0	508	1 097	300	1 397
Corowa (A)	3	0	3	589	0	138	727	300	1 027
Culcairn (A)	0	0	0	0	0	260	260	0	260
Holbrook (A)	0	0	0	0	0	20	20	0	20
Tumbarumba (A)	0	0	0	0	0	90	90	0	90
Urana (A)	0	0	0	0	0	0	0	0	0
Central Murray (SSD)	21	2	23	2 680	130	55	2 865	720	3 585
Berrigan (A)	6	0	6	662	0	0	662	50	712
Conargo (A)	0	0	0	0	0	0	0	0	0
Deniliquin (A)	3	0	3	352	0	55	407	0	407
Jerilderie (A)	0	0	0	0	0	0	0	0	0
Murray (A)	9	2	11	1 207	130	0	1 337	670	2 007
Wakool (A)	3	0	3	459	0	0	459	0	459
Windouran (A)	0	0	0	0	0	0	0	0	0
Murray–Darling (SSD)	2	0	2	285	0	10	295	142	437
Balranald (A)	2	0	2	285	0	10	295	0	295
Wentworth(A)	0	0	0	0	0	0	0	142	142
<b>Far West (SD)</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>169</b>	<b>0</b>	<b>181</b>	<b>350</b>	<b>0</b>	<b>350</b>
Far West (SSD)	2	0	2	169	0	181	350	0	350
Broken Hill (C)	0	0	0	0	0	181	181	0	181
Central Darling (A)	0	0	0	0	0	0	0	0	0
Unincorp, Far West	2	0	2	169	0	0	169	0	169

## STATISTICAL DISTRICT

Newcastle NSW	266	194	462	31 963	12 055	5 982	50 000	23 608	73 608
Wollongong NSW	119	53	172	15 395	5 410	1 405	22 210	23 147	45 357
Bathurst–Orange NSW	42	23	65	5 351	1 616	585	7 552	3 331	10 883
Albury–Wodonga NSW/VIC	32	0	32	4 225	0	758	4 983	525	5 508
Canberra–Queanbeyan ACT/NSW	39	0	39	5 191	0	507	5 698	117	5 815
Gold Coast–Tweed Heads QLD/NSW	38	34	72	4 053	4 285	249	8 587	570	9 157

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

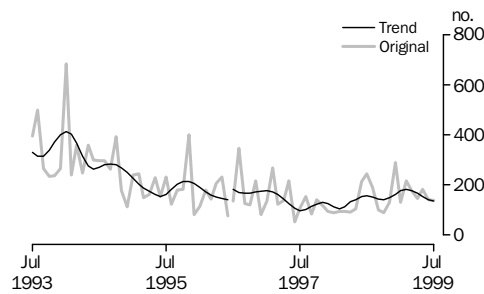
(b) Refer to Explanatory Notes paragraph 12.

# BUILDING APPROVALS KEY FEATURES: ACT

## KEY FIGURES

		<b>% change Jun 1999 to Jul 1999</b>	<b>% change Jul 1998 to Jul 1999</b>
<b>Trend estimates</b>			
Dwelling units approved			
Total dwelling units	135	-5.2	-14.0
<b>Original</b>			
Dwelling units approved			
Private sector houses	83	33.9	-41.5
Total dwelling units	139	-2.1	-43.0

## DWELLING UNITS APPROVED



## KEY POINTS

### Original Estimates

- There were 139 dwellings approved in July 1999, 3 dwellings less than June and 105 less than July 1998.
- The number of houses approved increased by 29 dwellings while the number of other residential fell by 32 dwellings.
- The value of total building was \$47.1 million, an increase of \$24.7 million on June 1999. Non-residential increased \$18.9 million to \$21.4 million which includes the approval of a cinema complex valued at \$10.0 million. The value of residential building approved increased by \$5.8 million to \$25.7 million.

