



# BUILDING APPROVALS NSW AND ACT

EMBARGO: 11:30AM (CANBERRA TIME) FRI 8 OCT 1999

## AUGUST KEY FIGURES

### NEW SOUTH WALES (a)

TREND ESTIMATES	Aug 1999	% change Jul 1999 to Aug 1999	% change Aug 1998 to Aug 1999
Dwelling units approved			
Private sector houses	2 603	1.0	15.8
Total dwelling units	4 784	2.9	8.8

SEASONALLY ADJUSTED	Aug 1999	% change Jul 1999 to Aug 1999	% change Aug 1998 to Aug 1999
Dwelling units approved			
Private sector houses	2 526	-8.0	26.4
Total dwelling units	5 027	9.2	30.0

## AUGUST KEY POINTS

### NEW SOUTH WALES (a)

#### TREND ESTIMATES

- The upward movement in the trend for private sector houses has continued in August, rising 1.0% over the previous month and a total of 15.8% since the last low in August 1998. However, the rate of increase is slowing.
- The trend for total dwelling units has grown strongly in the last five months and is now 12.8% higher than the last low in March 1999.

#### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses fell 8.0% in August following a rise of 11.9% in July.
- The seasonally adjusted estimate for total dwelling units has increased 18.2% over the last three months.

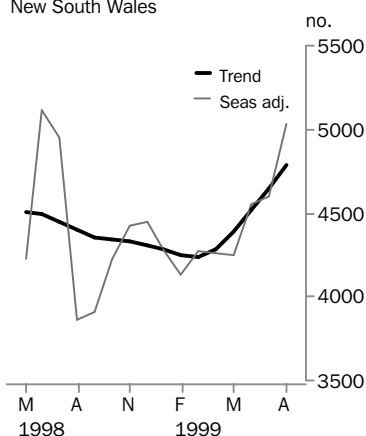
#### ORIGINAL ESTIMATES

- The total number of dwelling units fell marginally in August to 4 887 dwellings. This comprised of 2 685 houses (down 4.1%) and 2 202 other dwellings (up 3.9%).
- The value of total building approved in August increased \$13.3 million (1.1%) to \$1 271.9 million. The value of residential approvals were up by \$27.1 million which was partly offset by a fall of \$13.7 million in the value of non-residential buildings.

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

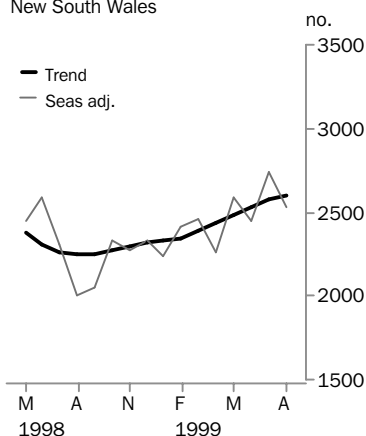
### Dwelling units approved

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>
September 1999	9 November 1999
October 1999	8 December 1999
November 1999	13 January 2000
December 1999	10 February 2000
January 2000	8 March 2000
February 2000	6 April 2000

## CHANGES IN THIS ISSUE

There are no changes in this issue.

## DATA NOTES

Despite the Wollongong City Council being able to provide data for August, the ABS estimates used for July have been retained. It is expected that the July data will be revised in the next issue.

## REVISIONS THIS MONTH

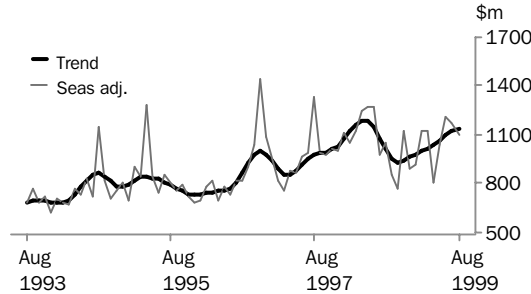
Revisions have been made to July 1999 data for the Cessnock City Council.

Geoff Smith  
Acting Regional Director, New South Wales

# VALUE OF BUILDING APPROVED: New South Wales

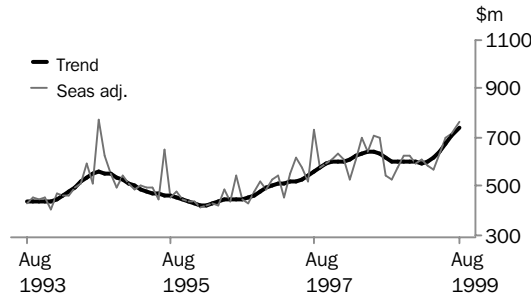
## VALUE OF TOTAL BUILDING

The trend has increased 1.5% in August and has now grown 22.4% since the last low in October 1998. However, the rate of increase is slowing.



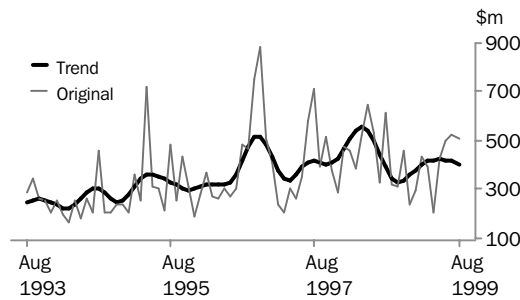
## VALUE OF RESIDENTIAL BUILDING

The trend has been generally rising since late 1995 and is now 19.3% higher than at the same time last year.



## VALUE OF NON-RESIDENTIAL BUILDING

The growth in the trend has been arrested and is now showing a decrease of 4.7% over the last three months.



# DWELLINGS APPROVED : 1998–1999 : NSW

## TYPE OF DWELLING

The number of dwelling units approved in New South Wales during 1998–1999 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 1997–1998.

