



# BUILDING APPROVALS NSW AND ACT

EMBARGO: 11:30AM (CANBERRA TIME) WED 8 JULY 1998

## MAY KEY FIGURES

### NEW SOUTH WALES (a)

TREND ESTIMATES	May 1998	% change Apr 1998 to May 1998	% change May 1997 to May 1998
Dwelling units approved			
Private sector houses	2 508	-0.6	19.0
Total dwelling units	4 469	-0.1	10.8

### SEASONALLY ADJUSTED

	May 1998	% change Apr 1998 to May 1998	% change May 1997 to May 1998
Dwelling units approved			
Private sector houses	2 405	-6.7	-21.4
Total dwelling units	4 127	-17.9	-9.4

## MAY KEY POINTS

### NEW SOUTH WALES (a)

#### TREND ESTIMATES

- The trend for total dwelling units fell by 0.1% in May but is 10.8% above the level of a year ago.
- The trend for private sector houses fell by 0.6% in May, following a decrease of 0.7% over the previous two months. It is still 19.0% higher than May 1997.
- The trend for the value of non-residential building has increased in each of the last 6 months and is now 52.9% above the level of November 1997.

#### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units fell by 17.9%, following an increase of 33.4% in the previous 2 months.
- The seasonally adjusted estimate for private sector houses fell by 6.7% after rises of 5.0% and 0.2% respectively in the previous 2 months.

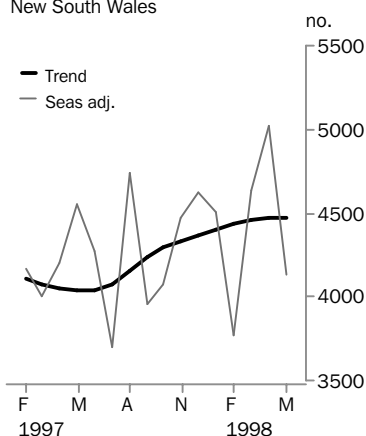
#### ORIGINAL ESTIMATES

- There were 4,651 dwellings approved in May, with houses accounting for 2,600 and other residential buildings contributing 2,051 dwellings. Woollahra (293) had the greatest number of dwellings approved in the Sydney Statistical Division (SSD) while Lake Macquarie (130) and Hastings (127) accounted for most outside the SSD.
- The value of non-residential buildings approved was \$640.7 million, the highest value since August 1997. Offices accounted for \$373.5 million, followed by Shops with \$67.3 million and Other business premises with \$59.0 million.

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

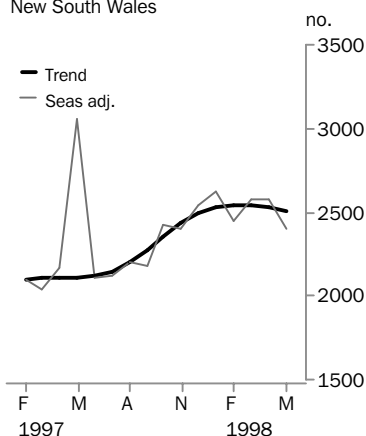
### Dwelling units approved

New South Wales



### Private sector houses approved

New South Wales



- For further information about these and related statistics, contact Merv Leaker on 08 8237 7585, or any ABS Office.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
June 1998	6 August 1998
July 1998	8 September 1998
August 1998	1 October 1998



## CHANGES IN THIS ISSUE

There are no changes in this issue.



## DATA NOTES

Geographic coding - dwelling approvals are geographically coded to the Census Collector District (CD) level and will generally be available three months after the end of a quarter. CD information for the five mainland states for the period July 1996 to December 1997 is expected to be released early July 1998. In preparing for this release of information, checking has revealed unexpected differences between the CD code and the Statistical Local Area (SLA) code and has consequently meant a revision to about 2% of SLA codes. Most of the changes have been in Victoria and Queensland and in the main to adjoining Statistical Local Areas. For further information please contact Tamra Nitschke on 08 82377655.



## REVISIONS THIS MONTH

Seasonally adjusted and trend estimates have been revised as a result of the annual reanalysis of seasonal factors.