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)							
<b>1996-1997</b>	1 185	717	3	0	3	1 908	n.a.
<b>1997-1998</b>	1 086	259	1	0	1	1 347	n.a.
<b>1998-1999</b>	1 202	588	0	133	0	1 923	n.a.
<b>1998</b>							
July	142	78	0	0	0	220	n.a.
August	127	62	0	0	0	189	n.a.
September	82	19	0	0	0	101	n.a.
October	87	0	0	0	0	87	n.a.
November	116	12	0	0	0	128	n.a.
December	65	89	0	133	0	287	n.a.
<b>1999</b>							
January	88	44	0	0	0	132	n.a.
February	96	104	0	0	0	200	n.a.
March	108	69	0	0	0	177	n.a.
April	82	24	0	0	0	106	n.a.
May	147	21	0	0	0	168	n.a.
June	62	66	0	0	0	128	n.a.
July	83	46	0	0	0	129	n.a.
PUBLIC SECTOR (Number)							
<b>1996-1997</b>	39	10	0	0	0	49	n.a.
<b>1997-1998</b>	15	34	0	0	0	49	n.a.
<b>1998-1999</b>	95	22	0	0	0	117	n.a.
<b>1998</b>							
July	24	0	0	0	0	24	n.a.
August	1	0	0	0	0	1	n.a.
September	0	0	0	0	0	0	n.a.
October	1	0	0	0	0	1	n.a.
November	2	0	0	0	0	2	n.a.
December	2	0	0	0	0	2	n.a.
<b>1999</b>							
January	0	0	0	0	0	0	n.a.
February	12	4	0	0	0	16	n.a.
March	1	0	0	0	0	1	n.a.
April	41	0	0	0	0	41	n.a.
May	11	4	0	0	0	15	n.a.
June	0	14	0	0	0	14	n.a.
July	8	2	0	0	0	10	n.a.
TOTAL (Number)							
<b>1996-1997</b>	1 224	727	3	0	3	1 957	n.a.
<b>1997-1998</b>	1 101	293	1	0	1	1 396	n.a.
<b>1998-1999</b>	1 297	610	0	133	0	2 040	n.a.
<b>1998</b>							
July	166	78	0	0	0	244	157
August	128	62	0	0	0	190	152
September	82	19	0	0	0	101	145
October	88	0	0	0	0	88	142
November	118	12	0	0	0	130	149
December	67	89	0	133	0	289	162
<b>1999</b>							
January	88	44	0	0	0	132	177
February	108	108	0	0	0	216	183
March	109	69	0	0	0	178	178
April	123	24	0	0	0	147	166
May	158	25	0	0	0	183	154
June	62	80	0	0	0	142	142
July	91	48	0	0	0	139	135

(a) See Glossary for definition.