<i>Type of dwelling</i>	DWELLING UNITS BY TYPE		
	<i>1998–1999 Number of units</i>	<i>1998–1999 % of total dwellings</i>	<i>1997–1998 % of total dwellings</i>
<b>New residential</b>			
Houses	28 174	54.5	55.2
Other residential building			
Semi-detached, row or terrace houses, townhouses etc of:			
1 storey	3 596	7.0	6.7
2 or more storeys	4 694	9.1	7.7
<i>Total</i>	8 290	16.0	14.4
Flats, units, apartments in a building of:			
1 or 2 storeys	1 890	3.7	4.9
3 storeys	3 000	5.8	7.1
4 or more storeys	8 884	17.2	14.7
<i>Total</i>	13 774	26.7	26.6
<i>Total other residential building</i>	22 064	42.7	41.0
<b>Other</b>			
Alterations and additions to residential building	294	0.6	0.7
Conversions	1 076	2.1	2.9
Non-residential building	60	0.1	0.1
<b>Total building</b>	<b>51 668</b>	<b>100.0</b>	<b>100.0</b>

## SUMMARY COMMENT

The total number of dwelling units has decreased by 1 025 (1.9%) from 1997–98 to 51 668 dwellings. In terms of the distribution of dwelling types over this period, there was an increase of 1.7% in the number of other residential buildings approved which was compensated with a 0.7% decrease in houses. There has been a movement within other residential buildings towards structures of more storeys.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

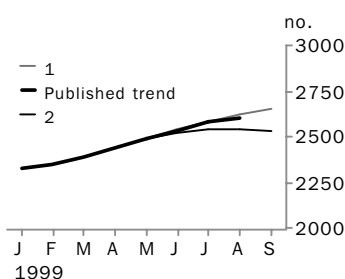
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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.

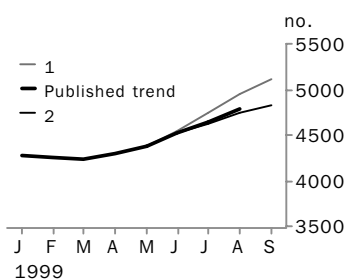
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the September seasonally adjusted estimate is higher than the August estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the September seasonally adjusted estimate is lower than the August 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	<b>1</b> <i>rises by 6% on Aug 1999</i>	% change	<b>2</b> <i>falls by 6% on Aug 1999</i>	% change
April 1999	2 435	2.0	2 433	2.0	2 443	2.2
May 1999	2 486	2.1	2 485	2.1	2 490	1.9
June 1999	2 534	1.9	2 536	2.1	2 523	1.3
July 1999	2 577	1.7	2 583	1.8	2 539	0.6
August 1999	2 603	1.0	2 622	1.5	2 538	0.0
September 1999	n.y.a.	n.y.a.	2 655	1.3	2 530	-0.3

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 7% on Aug 1999</i>	% change	<b>2</b> <i>falls by 7% on Aug 1999</i>	% change
April 1999	4 286	1.0	4 262	0.8	4 286	1.0
May 1999	4 384	2.3	4 372	2.6	4 385	2.3
June 1999	4 513	2.9	4 543	3.9	4 511	2.9
July 1999	4 650	3.0	4 739	4.3	4 632	2.7
August 1999	4 784	2.9	4 941	4.3	4 739	2.3
September 1999	n.y.a.	n.y.a.	5 122	3.7	4 817	1.6

## 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>						
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	2 790	2 801	1 976	2 120	4 766	4 921
August	2 683	2 685	2 151	2 202	4 834	4 887
SEASONALLY ADJUSTED						
<b>1998</b>						
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	2 745	2 757	n.a.	n.a.	4 438	4 602
August	2 526	2 528	n.a.	n.a.	4 952	5 027
TREND ESTIMATES						
<b>1998</b>						
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	2 347	2 370	1 780	1 887	4 127	4 246
March	2 387	2 406	1 758	1 839	4 145	4 242
April	2 435	2 451	1 764	1 835	4 199	4 286
May	2 486	2 501	1 808	1 883	4 294	4 384
June	2 534	2 547	1 884	1 966	4 418	4 513
July	2 577	2 588	1 975	2 062	4 551	4 650
August	2 603	2 612	2 079	2 172	4 682	4 784

## 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>						
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	11.9	11.8	-0.5	0.6	6.4	6.7
August	-3.8	-4.1	8.9	3.9	1.4	-0.7
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1998</b>						
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	11.9	11.9	n.a.	n.a.	-0.9	1.2
August	-8.0	-8.3	n.a.	n.a.	11.6	9.2
TREND ESTIMATES (% change from preceding month)						
<b>1998</b>						
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	0.9	0.7	-1.4	-2.3	-0.1	-0.8
March	1.7	1.5	-1.2	-2.5	0.4	-0.1
April	2.0	1.9	0.3	-0.2	1.3	1.0
May	2.1	2.0	2.5	2.6	2.3	2.3
June	1.9	1.8	4.2	4.4	2.9	2.9
July	1.7	1.6	4.8	4.9	3.0	3.0
August	1.0	0.9	5.3	5.3	2.9	2.9

## 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>					
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	626.2	111.1	737.3	521.2	1 258.6
August	645.0	119.4	764.4	507.5	1 271.9
SEASONALLY ADJUSTED					
<b>1998</b>					
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	608.1	104.2	712.3	n.a.	1 170.8
August	649.0	118.5	767.5	n.a.	1 103.6
TREND ESTIMATES					
<b>1998</b>					
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	502.9	94.3	597.1	400.7	997.8
March	505.8	95.0	600.7	416.2	1 016.9
April	519.3	96.2	615.5	420.7	1 036.2
May	543.9	98.3	642.3	422.5	1 064.8
June	573.4	101.3	674.7	420.4	1 095.1
July	602.8	104.9	707.6	415.2	1 122.8
August	629.0	108.1	737.1	402.5	1 139.6

(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>					
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	10.0	13.1	10.5	3.5	7.5
August	3.0	7.5	3.7	-2.6	1.1
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1998</b>					
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	0.4	14.4	2.3	n.a.	-3.5
August	6.7	13.7	7.7	n.a.	-5.7
TREND ESTIMATES (% change from preceding month)					
<b>1998</b>					
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	-0.7	1.1	-0.4	5.1	1.7
March	0.6	0.7	0.6	3.9	1.9
April	2.7	1.3	2.5	1.1	1.9
May	4.7	2.2	4.4	0.4	2.8
June	5.4	3.1	5.0	-0.5	2.8
July	5.1	3.6	4.9	-1.2	2.5
August	4.3	3.1	4.2	-3.1	1.5