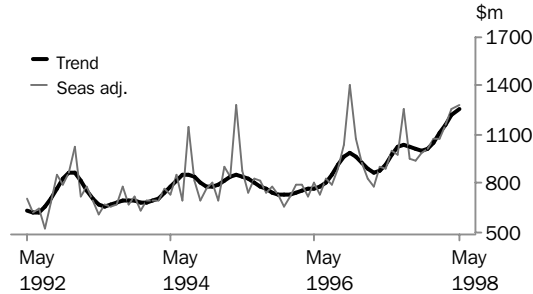


Gregory W. BRAY  
Regional Director, New South Wales

# VALUE OF BUILDING APPROVED: New South Wales

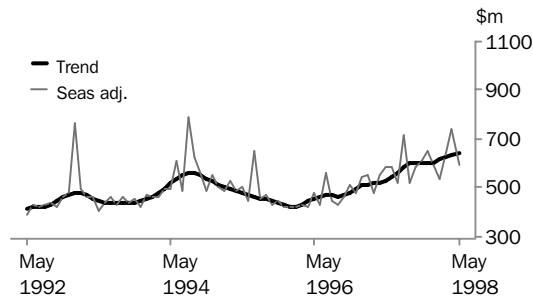
## VALUE OF TOTAL BUILDING

The trend increased for the sixth consecutive month to be 25.5% above the level of November 1997 and 36.6% above the level of a year ago.



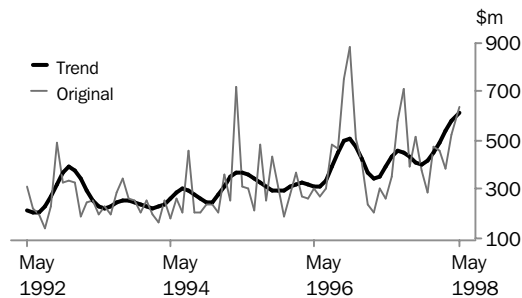
## VALUE OF RESIDENTIAL BUILDING

The trend has increased since early 1996 and has grown 20.9% over the last year.



## VALUE OF NON-RESIDENTIAL BUILDING

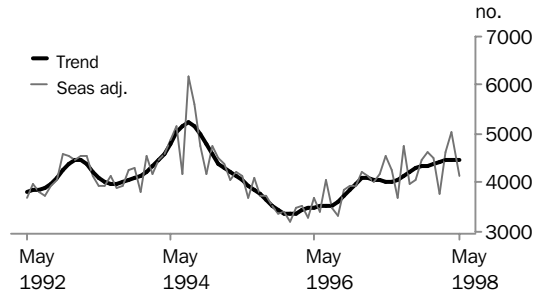
The trend has grown strongly since late 1994 and has experienced considerable volatility over the last eighteen months. In the most recent 6 monthly period the trend has risen by 52.9%.



# DWELLINGS APPROVED: New South Wales

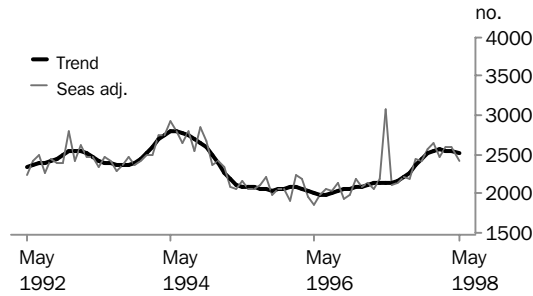
## TOTAL DWELLING UNITS

The trend which has grown since May 1997 is now flattening.



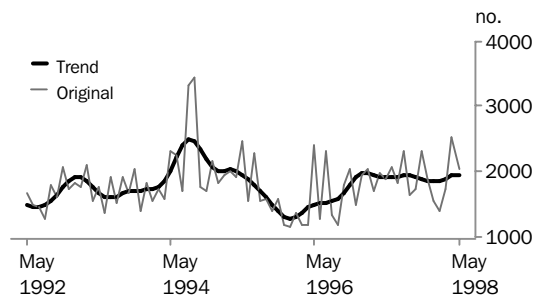
## PRIVATE SECTOR HOUSES

The strong growth evident in the second half of 1997 has been arrested, following falls in each of the last 3 monthly figures.



## OTHER DWELLINGS(a)

The trend has been relatively flat since early 1997.



(a) See Glossary for definition.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

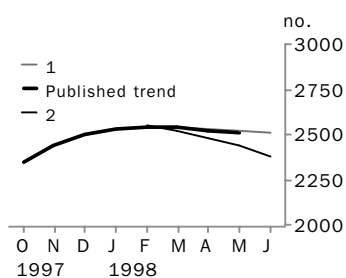
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### TREND REVISIONS