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)								
<b>1996-1997</b>	140 828	63 709	133	56 638	0	261 309	147 055	<b>408 364</b>
<b>1997-1998</b>	134 548	24 867	80	52 567	413	212 474	157 063	<b>369 537</b>
<b>1998-1999</b>	158 883	60 615	0	52 702	9 874	282 074	147 809	<b>429 883</b>
<b>1998</b>								
July	18 175	8 103	0	4 375	0	30 654	6 004	<b>36 658</b>
August	15 210	6 305	0	4 315	0	25 830	16 301	<b>42 131</b>
September	10 549	1 917	0	5 009	0	17 474	23 936	<b>41 410</b>
October	11 810	0	0	6 617	0	18 427	2 190	<b>20 617</b>
November	14 477	1 250	0	4 526	0	20 252	3 492	<b>23 744</b>
December	8 930	8 065	0	4 459	9 874	31 328	21 747	<b>53 076</b>
<b>1999</b>								
January	11 652	3 830	0	3 195	0	18 677	1 929	<b>20 605</b>
February	12 846	8 808	0	3 080	0	24 734	1 507	<b>26 241</b>
March	14 392	9 450	0	3 536	0	27 377	26 134	<b>53 511</b>
April	10 901	3 107	0	3 641	0	17 650	18 111	<b>35 761</b>
May	20 647	3 046	0	7 084	0	30 777	24 971	<b>55 748</b>
June	9 295	6 735	0	2 865	0	18 895	1 487	<b>20 382</b>
July	13 270	5 283	0	6 336	0	24 888	20 749	<b>45 636</b>
PUBLIC SECTOR (\$ '000)								
<b>1996-1997</b>	3 646	873	0	43	0	4 562	144 582	<b>149 144</b>
<b>1997-1998</b>	1 167	2 790	0	0	0	3 957	81 838	<b>85 795</b>
<b>1998-1999</b>	7 836	1 695	0	18	0	9 549	150 801	<b>160 349</b>
<b>1998</b>								
July	1 516	0	0	0	0	1 516	21 570	<b>23 085</b>
August	82	0	0	0	0	82	13 174	<b>13 255</b>
September	0	0	0	0	0	0	10 399	<b>10 399</b>
October	81	0	0	0	0	81	1 599	<b>1 680</b>
November	162	0	0	0	0	162	2 695	<b>2 858</b>
December	189	0	0	0	0	189	9 373	<b>9 563</b>
<b>1999</b>								
January	0	0	0	0	0	0	300	<b>300</b>
February	983	328	0	0	0	1 310	84 515	<b>85 825</b>
March	55	0	0	18	0	74	2 568	<b>2 641</b>
April	3 776	0	0	0	0	3 776	2 502	<b>6 278</b>
May	992	402	0	0	0	1 394	1 092	<b>2 486</b>
June	0	966	0	0	0	966	1 014	<b>1 979</b>
July	653	141	0	0	0	794	664	<b>1 459</b>
TOTAL (\$ '000)								
<b>1996-1997</b>	144 474	64 582	133	56 681	0	265 871	291 637	<b>557 508</b>
<b>1997-1998</b>	135 715	27 657	80	52 567	413	216 432	238 901	<b>455 333</b>
<b>1998-1999</b>	166 719	62 310	0	52 720	9 874	291 623	298 609	<b>590 232</b>
<b>1998</b>								
July	19 691	8 103	0	4 375	0	32 169	27 574	<b>59 743</b>
August	15 292	6 305	0	4 315	0	25 911	29 475	<b>55 386</b>
September	10 549	1 917	0	5 009	0	17 474	34 335	<b>51 809</b>
October	11 891	0	0	6 617	0	18 508	3 789	<b>22 297</b>
November	14 639	1 250	0	4 526	0	20 414	6 187	<b>26 602</b>
December	9 120	8 065	0	4 459	9 874	31 518	31 121	<b>62 638</b>
<b>1999</b>								
January	11 652	3 830	0	3 195	0	18 677	2 229	<b>20 905</b>
February	13 828	9 136	0	3 080	0	26 045	86 021	<b>112 066</b>
March	14 447	9 450	0	3 554	0	27 451	28 702	<b>56 152</b>
April	14 677	3 107	0	3 641	0	21 426	20 614	<b>42 039</b>
May	21 639	3 448	0	7 084	0	32 170	26 064	<b>58 234</b>
June	9 295	7 700	0	2 865	0	19 861	2 501	<b>22 361</b>
July	13 923	5 424	0	6 336	0	25 682	21 413	<b>47 095</b>