(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>						
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	2 786	1 958	8	8	6	4 766
August	2 681	2 050	11	35	57	4 834
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>						
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
August	2	51	0	0	0	53
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>						
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	2 797	2 095	15	8	6	4 921
August	2 683	2 101	11	35	57	4 887

(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>								
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	373.4	237.3	0.6	108.6	0.7	720.6	385.7	1 106.3
August	368.3	272.0	0.8	115.3	2.8	759.3	380.4	1 139.7
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>								
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
August	0.3	4.4	0.0	0.4	0.0	5.1	127.1	132.2
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>								
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	374.7	251.5	1.7	108.7	0.7	737.3	521.2	1 258.6
August	368.6	276.4	0.8	115.8	2.8	764.4	507.5	1 271.9

(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	Total		
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>										
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	2 797	406	585	991	160	146	798	1 104	2 095	<b>4 892</b>
August	2 683	228	385	613	185	208	1 095	1 488	2 101	<b>4 784</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>										
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	374.7	40.0	56.4	96.4	16.2	17.0	122.0	155.2	251.5	<b>626.2</b>
August	368.6	19.9	39.6	59.6	16.0	16.8	184.1	216.9	276.4	<b>645.0</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>												
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
August	14	1.3	150	12.6	25	2.6	62	5.7	47	4.6	9	0.8
Value—\$200,000—\$499,999												
<b>1999</b>												
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
August	6	1.6	24	6.6	13	3.8	20	5.9	30	9.2	12	3.9
Value—\$500,000—\$999,999												
<b>1999</b>												
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
August	1	0.7	10	7.4	9	5.5	11	7.5	7	4.4	5	3.5
Value—\$1,000,000—\$4,999,999												
<b>1999</b>												
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
August	1	1.8	16	31.4	2	3.0	7	13.1	17	37.1	10	18.6
Value—\$5,000,000 and over												
<b>1999</b>												
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
August	2	11.8	2	145.0	0	0.0	0	0.0	2	20.5	2	13.5
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>												
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
August	24	17.1	202	202.9	49	15.0	100	32.2	103	75.9	38	40.4

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>										
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
August	4	0.5	14	1.6	12	1.1	10	1.2	347	32.1
Value—\$200,000–\$499,999										
<b>1999</b>										
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
August	1	0.3	6	2.0	8	2.3	7	2.2	127	37.9
Value—\$500,000–\$999,999										
<b>1999</b>										
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
August	0	0.0	2	1.4	4	2.7	3	2.0	52	35.1
Value—\$1,000,000–\$4,999,999										
<b>1999</b>										
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
August	1	1.0	3	6.1	9	21.0	1	1.5	67	134.5
Value—\$5,000,000 and over										
<b>1999</b>										
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
August	0	0.0	2	59.2	3	18.1	0	0.0	13	268.0
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>										
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
August	6	1.8	27	70.3	36	45.2	21	6.9	606	507.5

## 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>											
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>
August	10.3	200.2	14.9	30.3	60.3	10.1	1.8	14.8	33.7	4.2	<b>380.4</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>											
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>
August	6.8	2.7	0.2	1.9	15.6	30.3	0.0	55.5	11.5	2.7	<b>127.1</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>											
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>
August	17.1	202.9	15.0	32.2	75.9	40.4	1.8	70.3	45.2	6.9	<b>507.5</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>									
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
August	1 437	1 782	3 313	215 112	248 472	92 189	555 773	298 973	854 746
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>									
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
August	0	27	27	0	2 495	427	2 922	42 473	45 395
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>									
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
August	1 437	1 809	3 340	215 112	250 967	92 616	558 695	341 446	900 140