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

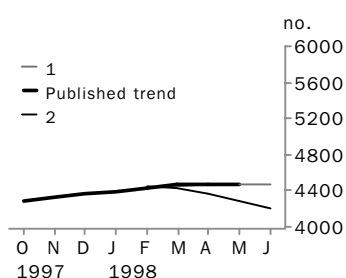
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the June seasonally adjusted estimate is higher than the May estimate by 9% for the number of private sector houses approved and 9% for total dwelling units approved; and that the June seasonally adjusted estimate is lower than the May estimate by 9% for the number of private sector houses approved and 9% 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 9% on May 1998</i>	<b>2</b> <i>falls by 9% on May 1998</i>		
	no.	% change	no.	% change	no.	% change
January 1998	2 533	1.4	2 536	1.4	2 546	1.6
February 1998	2 543	0.4	2 544	0.3	2 549	0.1
March 1998	2 538	-0.2	2 537	-0.3	2 523	-1.0
April 1998	2 524	-0.6	2 527	-0.4	2 483	-1.6
May 1998	2 508	-0.6	2 519	-0.3	2 436	-1.9
June 1998	n.y.a.	n.y.a.	2 506	-0.5	2 380	-2.3

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 9% on May 1998</i>	<b>2</b> <i>falls by 9% on May 1998</i>		
	no.	% change	no.	% change	no.	% change
January 1998	4 397	0.8	4 401	0.8	4 422	1.0
February 1998	4 433	0.8	4 434	0.7	4 444	0.5
March 1998	4 460	0.6	4 454	0.5	4 426	-0.4
April 1998	4 475	0.3	4 465	0.3	4 372	-1.2
May 1998	4 469	-0.1	4 469	0.1	4 294	-1.8
June 1998	n.y.a.	n.y.a.	4 467	0.0	4 203	-2.1

## DWELLING UNITS APPROVED-NSW

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
	no.	no.	no.	no.	no.	no.
ORIGINAL						
<b>1997</b>						
March	1 811	1 845	1 600	1 697	3 411	3 542
April	2 261	2 299	1 860	1 973	4 121	4 272
May	3 336	3 353	1 818	1 889	5 154	5 242
June	2 119	2 127	1 825	2 060	3 944	4 187
July	2 345	2 361	1 763	1 828	4 108	4 189
August	2 224	2 228	2 203	2 331	4 427	4 559
September	2 499	2 502	1 573	1 656	4 072	4 158
October	2 445	2 454	1 716	1 726	4 161	4 180
November	2 403	2 411	2 307	2 318	4 710	4 729
December	2 480	2 493	1 770	1 887	4 250	4 380
<b>1998</b>						
January	2 182	2 211	1 437	1 542	3 619	3 753
February	2 111	2 137	1 314	1 399	3 425	3 536
March	2 591	2 626	1 631	1 724	4 222	4 350
April	2 413	2 423	2 415	2 520	4 828	4 943
May	2 588	2 600	1 936	2 051	4 524	4 651
SEASONALLY ADJUSTED						
<b>1997</b>						
March	2 042	2 064	n.a.	n.a.	3 850	4 007
April	2 164	2 187	n.a.	n.a.	4 067	4 199
May	3 059	3 076	n.a.	n.a.	4 504	4 558
June	2 111	2 120	n.a.	n.a.	4 118	4 277
July	2 122	2 134	n.a.	n.a.	3 621	3 700
August	2 198	2 203	n.a.	n.a.	4 622	4 742
September	2 181	2 186	n.a.	n.a.	3 844	3 961
October	2 424	2 434	n.a.	n.a.	4 045	4 077
November	2 399	2 411	n.a.	n.a.	4 424	4 470
December	2 545	2 563	n.a.	n.a.	4 476	4 620
<b>1998</b>						
January	2 621	2 648	n.a.	n.a.	4 395	4 506
February	2 451	2 482	n.a.	n.a.	3 635	3 767
March	2 574	2 592	n.a.	n.a.	4 496	4 633
April	2 578	2 585	n.a.	n.a.	4 909	5 025
May	2 405	2 419	n.a.	n.a.	4 050	4 127
TREND ESTIMATES						
<b>1997</b>						
March	2 105	2 128	1 805	1 947	3 910	4 075
April	2 107	2 128	1 800	1 916	3 907	4 044
May	2 108	2 126	1 806	1 907	3 914	4 033
June	2 120	2 133	1 813	1 907	3 933	4 040
July	2 147	2 157	1 831	1 919	3 978	4 076
August	2 196	2 203	1 867	1 951	4 063	4 154
September	2 267	2 275	1 885	1 964	4 152	4 239
October	2 350	2 361	1 858	1 932	4 209	4 293
November	2 435	2 449	1 808	1 882	4 243	4 332
December	2 499	2 517	1 765	1 846	4 263	4 363
<b>1998</b>						
January	2 533	2 554	1 751	1 842	4 285	4 397
February	2 543	2 564	1 770	1 869	4 313	4 433
March	2 538	2 557	1 800	1 902	4 338	4 460
April	2 524	2 541	1 833	1 935	4 356	4 475
May	2 508	2 522	1 850	1 946	4 358	4 469

(a) See Glossary for definition.