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions creating dwellings

## BUILDING APPROVED IN STATISTICAL AREAS—ACT

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
<b>AUSTRALIAN CAPITAL TERRITORY</b>	<b>91</b>	<b>48</b>	<b>139</b>	<b>13 924</b>	<b>5 423</b>	<b>6 334</b>	<b>25 681</b>	<b>21 412</b>	<b>47 093</b>
<b>Canberra (SD)</b>	<b>90</b>	<b>48</b>	<b>138</b>	<b>13 787</b>	<b>5 423</b>	<b>6 334</b>	<b>25 544</b>	<b>21 359</b>	<b>46 903</b>
North Canberra (SSD)	12	38	50	1 299	4 428	1 138	6 865	1 240	8 105
Acton	0	0	0	0	0	0	0	420	420
Ainslie	3	4	7	344	452	324	1 120	0	1 120
Braddon	2	0	2	304	0	173	477	93	570
Campbell	1	0	1	160	0	14	174	0	174
City	0	0	0	0	0	0	0	549	549
Dickson	0	0	0	0	0	77	77	178	255
Downer	0	0	0	0	0	47	47	0	47
Duntroon	0	0	0	0	0	0	0	0	0
Hackett	0	0	0	0	0	301	301	0	301
Kowen	0	0	0	0	0	0	0	0	0
Lyneham	0	0	0	0	0	0	0	0	0
Majura	0	0	0	0	0	0	0	0	0
O'Connor	6	2	8	491	141	83	715	0	715
Reid	0	0	0	0	0	0	0	0	0
Russell	0	0	0	0	0	0	0	0	0
Turner	0	0	0	0	0	107	107	0	107
Watson	0	32	32	0	3 835	12	3 847	0	3 847
Belconnen (SSD)	18	8	26	2 058	817	1 339	4 214	761	4 975
Aranda	0	0	0	0	0	0	0	0	0
Belconnen Town Centre	0	0	0	0	0	0	0	303	303
Belconnen-SSD Bal	0	0	0	0	0	0	0	0	0
Bruce	0	0	0	0	0	25	25	328	353
Charnwood	0	0	0	0	0	54	54	0	54
Cook	0	0	0	0	0	117	117	0	117
Dunlop	12	0	12	1 455	0	0	1 455	0	1 455
Evatt	0	0	0	0	0	164	164	0	164
Florey	0	0	0	0	0	148	148	130	278
Flynn	0	0	0	0	0	19	19	0	19
Fraser	0	0	0	0	0	27	27	0	27
Giralang	0	0	0	0	0	127	127	0	127
Hawker	0	0	0	0	0	95	95	0	95
Higgins	0	0	0	0	0	19	19	0	19
Holt	1	0	1	161	0	78	239	0	239
Kaleen	0	0	0	0	0	73	73	0	73
Latham	0	0	0	0	0	69	69	0	69
McKellar	0	8	8	0	817	87	904	0	904
Macgregor	0	0	0	0	0	20	20	0	20
Macquarie	0	0	0	0	0	30	30	0	30
Melba	5	0	5	442	0	101	543	0	543
Page	0	0	0	0	0	12	12	0	12
Scullin	0	0	0	0	0	37	37	0	37
Spence	0	0	0	0	0	0	0	0	0
Weetangera	0	0	0	0	0	37	37	0	37
Woden Valley (SSD)	1	0	1	158	0	689	847	16 484	17 331
Chifley	1	0	1	158	0	0	158	0	158
Curtin	0	0	0	0	0	65	65	0	65
Farrer	0	0	0	0	0	12	12	0	12
Garran	0	0	0	0	0	122	122	51	173
Hughes	0	0	0	0	0	68	68	0	68
Isaacs	0	0	0	0	0	36	36	0	36
Lyons	0	0	0	0	0	149	149	0	149
Mawson	0	0	0	0	0	92	92	0	92
O'Malley	0	0	0	0	0	0	0	0	0
Pearce	0	0	0	0	0	134	134	0	134
Phillip	0	0	0	0	0	0	0	16 433	16 433
Torrens	0	0	0	0	0	11	11	0	11