(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>2 683</b>	<b>2 101</b>	<b>4 887</b>	<b>368 598</b>	<b>276 444</b>	<b>119 358</b>	<b>764 400</b>	<b>507 527</b>	<b>1 271 927</b>
<b>Sydney (SD)</b>	<b>1 437</b>	<b>1 809</b>	<b>3 340</b>	<b>215 112</b>	<b>250 967</b>	<b>92 616</b>	<b>558 695</b>	<b>341 446</b>	<b>900 140</b>
Inner Sydney (SSD)	10	398	437	1 425	46 581	9 310	57 316	65 992	123 308
Botany Bay (C)	4	0	4	718	0	725	1 443	16 860	18 303
Leichhardt (A)	2	19	21	250	5 000	785	6 035	740	6 775
Marrickville (A)	2	55	57	277	5 540	1 093	6 910	350	7 260
South Sydney (C)	2	95	126	180	8 580	6 706	15 466	28 661	44 127
Sydney (C)—Inner	0	45	45	0	3 580	0	3 580	13 970	17 550
Sydney (C)—Remainder	0	184	184	0	23 881	0	23 881	5 412	29 293
Eastern Suburbs (SSD)	18	60	80	5 875	7 850	11 113	24 838	9 240	34 078
Randwick (C)	11	32	45	1 870	3 950	3 059	8 879	7 660	16 539
Waverley (A)	1	22	23	185	2 500	2 505	5 189	80	5 269
Woollahra (A)	6	6	12	3 820	1 400	5 550	10 770	1 500	12 270
St George—Sutherland (SSD)	75	65	141	12 406	5 857	8 264	26 526	16 518	43 044
Hurstville (C)	33	29	62	4 739	2 450	1 112	8 301	7 410	15 711
Kogarah (A)	7	24	31	1 316	2 105	742	4 163	0	4 163
Rockdale (C)	8	12	21	1 299	1 302	1 908	4 509	8 918	13 427
Sutherland Shire (A)	27	0	27	5 052	0	4 501	9 553	190	9 743
Canterbury—Bankstown (SSD)	41	103	144	6 778	9 871	2 789	19 439	3 828	23 267
Bankstown (C)	32	86	118	5 787	7 891	1 921	15 599	3 626	19 225
Canterbury (C)	9	17	26	991	1 980	869	3 840	202	4 042
Fairfield—Liverpool (SSD)	266	14	280	37 330	1 070	2 332	40 732	12 550	53 282
Fairfield (C)	65	9	74	8 985	670	1 349	11 004	5 332	16 336
Liverpool (C)	201	5	206	28 344	400	984	29 728	7 218	36 946
Outer South Western Sydney (SSD)	203	10	214	26 316	860	2 607	29 783	11 628	41 411
Camden (A)	118	2	120	14 623	190	701	15 514	2 508	18 021
Campbelltown (C)	57	6	63	7 566	520	971	9 057	8 440	17 497
Wollondilly (A)	28	2	31	4 127	150	935	5 212	680	5 892
Inner Western Sydney (SSD)	10	77	89	1 499	4 904	3 302	9 705	140 278	149 983
Ashfield (A)	1	56	58	70	2 890	1 425	4 385	1 726	6 110
Burwood (A)	4	17	21	405	1 574	1 364	3 343	138 363	141 705
Concord (A)	0	0	0	0	0	0	0	0	0
Drummoyne (A)	1	4	5	250	440	128	818	0	818
Strathfield (A)	4	0	5	774	0	385	1 159	190	1 349
Central Western Sydney (SSD)	48	43	91	6 671	3 770	2 517	12 958	10 958	23 916
Auburn (A)	15	0	15	2 105	0	238	2 343	5 643	7 986
Holroyd (C)	19	16	35	2 299	1 430	581	4 309	0	4 309
Parramatta (C)	14	27	41	2 267	2 340	1 698	6 306	5 315	11 621
Outer Western Sydney (SSD)	130	28	158	17 390	2 397	4 043	23 829	13 649	37 478
Blue Mountains (C)	22	0	22	3 271	0	2 137	5 407	160	5 567
Hawkesbury (C)	24	13	37	3 724	1 125	913	5 761	8 580	14 341
Penrith (C)	84	15	99	10 395	1 272	993	12 661	4 909	17 570
Blacktown—Baulkham Hills (SSD)	283	161	444	40 927	12 814	5 123	58 863	15 090	73 954
Baulkham Hills (A)	132	110	242	22 733	9 289	2 100	34 123	355	34 478
Blacktown (C)	151	51	202	18 193	3 525	3 022	24 741	14 735	39 476
Lower Northern Sydney (SSD)	29	572	654	7 987	123 695	13 022	144 703	23 083	167 786
Hunter's Hill (A)	0	0	0	0	0	516	516	0	516
Lane Cove (A)	6	0	6	2 699	0	2 573	5 272	3 400	8 672
Mosman (A)	0	0	0	0	0	1 442	1 442	75	1 517
North Sydney (A)	3	0	51	950	0	3 262	4 212	9 033	13 245
Ryde (C)	12	8	20	2 134	695	1 450	4 279	4 006	8 285
Willoughby (C)	8	564	577	2 204	123 000	3 779	128 983	6 569	135 551

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>Sydney (SD) <i>continued</i></b>									
Hornsby–Ku-ring-gai (SSD)	101	52	153	17 793	6 221	14 374	38 389	5 262	43 651
Hornsby (A)	58	7	65	8 409	480	4 427	13 316	635	13 951
Ku-ring-gai (A)	43	45	88	9 383	5 741	9 947	25 072	4 627	29 700
Northern Beaches (SSD)	34	131	168	8 036	16 889	7 800	32 724	4 240	36 964
Manly (A)	4	13	18	1 260	3 300	1 631	6 191	120	6 311
Pittwater (A)	7	18	25	1 834	3 200	1 440	6 474	55	6 529
Warringah (A)	23	100	125	4 941	10 389	4 729	20 060	4 065	24 125
Gosford–Wyong (SSD)	189	95	287	24 680	8 187	6 021	38 889	9 130	48 018
Gosford (C)	88	74	165	12 996	6 131	4 751	23 878	1 400	25 278
Wyong (A)	101	21	122	11 685	2 056	1 270	15 011	7 730	22 741
<b>Hunter (SD)</b>	<b>330</b>	<b>72</b>	<b>403</b>	<b>39 378</b>	<b>7 051</b>	<b>7 307</b>	<b>53 736</b>	<b>22 260</b>	<b>75 996</b>
Newcastle (SSD)	274	60	335	32 979	6 131	6 073	45 184	17 661	62 845
Cessnock (C)	14	0	14	1 518	0	385	1 903	200	2 103
Lake Macquarie (C)	105	18	123	13 468	1 331	2 828	17 628	4 460	22 088
Maitland (C)	63	7	70	6 898	582	681	8 161	2 871	11 032
Newcastle (C)–Inner	0	3	3	0	600	0	600	355	955
Newcastle (C)–Remainder	54	19	74	6 427	1 847	1 529	9 803	4 771	14 574
Port Stephens (A)	38	13	51	4 668	1 771	650	7 089	5 004	12 093
Hunter SD Balance (SSD)	56	12	68	6 399	920	1 234	8 552	4 599	13 152
Dungog (A)	3	0	3	305	0	241	546	0	546
Gloucester (A)	4	0	4	767	0	75	842	0	842
Great Lakes (A)	34	6	40	3 568	490	424	4 482	160	4 642
Merriwa (A)	0	0	0	0	0	20	20	0	20
Murrurundi (A)	1	0	1	25	0	0	25	0	25
Muswellbrook (A)	4	0	4	430	0	75	505	1 659	2 164
Scone (A)	0	6	6	0	430	100	530	2 560	3 090
Singleton (A)	10	0	10	1 304	0	299	1 602	220	1 822
<b>Illawarra (SD)</b>	<b>211</b>	<b>77</b>	<b>289</b>	<b>28 325</b>	<b>6 076</b>	<b>6 558</b>	<b>40 959</b>	<b>25 046</b>	<b>66 005</b>
Wollongong (SSD)	80	66	147	11 750	5 351	4 119	21 220	13 749	34 968
Kiama (A)	11	0	11	1 627	0	256	1 882	850	2 732
Shellharbour (C)	34	23	57	4 585	1 775	495	6 855	659	7 514
Wollongong (C)	35	43	79	5 538	3 576	3 368	12 483	12 240	24 722
Illawarra SD Balance (SSD)	131	11	142	16 576	725	2 439	19 740	11 297	31 037
Shoalhaven (C)	74	6	80	8 331	350	1 489	10 171	11 087	21 258
Wingecarribee (A)	57	5	62	8 244	375	950	9 569	210	9 779
<b>Richmond–Tweed (SD)</b>	<b>112</b>	<b>48</b>	<b>160</b>	<b>12 777</b>	<b>3 180</b>	<b>1 596</b>	<b>17 553</b>	<b>9 612</b>	<b>27 165</b>
Tweed Heads (SSD)	27	14	41	2 701	765	156	3 622	2 800	6 422
Tweed (A)–Pt A	27	14	41	2 701	765	156	3 622	2 800	6 422
Richmond–Tweed SD Balance (SSD)	85	34	119	10 076	2 415	1 440	13 931	6 812	20 743
Ballina (A)	22	7	29	2 767	665	472	3 904	4 305	8 209
Byron (A)	25	0	25	2 581	0	242	2 823	332	3 155
Casino (A)	0	0	0	0	0	0	0	0	0
Kyogle (A)	2	0	2	152	0	73	225	0	225
Lismore (C)	13	0	13	1 738	0	145	1 882	2 090	3 972
Richmond River (A)	6	3	9	646	250	277	1 173	85	1 258
Tweed (A)–Pt B	17	24	41	2 192	1 500	231	3 924	0	3 924