## DWELLING UNITS APPROVED, Percentage Change–NSW

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
<b>1997</b>						
March	0.4	0.6	-14.8	-16.7	-7.4	-8.5
April	24.8	24.6	16.3	16.3	20.8	20.6
May	47.5	45.8	-2.3	-4.3	25.1	22.7
June	-36.5	-36.6	0.4	9.1	-23.5	-20.1
July	10.7	11.0	-3.4	-11.3	4.2	0.0
August	-5.2	-5.6	25.0	27.5	7.8	8.8
September	12.4	12.3	-28.6	-29.0	-8.0	-8.8
October	-2.2	-1.9	9.1	4.2	2.2	0.5
November	-1.7	-1.8	34.4	34.3	13.2	13.1
December	3.2	3.4	-23.3	-18.6	-9.8	-7.4
<b>1998</b>						
January	-12.0	-11.3	-18.8	-18.3	-14.8	-14.3
February	-3.3	-3.3	-8.6	-9.3	-5.4	-5.8
March	22.7	22.9	24.1	23.2	23.3	23.0
April	-6.9	-7.7	48.1	46.2	14.4	13.6
May	7.3	7.3	-19.8	-18.6	-6.3	-5.9
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1997</b>						
March	-2.5	-3.2	n.a.	n.a.	-2.2	-3.8
April	6.0	6.0	n.a.	n.a.	5.6	4.8
May	41.4	40.7	n.a.	n.a.	10.7	8.5
June	-31.0	-31.1	n.a.	n.a.	-8.6	-6.2
July	0.5	0.7	n.a.	n.a.	-12.1	-13.5
August	3.6	3.2	n.a.	n.a.	27.6	28.2
September	-0.8	-0.8	n.a.	n.a.	-16.8	-16.5
October	11.2	11.4	n.a.	n.a.	5.2	2.9
November	-1.1	-1.0	n.a.	n.a.	9.4	9.6
December	6.1	6.3	n.a.	n.a.	1.2	3.4
<b>1998</b>						
January	3.0	3.3	n.a.	n.a.	-1.8	-2.5
February	-6.5	-6.3	n.a.	n.a.	-17.3	-16.4
March	5.0	4.5	n.a.	n.a.	23.7	23.0
April	0.2	-0.3	n.a.	n.a.	9.2	8.5
May	-6.7	-6.4	n.a.	n.a.	-17.5	-17.9
TREND ESTIMATES (% change from preceding month)						
<b>1997</b>						
March	0.5	0.5	-0.4	-2.0	0.1	-0.7
April	0.1	0.0	-0.3	-1.6	-0.1	-0.7
May	0.0	-0.1	0.3	-0.4	0.2	-0.3
June	0.6	0.3	0.4	0.0	0.5	0.2
July	1.3	1.1	1.0	0.6	1.1	0.9
August	2.3	2.2	2.0	1.7	2.2	1.9
September	3.2	3.2	1.0	0.7	2.2	2.0
October	3.7	3.8	-1.4	-1.6	1.4	1.3
November	3.6	3.8	-2.7	-2.6	0.8	0.9
December	2.6	2.8	-2.4	-2.0	0.5	0.7
<b>1998</b>						
January	1.4	1.5	-0.8	-0.2	0.5	0.8
February	0.4	0.4	1.1	1.5	0.7	0.8
March	-0.2	-0.3	1.7	1.8	0.6	0.6
April	-0.6	-0.7	1.8	1.7	0.4	0.3
May	-0.6	-0.7	0.9	0.6	0.0	-0.1

(a) See Glossary for definition.