BUILDING APPROVED IN STATISTICAL AREAS—ACT *continued*

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)	0	0	0	0	0	631	631	0	631
Chapman	0	0	0	0	0	255	255	0	255
Duffy	0	0	0	0	0	41	41	0	41
Fisher	0	0	0	0	0	0	0	0	0
Holder	0	0	0	0	0	148	148	0	148
Rivett	0	0	0	0	0	104	104	0	104
Stirling	0	0	0	0	0	40	40	0	40
Stromlo	0	0	0	0	0	0	0	0	0
Waramanga	0	0	0	0	0	43	43	0	43
Weston	0	0	0	0	0	0	0	0	0
Weston Creek–Stromlo – SSD Bal	0	0	0	0	0	0	0	0	0
Tuggeranong (SSD)	1	0	1	241	0	1 098	1 339	330	1 669
Banks	0	0	0	0	0	10	10	0	10
Bonython	0	0	0	0	0	69	69	0	69
Calwell	0	0	0	0	0	212	212	0	212
Chisholm	0	0	0	0	0	0	0	0	0
Conder	0	0	0	0	0	198	198	0	198
Fadden	1	0	1	241	0	82	323	0	323
Gilmore	0	0	0	0	0	79	79	0	79
Gordon	0	0	0	0	0	69	69	0	69
Gowrie	0	0	0	0	0	0	0	0	0
Greenway	0	0	0	0	0	0	0	60	60
Isabella Plains	0	0	0	0	0	0	0	81	81
Kambah	0	0	0	0	0	65	65	0	65
Macarthur	0	0	0	0	0	0	0	0	0
Monash	0	0	0	0	0	103	103	0	103
Oxley	0	0	0	0	0	43	43	0	43
Richardson	0	0	0	0	0	33	33	0	33
Theodore	0	0	0	0	0	60	60	0	60
Tuggeranong–SSD Bal	0	0	0	0	0	0	0	0	0
Wanniassa	0	0	0	0	0	75	75	189	264
South Canberra (SSD)	5	2	7	1 639	178	1 274	3 091	2 366	5 457
Barton	0	0	0	0	0	0	0	0	0
Deakin	0	0	0	0	0	203	203	59	262
Forrest	1	0	1	600	0	22	622	108	730
Fyshwick	0	0	0	0	0	0	0	240	240
Griffith	2	2	4	554	178	86	818	1 041	1 859
Harman	0	0	0	0	0	0	0	0	0
Hume	0	0	0	0	0	0	0	918	918
Jerrabomberra	0	0	0	0	0	0	0	0	0
Kingston	0	0	0	0	0	71	71	0	71
Narrabundah	0	0	0	0	0	180	180	0	180
Oaks Estate	0	0	0	0	0	25	25	0	25
Parkes	0	0	0	0	0	0	0	0	0
Pialligo	0	0	0	0	0	0	0	0	0
Red Hill	0	0	0	0	0	295	295	0	295
Symonston	0	0	0	0	0	0	0	0	0
Yarralumla	2	0	2	485	0	392	877	0	877
Gungahlin–Hall (SSD)	53	0	53	8 392	0	165	8 557	178	8 735
Amaroo	12	0	12	1 590	0	0	1 590	0	1 590
Gungahlin–Hall – SSD Bal	0	0	0	0	0	0	0	0	0
Hall	0	0	0	0	0	0	0	0	0
Mitchell	0	0	0	0	0	0	0	178	178
Ngunnawal	9	0	9	1 653	0	68	1 721	0	1 721
Nicholls	32	0	32	5 149	0	33	5 182	0	5 182
Palmerston	0	0	0	0	0	64	64	0	64
Australian Capital Territory - Bal	1	0	1	137	0	0	137	53	190

(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 6345.

**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 1997–1998). 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, 1998 Edition* (Cat. no. 1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.

**23** Some Statistical Districts straddle State/Territory boundaries (e.g. the Gold Coast–Tweed Statistical District lies partly in Queensland and partly in New South Wales).

### 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.

### 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)

## EXPLANATORY NOTES

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### 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 Substatistical SubDivision

## GLOSSARY

<b>Alterations and additions</b>	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
<b>Alterations and additions to residential buildings</b>	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 12.
<b>Building</b>	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
<b>Conversion</b>	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the 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.
<b>Dwelling unit</b>	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
<b>Educational</b>	Includes schools, colleges, kindergartens, libraries, museums and universities.
<b>Entertainment and recreational</b>	Includes clubs, cinemas, sport and recreation centres.
<b>Factories</b>	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
<b>Hotels, motels and other short term accommodation</b>	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
<b>House</b>	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretakers residences) associated with a non-residential building are defined as houses.



## GLOSSARY

<b>Miscellaneous</b>	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>New other residential buildings</b>	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
<b>New residential</b>	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
<b>Non-residential building</b>	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the 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.
<b>Offices</b>	Includes banks, post offices and council chambers.
<b>Other business premises</b>	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
<b>Other dwellings</b>	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
<b>Other residential building</b>	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 7 of this publication.
<b>Religious</b>	Includes convents, churches, temples, mosques, monasteries and noviciates.
<b>Residential building</b>	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
<b>Semi-detached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Shops</b>	Includes retail shops, restaurants, taverns and shopping arcades.





## SELF-HELP ACCESS TO STATISTICS

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