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>179</b>	<b>57</b>	<b>238</b>	<b>22 356</b>	<b>6 226</b>	<b>3 072</b>	<b>31 654</b>	<b>66 579</b>	<b>98 233</b>
Clarence (SSD)	75	33	109	9 403	3 339	1 825	14 568	64 072	78 640
Bellingen (A)	5	0	5	434	0	247	681	0	681
Coffs Harbour (C)	31	25	56	4 132	2 414	1 073	7 620	62 727	70 346
Copmanhurst (A)	1	0	1	100	0	14	114	0	114
Grafton (C)	0	0	0	0	0	67	67	925	992
Maclean (A)	20	8	28	2 957	925	64	3 946	353	4 299
Nambucca (A)	13	0	13	1 325	0	90	1 415	0	1 415
Nymboida (A)	4	0	4	355	0	162	517	0	517
Ulmarra (A)	1	0	2	100	0	109	209	67	276
<b>Hastings (SSD)</b>	<b>104</b>	<b>24</b>	<b>129</b>	<b>12 953</b>	<b>2 887</b>	<b>1 247</b>	<b>17 086</b>	<b>2 507</b>	<b>19 593</b>
Greater Taree (C)	15	4	20	2 081	305	514	2 900	365	3 265
Hastings (A)	62	2	64	8 190	102	422	8 714	1 392	10 105
Kempsey (A)	27	18	45	2 682	2 480	311	5 473	750	6 223
Lord Howe Island	0	0	0	0	0	0	0	0	0
<b>Northern (SD)</b>	<b>39</b>	<b>2</b>	<b>41</b>	<b>4 457</b>	<b>80</b>	<b>1 655</b>	<b>6 192</b>	<b>7 321</b>	<b>13 513</b>
Northern Slopes (SSD)	16	0	16	2 049	0	716	2 765	2 434	5 199
Barraba (A)	0	0	0	0	0	0	0	0	0
Bingara (A)	0	0	0	0	0	0	0	0	0
Gunnedah (A)	0	0	0	0	0	60	60	378	438
Inverell (A)—Pt A	1	0	1	100	0	125	225	0	225
Manilla (A)	1	0	1	225	0	0	225	0	225
Nundle (A)	0	0	0	0	0	0	0	0	0
Parry (A)	0	0	0	0	0	0	0	0	0
Quirindi (A)	1	0	1	55	0	80	135	750	885
Tamworth (C)	13	0	13	1 670	0	451	2 120	1 306	3 426
Yallaroi (A)	0	0	0	0	0	0	0	0	0
<b>Northern Tablelands (SSD)</b>	<b>11</b>	<b>2</b>	<b>13</b>	<b>965</b>	<b>80</b>	<b>553</b>	<b>1 598</b>	<b>752</b>	<b>2 350</b>
Armidale (C)	2	0	2	172	0	120	292	386	678
Dumaresq (A)	1	0	1	120	0	0	120	75	195
Glen Innes (A)	1	2	3	81	80	138	299	0	299
Guyra (A)	2	0	2	195	0	13	208	210	418
Inverell (A)—Pt B	1	0	1	95	0	167	262	0	262
Severn (A)	0	0	0	0	0	0	0	0	0
Tenterfield (A)	3	0	3	177	0	85	262	81	343
Uralla (A)	1	0	1	126	0	30	156	0	156
Walcha (A)	0	0	0	0	0	0	0	0	0
<b>North Central Plain (SSD)</b>	<b>12</b>	<b>0</b>	<b>12</b>	<b>1 443</b>	<b>0</b>	<b>386</b>	<b>1 829</b>	<b>4 135</b>	<b>5 964</b>
Moree Plains (A)	9	0	9	1 176	0	326	1 502	4 007	5 509
Narrabri (A)	3	0	3	267	0	60	327	128	455
<b>North Western (SD)</b>	<b>22</b>	<b>0</b>	<b>22</b>	<b>2 768</b>	<b>0</b>	<b>326</b>	<b>3 094</b>	<b>300</b>	<b>3 394</b>
Central Macquarie (SSD)	17	0	17	2 346	0	287	2 633	0	2 633
Coolah (A)	1	0	1	90	0	31	121	0	121
Coonabarabran (A)	1	0	1	100	0	50	150	0	150
Dubbo (C)	0	0	0	0	0	0	0	0	0
Gilgandra (A)	1	0	1	79	0	0	79	0	79
Mudgee (A)	12	0	12	1 837	0	48	1 885	0	1 885
Narromine (A)	1	0	1	80	0	90	170	0	170
Wellington (A)	1	0	1	160	0	68	228	0	228
<b>Macquarie—Barwon (SSD)</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>89</b>	<b>0</b>	<b>0</b>	<b>89</b>	<b>50</b>	<b>139</b>
Bogan (A)	0	0	0	0	0	0	0	0	0
Coonamble (A)	1	0	1	70	0	0	70	50	120
Walgett (A)	0	0	0	0	0	0	0	0	0
Warren (A)	1	0	1	19	0	0	19	0	19