## 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>1997</b>					
March	356.8	89.5	446.3	202.4	648.7
April	454.0	86.0	540.0	307.3	847.3
May	609.2	101.7	710.8	260.5	971.3
June	426.9	123.2	550.0	353.0	903.0
July	466.2	105.6	571.8	584.9	1 156.7
August	593.7	101.7	695.5	710.5	1 405.9
September	451.1	110.4	561.5	396.4	958.0
October	492.7	110.1	602.8	520.3	1 123.1
November	539.0	108.5	647.5	380.6	1 028.0
December	496.8	103.1	599.9	286.0	885.8
<b>1998</b>					
January	374.6	132.3	507.0	477.0	984.0
February	375.7	106.3	482.0	461.8	943.8
March	489.9	112.6	602.5	386.4	988.9
April	592.0	144.1	736.1	527.0	1 263.2
May	555.0	139.3	694.3	640.7	1 335.0
SEASONALLY ADJUSTED					
<b>1997</b>					
March	384.0	92.2	476.2	n.a.	780.4
April	464.8	90.8	555.6	n.a.	898.1
May	491.5	90.7	582.2	n.a.	891.8
June	460.7	127.3	588.0	n.a.	997.0
July	427.2	95.3	522.5	n.a.	974.4
August	614.2	99.5	713.7	n.a.	1 264.6
September	430.3	93.8	524.0	n.a.	949.1
October	479.4	108.9	588.3	n.a.	943.9
November	503.1	103.5	606.6	n.a.	994.1
December	529.0	119.0	648.0	n.a.	1 010.1
<b>1998</b>					
January	450.2	144.0	594.2	n.a.	1 072.2
February	413.4	122.5	536.0	n.a.	1 072.5
March	522.9	112.7	635.7	n.a.	1 161.0
April	577.0	160.4	737.4	n.a.	1 255.9
May	463.7	129.4	593.2	n.a.	1 285.7
TREND ESTIMATES					
<b>1997</b>					
March	424.5	93.4	517.9	344.9	862.7
April	429.2	92.8	522.1	354.3	876.3
May	439.2	92.7	531.9	389.8	921.8
June	453.2	93.2	546.4	430.8	977.2
July	470.5	94.2	564.7	455.7	1 020.4
August	487.9	96.5	584.4	452.5	1 036.9
September	497.6	100.6	598.2	432.1	1 030.3
October	495.6	105.8	601.3	412.1	1 013.5
November	488.6	111.9	600.5	403.0	1 003.5
December	481.9	118.4	600.2	414.8	1 015.0
<b>1998</b>					
January	481.5	124.3	605.9	447.7	1 053.6
February	487.5	129.2	616.7	493.1	1 109.9
March	494.2	133.1	627.3	538.4	1 165.6
April	500.0	136.1	636.0	580.4	1 216.5
May	504.6	138.6	643.2	616.2	1 259.5

(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>1997</b>					
March	-13.5	10.6	-9.5	-16.2	-11.7
April	27.2	-3.9	21.0	51.8	30.6
May	34.2	18.3	31.6	-15.2	14.6
June	-29.9	21.1	-22.6	35.5	-7.0
July	9.2	-14.3	4.0	65.7	28.1
August	27.3	-3.7	21.6	21.5	21.5
September	-24.0	8.6	-19.3	-44.2	-31.9
October	9.2	-0.3	7.4	31.3	17.2
November	9.4	-1.5	7.4	-26.8	-8.5
December	-7.8	-5.0	-7.4	-24.9	-13.8
<b>1998</b>					
January	-24.6	28.3	-15.5	66.8	11.1
February	0.3	-19.7	-4.9	-3.2	-4.1
March	30.4	5.9	25.0	-16.3	4.8
April	20.8	28.0	22.2	36.4	27.7
May	-6.3	-3.3	-5.7	21.6	5.7
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1997</b>					
March	-16.0	-0.4	-13.4	n.a.	-6.2
April	21.0	-1.5	16.7	n.a.	15.1
May	5.7	-0.1	4.8	n.a.	-0.7
June	-6.3	40.4	1.0	n.a.	11.8
July	-7.3	-25.1	-11.1	n.a.	-2.3
August	43.8	4.4	36.6	n.a.	29.8
September	-29.9	-5.7	-26.6	n.a.	-24.9
October	11.4	16.1	12.3	n.a.	-0.5
November	4.9	-5.0	3.1	n.a.	5.3
December	5.1	15.0	6.8	n.a.	1.6
<b>1998</b>					
January	-14.9	21.0	-8.3	n.a.	6.1
February	-8.2	-14.9	-9.8	n.a.	0.0
March	26.5	-8.0	18.6	n.a.	8.3
April	10.3	42.3	16.0	n.a.	8.2
May	-19.6	-19.3	-19.6	n.a.	2.4
TREND ESTIMATES (% change from preceding month)					
<b>1997</b>					
March	0.5	-0.4	0.3	-7.2	-2.9
April	1.1	-0.6	0.8	2.7	1.6
May	2.3	-0.1	1.9	10.0	5.2
June	3.2	0.5	2.7	10.5	6.0
July	3.8	1.1	3.3	5.8	4.4
August	3.7	2.4	3.5	-0.7	1.6
September	2.0	4.2	2.4	-4.5	-0.6
October	-0.4	5.2	0.5	-4.6	-1.6
November	-1.4	5.8	-0.1	-2.2	-1.0
December	-1.4	5.8	0.0	2.9	1.1
<b>1998</b>					
January	-0.1	5.0	0.9	7.9	3.8
February	1.2	3.9	1.8	10.1	5.3
March	1.4	3.0	1.7	9.2	5.0
April	1.2	2.3	1.4	7.8	4.4
May	0.9	1.8	1.1	6.2	3.5