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)	3	0	3	333	0	39	372	250	622
Bourke (A)	0	0	0	0	0	24	24	0	24
Brewarrina (A)	3	0	3	333	0	15	348	250	598
Cobar (A)	0	0	0	0	0	0	0	0	0
<b>Central West (SD)</b>	<b>79</b>	<b>11</b>	<b>90</b>	<b>10 034</b>	<b>769</b>	<b>1 371</b>	<b>12 174</b>	<b>7 416</b>	<b>19 590</b>
Bathurst–Orange (SSD)	38	11	49	5 181	769	726	6 675	5 715	12 390
Bathurst (C)	25	3	28	2 948	304	271	3 524	4 670	8 193
Blayney (A)–Pt A	1	0	1	99	0	71	169	0	169
Cabonne (A)–Pt A	5	0	5	1 124	0	74	1 197	0	1 197
Evans (A)–Pt A	0	0	0	0	0	0	0	0	0
Orange (C)	7	8	15	1 010	465	311	1 785	1 045	2 830
<b>Central Tablelands (excl.)</b>									
Bathurst–Orange) (SSD)	20	0	20	2 573	0	224	2 796	150	2 946
Blayney (A)–Pt B	1	0	1	18	0	30	48	0	48
Cabonne (A) –Pt B	0	0	0	0	0	20	20	0	20
Evans (A)–Pt B	1	0	1	130	0	0	130	0	130
Greater Lithgow (C)	12	0	12	1 665	0	107	1 772	150	1 922
Oberon (A)	6	0	6	760	0	67	827	0	827
Rylstone (A)	0	0	0	0	0	0	0	0	0
<b>Lachlan (SSD)</b>									
Bland (A)	0	0	0	0	0	159	159	139	298
Cabonne (A)–Pt C	1	0	1	185	0	23	208	0	208
Cowra (A)	9	0	9	1 075	0	127	1 202	0	1 202
Forbes (A)	1	0	1	127	0	10	137	50	187
Lachlan (A)	4	0	4	324	0	0	324	62	386
Parkes (A)	6	0	6	570	0	102	672	1 300	1 972
Weddin (A)	0	0	0	0	0	0	0	0	0
<b>South Eastern (SD)</b>	<b>138</b>	<b>2</b>	<b>144</b>	<b>17 474</b>	<b>155</b>	<b>2 703</b>	<b>20 332</b>	<b>9 797</b>	<b>30 129</b>
Queanbeyan (SSD)	37	0	40	4 872	0	394	5 266	0	5 266
Queanbeyan (C)	32	0	32	4 363	0	120	4 483	0	4 483
Yarrowlumla (A)–Pt A	5	0	8	509	0	274	783	0	783
<b>Southern Tablelands (excl.)</b>									
Queanbeyan) (SSD)	27	0	28	3 585	0	548	4 133	1 552	5 685
Boorowa (A)	1	0	1	95	0	40	135	0	135
Crookwell (A)	0	0	0	0	0	0	0	0	0
Goulburn (C)	3	0	3	415	0	85	500	0	500
Gunning (A)	1	0	1	142	0	0	142	0	142
Harden (A)	3	0	3	255	0	0	255	900	1 155
Mulwaree (A)	7	0	8	725	0	122	847	387	1 234
Tallaganda (A)	1	0	1	160	0	92	252	125	377
Yarrowlumla (A)–Pt B	0	0	0	0	0	0	0	0	0
Yass (A)	6	0	6	1 243	0	155	1 398	0	1 398
Young (A)	5	0	5	550	0	55	605	140	745
<b>Lower South Coast (SSD)</b>									
Bega Valley (A)	29	0	29	3 436	0	590	4 025	1 345	5 370
Eurobodalla (A)	36	0	36	4 057	0	429	4 485	6 510	10 995
<b>Snowy (SSD)</b>									
Bombala (A)	1	0	1	50	0	52	102	0	102
Cooma–Monaro (A)	0	0	0	0	0	0	0	0	0
Snowy River (A)	8	2	10	1 475	155	690	2 320	390	2 710