(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>1994-95</b>	28 578	21 979	(b)1 874	(b) 0	173	<b>52 604</b>
<b>1995-96</b>	24 090	15 861	(b) 768	(b) 0	90	<b>40 809</b>
<b>1996-97</b>	25 837	17 999	490	1 322	143	<b>45 791</b>
<b>1997</b>						
May	3 334	1 778	24	11	7	<b>5 154</b>
June	2 114	1 391	15	351	73	<b>3 944</b>
July	2 343	1 690	22	39	14	<b>4 108</b>
August	2 222	2 064	25	114	2	<b>4 427</b>
September	2 499	1 524	37	9	3	<b>4 072</b>
October	2 444	1 588	18	104	7	<b>4 161</b>
November	2 403	2 216	32	54	5	<b>4 710</b>
December	2 478	1 724	26	17	5	<b>4 250</b>
<b>1998</b>						
January	2 181	1 148	13	269	8	<b>3 619</b>
February	2 108	1 146	30	137	4	<b>3 425</b>
March	2 587	1 576	17	40	2	<b>4 222</b>
April	2 412	2 175	13	227	1	<b>4 828</b>
May	2 584	1 781	26	128	5	<b>4 524</b>
PUBLIC SECTOR (Number)						
<b>1994-95</b>	423	1 811	(b) 26	(b) 0	0	<b>2 260</b>
<b>1995-96</b>	360	1 389	(b) 23	(b) 0	3	<b>1 775</b>
<b>1996-97</b>	206	1 862	10	8	7	<b>2 093</b>
<b>1997</b>						
May	17	70	0	0	1	<b>88</b>
June	8	235	0	0	0	<b>243</b>
July	16	60	0	0	5	<b>81</b>
August	4	125	0	0	3	<b>132</b>
September	3	83	0	0	0	<b>86</b>
October	9	10	0	0	0	<b>19</b>
November	8	10	0	0	1	<b>19</b>
December	13	116	0	0	1	<b>130</b>
<b>1998</b>						
January	29	105	0	0	0	<b>134</b>
February	26	85	0	0	0	<b>111</b>
March	35	92	1	0	0	<b>128</b>
April	10	105	0	0	0	<b>115</b>
May	12	113	2	0	0	<b>127</b>
TOTAL (Number)						
<b>1994-95</b>	29 001	23 790	(b)1 900	(b) 0	173	<b>54 864</b>
<b>1995-96</b>	24 450	17 250	(b) 791	(b) 0	93	<b>42 584</b>
<b>1996-97</b>	26 043	19 861	500	1 330	150	<b>47 884</b>
<b>1997</b>						
May	3 351	1 848	24	11	8	<b>5 242</b>
June	2 122	1 626	15	351	73	<b>4 187</b>
July	2 359	1 750	22	39	19	<b>4 189</b>
August	2 226	2 189	25	114	5	<b>4 559</b>
September	2 502	1 607	37	9	3	<b>4 158</b>
October	2 453	1 598	18	104	7	<b>4 180</b>
November	2 411	2 226	32	54	6	<b>4 729</b>
December	2 491	1 840	26	17	6	<b>4 380</b>
<b>1998</b>						
January	2 210	1 253	13	269	8	<b>3 753</b>
February	2 134	1 231	30	137	4	<b>3 536</b>
March	2 622	1 668	18	40	2	<b>4 350</b>
April	2 422	2 280	13	227	1	<b>4 943</b>
May	2 596	1 894	28	128	5	<b>4 651</b>

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions to residential buildings.

## 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	Total building
PRIVATE SECTOR (\$ million)								
<b>1994-95</b>	3 101.7	2 106.8	(b) 144.2	949.7	(b) 0.0	6 302.1	2 812.5	<b>9 114.6</b>
<b>1995-96</b>	2 700.0	1 637.1	(b) 52.3	973.9	(b) 0.0	5 364.6	2 684.6	<b>8 049.2</b>
<b>1996-97</b>	3 031.7	1 817.6	39.7	994.5	107.2	5 991.0	4 143.2	<b>10 134.2</b>
<b>1997</b>								
May	411.1	189.5	2.5	93.8	1.0	697.9	202.1	<b>900.1</b>
June	248.9	152.9	1.7	89.4	30.8	523.7	297.9	<b>821.7</b>
July	282.3	176.9	1.5	100.0	3.5	564.2	525.5	<b>1 089.7</b>
August	262.9	318.8	2.0	95.0	4.5	683.2	335.6	<b>1 018.8</b>
September	305.7	138.2	3.2	106.6	0.7	554.3	314.2	<b>868.5</b>
October	292.3	198.2	2.0	101.4	4.9	598.7	446.9	<b>1 045.7</b>
November	289.4	247.7	2.4	98.7	7.4	645.5	346.2	<b>991.7</b>
December	302.4	183.9	2.9	98.0	1.5	588.7	200.9	<b>789.7</b>
<b>1998</b>								
January	264.9	99.0	1.2	85.4	45.0	495.5	346.1	<b>841.6</b>
February	258.5	107.9	3.0	90.8	11.7	472.0	312.0	<b>784.0</b>
March	315.6	162.2	1.5	104.5	3.6	587.4	180.1	<b>767.4</b>
April	301.3	281.5	1.0	101.1	37.1	722.1	434.1	<b>1 156.1</b>
May	326.1	217.8	3.0	107.5	24.2	678.7	578.0	<b>1 256.7</b>
PUBLIC SECTOR (\$ million)								
<b>1994-95</b>	43.2	125.1	(b) 1.4	5.9	(b) 0.0	175.5	920.8	<b>1 096.3</b>
<b>1995-96</b>	36.2	103.6	(b) 1.4	10.1	(b) 0.0	153.5	965.4	<b>1 119.2</b>
<b>1996-97</b>	23.4	157.3	0.8	15.5	0.3	197.6	1 026.0	<b>1 223.4</b>
<b>1997</b>								
May	2.3	6.2	0.0	4.4	0.0	12.9	58.4	<b>71.3</b>
June	0.8	24.2	0.0	1.2	0.0	26.3	55.0	<b>81.3</b>
July	1.8	5.3	0.0	0.6	0.0	7.6	59.4	<b>67.0</b>
August	0.4	11.6	0.0	0.3	0.0	12.3	374.8	<b>387.1</b>
September	0.4	6.9	0.0	0.0	0.0	7.3	82.2	<b>89.5</b>
October	1.0	1.2	0.0	1.8	0.0	4.1	73.3	<b>77.4</b>
November	1.1	0.8	0.0	0.0	0.0	1.9	34.4	<b>36.3</b>
December	1.3	9.1	0.0	0.7	0.0	11.1	85.0	<b>96.1</b>
<b>1998</b>								
January	2.8	8.0	0.0	0.7	0.0	11.5	131.0	<b>142.4</b>
February	2.9	6.3	0.0	0.9	0.0	10.0	149.8	<b>159.8</b>
March	4.2	7.8	1.2	1.9	0.0	15.1	206.4	<b>221.5</b>
April	1.3	7.9	0.0	4.9	0.0	14.1	93.0	<b>107.0</b>
May	1.5	9.6	0.2	4.3	0.0	15.6	62.8	<b>78.3</b>
TOTAL (\$ million)								
<b>1994-95</b>	3 144.7	2 231.8	(b) 145.6	955.4	(b) 0.0	6 477.6	3 733.5	<b>10 211.0</b>
<b>1995-96</b>	2 736.3	1 740.7	(b) 53.8	984.0	(b) 0.0	5 518.6	3 650.3	<b>9 168.6</b>
<b>1996-97</b>	3 055.1	1 975.1	40.4	1 009.8	107.5	6 188.2	5 169.2	<b>11 357.5</b>
<b>1997</b>								
May	413.4	195.7	2.5	98.2	1.0	710.8	260.5	<b>971.3</b>
June	249.7	177.1	1.7	90.6	30.8	550.0	353.0	<b>903.0</b>
July	284.1	182.1	1.5	100.6	3.5	571.8	584.9	<b>1 156.7</b>
August	263.3	330.4	2.0	95.2	4.5	695.5	710.5	<b>1 405.9</b>
September	306.0	145.1	3.2	106.6	0.7	561.5	396.4	<b>958.0</b>
October	293.3	199.4	2.0	103.2	4.9	602.8	520.3	<b>1 123.1</b>
November	290.5	248.5	2.4	98.7	7.4	647.5	380.6	<b>1 028.0</b>
December	303.8	193.0	2.9	98.7	1.5	599.9	286.0	<b>885.8</b>
<b>1998</b>								
January	267.7	106.9	1.2	86.1	45.0	507.0	477.0	<b>984.0</b>
February	261.4	114.3	3.0	91.7	11.7	482.0	461.8	<b>943.8</b>
March	319.8	170.1	2.6	106.4	3.6	602.5	386.4	<b>988.9</b>
April	302.6	289.4	1.0	106.0	37.1	736.1	527.0	<b>1 263.2</b>
May	327.6	227.4	3.2	111.9	24.2	694.3	640.7	<b>1 335.0</b>

(a) See Glossary for definition.