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>90</b>	<b>21</b>	<b>112</b>	<b>10 087</b>	<b>1 634</b>	<b>1 291</b>	<b>13 011</b>	<b>10 593</b>	<b>23 604</b>
Central Murrumbidgee (SSD)	64	9	74	6 783	575	855	8 213	5 852	14 065
Coolamon (A)	0	0	0	0	0	0	0	0	0
Cootamundra (A)	2	0	2	183	0	33	216	0	216
Gundagai (A)	5	0	5	493	0	0	493	0	493
Junee (A)	1	0	1	192	0	10	202	99	301
Lockhart (A)	0	0	0	0	0	42	42	100	142
Narrandera (A)	1	0	1	40	0	0	40	0	40
Temora (A)	4	0	4	445	0	0	445	2 650	3 095
Tumut (A)	10	0	10	750	0	72	822	0	822
Wagga Wagga (C)	41	9	51	4 680	575	698	5 953	3 003	8 956
Lower Murrumbidgee (SSD)	26	12	38	3 303	1 059	436	4 798	4 741	9 539
Carrathool (A)	5	0	5	367	0	0	367	0	367
Griffith (C)	11	6	17	1 673	540	331	2 544	910	3 454
Hay (A)	0	0	0	0	0	0	0	71	71
Leeton (A)	9	6	15	1 198	519	75	1 792	3 760	5 552
Murrumbidgee (A)	1	0	1	65	0	30	95	0	95
<b>Murray (SD)</b>	<b>45</b>	<b>2</b>	<b>47</b>	<b>5 746</b>	<b>306</b>	<b>838</b>	<b>6 890</b>	<b>6 334</b>	<b>13 224</b>
Albury (SSD)	25	2	27	2 934	306	315	3 555	3 800	7 355
Albury (C)	12	2	14	1 629	306	265	2 200	3 800	6 000
Hume (A)	13	0	13	1 305	0	50	1 355	0	1 355
Upper Murray (excl. Albury) (SSD)	7	0	7	946	0	117	1 063	960	2 023
Corowa (A)	5	0	5	650	0	74	724	800	1 524
Culcairn (A)	1	0	1	140	0	0	140	0	140
Holbrook (A)	1	0	1	156	0	0	156	160	316
Tumbarumba (A)	0	0	0	0	0	43	43	0	43
Urana (A)	0	0	0	0	0	0	0	0	0
Central Murray (SSD)	10	0	10	1 166	0	202	1 368	1 574	2 942
Berrigan (A)	2	0	2	165	0	108	272	230	502
Conargo (A)	0	0	0	0	0	0	0	0	0
Deniliquin (A)	3	0	3	353	0	53	407	749	1 156
Jerilderie (A)	0	0	0	0	0	0	0	0	0
Murray (A)	5	0	5	648	0	31	679	0	679
Wakool (A)	0	0	0	0	0	10	10	595	605
Windouran (A)	0	0	0	0	0	0	0	0	0
Murray–Darling (SSD)	3	0	3	700	0	205	905	0	905
Balranald (A)	1	0	1	120	0	0	120	0	120
Wentworth(A)	2	0	2	580	0	205	785	0	785
<b>Far West (SD)</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>83</b>	<b>0</b>	<b>25</b>	<b>108</b>	<b>825</b>	<b>933</b>
Far West (SSD)	1	0	1	83	0	25	108	825	933
Broken Hill (C)	1	0	1	83	0	25	108	480	588
Central Darling (A)	0	0	0	0	0	0	0	345	345
Unincorp, Far West	0	0	0	0	0	0	0	0	0

## STATISTICAL DISTRICT

Newcastle NSW	274	60	335	32 979	6 131	6 073	45 184	17 661	62 845
Wollongong NSW	80	66	147	11 750	5 351	4 119	21 220	13 749	34 968
Bathurst–Orange NSW	38	11	49	5 181	769	726	6 675	5 715	12 390
Albury–Wodonga NSW/VIC	62	2	64	6 655	306	918	7 879	8 645	16 524
Canberra–Queanbeyan ACT/NSW	151	2	156	20 355	228	10 432	31 015	12 148	43 163
Gold Coast–Tweed Heads QLD/NSW	307	74	389	37 019	5 974	3 290	46 283	19 876	66 159

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

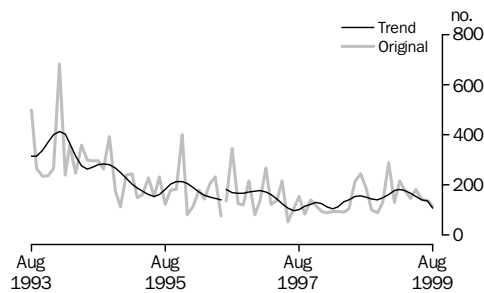
(b) Refer to Explanatory Notes paragraph 12.

# BUILDING APPROVALS KEY FEATURES: ACT

## KEY FIGURES

	Aug 1999	% change Jul 1999 to Aug 1999	% change Aug 1998 to Aug 1999
<b>Trend estimates</b>			
Dwelling units approved			
Total dwelling units	107	-12.7	-29.6
<b>Original</b>			
Dwelling units approved			
Private sector houses	113	36.1	-11.0
Total dwelling units	116	-16.5	-38.9

## DWELLING UNITS APPROVED



## KEY POINTS

### Original Estimates

- There were 116 dwellings approved in August 1999, 23 dwellings less than July and 74 less than August 1998.
- The number of houses approved increased for the third consecutive month to 114, 23 more than last month.
- The highest number of dwellings approved were located in Nicholls (30), Dunlop (22) and Amaroo (21).
- The value of total building was \$37.9 million, a decrease of \$9.2 million on July 1999. This fall can be attributed to a decrease in the value of non-residential buildings approved for August from \$21.4 million to \$12.1 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>							
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.
August	113	2	0	0	0	115	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>							
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.
August	1	0	0	0	0	1	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>							
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	184
March	109	69	0	0	0	178	180
April	123	24	0	0	0	147	168
May	158	25	0	0	0	183	152
June	62	80	0	0	0	142	137
July	91	48	0	0	0	139	123
August	114	2	0	0	0	116	107

(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)								
<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>								
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>
August	15 199	228	0	6 788	0	22 215	7 864	<b>30 079</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>								
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>
August	284	0	0	3 250	0	3 534	4 284	<b>7 818</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>								
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>
August	15 483	228	0	10 038	0	25 749	12 148	<b>37 897</b>

(a) See Glossary for definition.

## 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>114</b>	<b>2</b>	<b>116</b>	<b>15 483</b>	<b>228</b>	<b>10 038</b>	<b>25 749</b>	<b>12 148</b>	<b>37 897</b>
<b>Canberra (SD)</b>	<b>114</b>	<b>2</b>	<b>116</b>	<b>15 483</b>	<b>228</b>	<b>10 038</b>	<b>25 749</b>	<b>12 148</b>	<b>37 897</b>
North Canberra (SSD)	5	0	5	686	0	4 402	5 089	1 290	6 379
Acton	0	0	0	0	0	0	0	0	0
Ainslie	0	0	0	0	0	290	290	0	290
Braddon	0	0	0	0	0	1 500	1 500	60	1 560
Campbell	0	0	0	0	0	658	658	0	658
City	0	0	0	0	0	0	0	130	130
Dickson	0	0	0	0	0	61	61	450	511
Downer	1	0	1	284	0	111	395	0	395
Duntroon	0	0	0	0	0	0	0	0	0
Hackett	0	0	0	0	0	86	86	0	86
Kowen	0	0	0	0	0	0	0	0	0
Lyneham	0	0	0	0	0	0	0	650	650
Majura	0	0	0	0	0	0	0	0	0
O'Connor	2	0	2	202	0	0	202	0	202
Reid	0	0	0	0	0	1 677	1 677	0	1 677
Russell	0	0	0	0	0	0	0	0	0
Turner	2	0	2	200	0	0	200	0	200
Watson	0	0	0	0	0	20	20	0	20
Belconnen (SSD)	35	0	35	3 917	0	1 079	4 997	2 236	7 233
Aranda	0	0	0	0	0	206	206	0	206
Belconnen Town Centre	0	0	0	0	0	0	0	192	192
Belconnen—SSD Bal	0	0	0	0	0	0	0	700	700
Bruce	0	0	0	0	0	0	0	1 264	1 264
Charnwood	0	0	0	0	0	0	0	0	0
Cook	0	0	0	0	0	57	57	0	57
Dunlop	22	0	22	2 449	0	13	2 461	0	2 461
Evatt	0	0	0	0	0	14	14	0	14
Florey	0	0	0	0	0	104	104	0	104
Flynn	0	0	0	0	0	0	0	0	0
Fraser	0	0	0	0	0	79	79	0	79
Giralang	0	0	0	0	0	179	179	0	179
Hawker	0	0	0	0	0	0	0	0	0
Higgins	0	0	0	0	0	54	54	0	54
Holt	13	0	13	1 469	0	16	1 485	0	1 485
Kaleen	0	0	0	0	0	82	82	0	82
Latham	0	0	0	0	0	72	72	0	72
McKellar	0	0	0	0	0	20	20	0	20
Macgregor	0	0	0	0	0	10	10	0	10
Macquarie	0	0	0	0	0	73	73	80	153
Melba	0	0	0	0	0	57	57	0	57
Page	0	0	0	0	0	0	0	0	0
Scullin	0	0	0	0	0	44	44	0	44
Spence	0	0	0	0	0	0	0	0	0
Weetangera	0	0	0	0	0	0	0	0	0
Woden Valley (SSD)	2	0	2	299	0	1 532	1 832	320	2 152
Chifley	0	0	0	0	0	70	70	0	70
Curtin	1	0	1	156	0	494	650	0	650
Farrer	1	0	1	143	0	302	445	0	445
Garran	0	0	0	0	0	56	56	0	56
Hughes	0	0	0	0	0	188	188	0	188
Isaacs	0	0	0	0	0	233	233	0	233
Lyons	0	0	0	0	0	0	0	0	0
Mawson	0	0	0	0	0	81	81	0	81
O'Malley	0	0	0	0	0	30	30	0	30
Pearce	0	0	0	0	0	40	40	0	40
Phillip	0	0	0	0	0	0	0	320	320
Torrens	0	0	0	0	0	38	38	0	38

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	551	551	512	1 063
Chapman	0	0	0	0	0	67	67	0	67
Duffy	0	0	0	0	0	29	29	0	29
Fisher	0	0	0	0	0	86	86	0	86
Holder	0	0	0	0	0	183	183	0	183
Rivett	0	0	0	0	0	20	20	0	20
Stirling	0	0	0	0	0	0	0	0	0
Stromlo	0	0	0	0	0	0	0	0	0
Waramanga	0	0	0	0	0	18	18	0	18
Weston	0	0	0	0	0	148	148	512	660
Weston Creek–Stromlo – SSD Bal	0	0	0	0	0	0	0	0	0
Tuggeranong (SSD)	4	0	4	939	0	1 646	2 585	130	2 715
Banks	0	0	0	0	0	19	19	0	19
Bonython	0	0	0	0	0	16	16	0	16
Calwell	0	0	0	0	0	120	120	0	120
Chisholm	0	0	0	0	0	146	146	0	146
Conder	1	0	1	258	0	69	327	0	327
Fadden	0	0	0	0	0	194	194	0	194
Gilmore	0	0	0	0	0	67	67	0	67
Gordon	3	0	3	682	0	35	717	0	717
Gowrie	0	0	0	0	0	79	79	0	79
Greenway	0	0	0	0	0	0	0	130	130
Isabella Plains	0	0	0	0	0	106	106	0	106
Kambah	0	0	0	0	0	112	112	0	112
Macarthur	0	0	0	0	0	80	80	0	80
Monash	0	0	0	0	0	142	142	0	142
Oxley	0	0	0	0	0	40	40	0	40
Richardson	0	0	0	0	0	20	20	0	20
Theodore	0	0	0	0	0	64	64	0	64
Tuggeranong–SSD Bal	0	0	0	0	0	0	0	0	0
Wanniassa	0	0	0	0	0	336	336	0	336
South Canberra (SSD)	11	0	11	1 554	0	780	2 334	7 510	9 844
Barton	0	0	0	0	0	0	0	0	0
Deakin	2	0	2	378	0	51	429	0	429
Forrest	1	0	1	106	0	110	216	0	216
Fyshwick	0	0	0	0	0	0	0	2 270	2 270
Griffith	0	0	0	0	0	120	120	0	120
Harman	0	0	0	0	0	0	0	0	0
Hume	0	0	0	0	0	0	0	0	0
Jerrabomberra	0	0	0	0	0	0	0	0	0
Kingston	0	0	0	0	0	0	0	0	0
Narrabundah	2	0	2	275	0	63	338	0	338
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	2	0	2	369	0	205	574	0	574
Symonston	0	0	0	0	0	0	0	2 100	2 100
Yarralumla	4	0	4	426	0	231	657	3 140	3 796
Gungahlin–Hall (SSD)	57	2	59	8 087	228	47	8 362	150	8 512
Amaroo	21	0	21	2 355	0	0	2 355	0	2 355
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	150	150
Ngunnawal	8	0	8	1 315	0	35	1 350	0	1 350
Nicholls	28	2	30	4 416	228	12	4 657	0	4 657
Palmerston	0	0	0	0	0	0	0	0	0
Australian Capital Territory - Bal	0	0	0	0	0	0	0	0	0

(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.





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