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

## 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>1994-95</b>	29 001	6 627	4 137	10 764	4 415	2 403	6 208	13 026	23 790	52 791
<b>1995-96</b>	24 450	4 238	3 909	8 147	2 491	2 568	4 044	9 103	17 250	41 700
<b>1996-97</b>	26 043	3 418	4 313	7 731	2 843	3 398	5 889	12 130	19 861	45 904
<b>1997</b>										
March	1 842	226	314	540	213	267	498	978	1 518	3 360
April	2 297	311	340	651	196	301	767	1 264	1 915	4 212
May	3 351	260	539	799	138	392	519	1 049	1 848	5 199
June	2 122	264	430	694	191	327	414	932	1 626	3 748
July	2 359	277	442	719	213	271	547	1 031	1 750	4 109
August	2 226	280	394	674	243	215	1 057	1 515	2 189	4 415
September	2 502	258	335	593	203	278	533	1 014	1 607	4 109
October	2 453	320	252	572	133	423	470	1 026	1 598	4 051
November	2 411	275	360	635	229	389	973	1 591	2 226	4 637
December	2 491	262	339	601	226	512	501	1 239	1 840	4 331
<b>1998</b>										
January	2 210	264	234	498	205	249	301	755	1 253	3 463
February	2 134	233	308	541	215	226	249	690	1 231	3 365
March	2 622	323	385	708	282	397	281	960	1 668	4 290
April	2 422	412	337	749	201	360	970	1 531	2 280	4 702
May	2 596	286	290	576	298	181	839	1 318	1 894	4 490
VALUE (\$ million)										
<b>1994-95</b>	3 144.7	480.0	419.2	899.3	304.2	183.0	845.4	1 332.5	2 231.8	5 376.8
<b>1995-96</b>	2 736.3	322.9	351.1	673.9	194.0	195.6	677.1	1 066.7	1 740.7	4 477.0
<b>1996-97</b>	3 055.1	266.3	424.1	690.7	207.9	309.1	767.5	1 284.5	1 975.1	5 030.5
<b>1997</b>										
March	219.1	17.0	28.9	46.0	18.6	24.5	48.7	91.7	137.7	356.8
April	268.5	23.7	30.3	54.0	15.5	21.8	94.2	131.5	185.5	454.0
May	413.4	20.3	59.8	80.1	10.5	38.4	66.7	115.6	195.7	609.2
June	249.7	19.9	41.8	61.8	16.0	32.6	66.7	115.3	177.1	426.9
July	284.1	21.6	50.6	72.2	18.0	23.0	68.9	109.9	182.1	466.2
August	263.3	22.9	33.9	56.8	24.4	30.5	218.7	273.6	330.4	593.7
September	306.0	19.0	30.6	49.6	16.1	23.3	56.1	95.5	145.1	451.1
October	293.3	25.6	22.4	48.0	9.7	33.3	108.4	151.4	199.4	492.7
November	290.5	19.5	38.5	58.0	17.2	31.7	141.5	190.5	248.5	539.0
December	303.8	20.5	31.6	52.1	22.0	48.0	71.0	140.9	193.0	496.8
<b>1998</b>										
January	267.7	20.5	22.1	42.6	14.4	23.4	26.5	64.3	106.9	374.6
February	261.4	18.4	30.4	48.8	19.2	18.4	27.8	65.4	114.3	375.7
March	319.8	28.0	38.0	66.0	29.1	31.1	43.9	104.0	170.1	489.9
April	302.6	35.2	32.6	67.8	16.9	38.6	166.0	221.6	289.4	592.0
May	327.6	22.9	31.6	54.5	28.7	14.6	129.5	172.9	227.4	555.0

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED, Average 1989–90 Prices–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(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
<b>1994-95</b>	2 888.9	2 335.0	5 223.9	1 011.6	6 235.4	3 789.0	<b>10 024.4</b>
<b>1995-96</b>	2 456.5	1 770.2	4 226.9	934.8	5 161.6	3 622.9	<b>8 784.6</b>
<b>1996-97</b>	2 732.4	1 968.1	4 700.5	1 035.8	5 736.3	5 020.1	<b>10 756.4</b>
<b>1996</b>							
December	639.7	462.0	1 101.7	271.7	1 373.4	2 087.3	<b>3 460.7</b>
<b>1997</b>							
March	574.8	504.4	1 079.2	232.2	1 311.4	825.9	<b>2 137.3</b>
June	831.5	547.4	1 378.9	277.4	1 656.3	875.7	<b>2 532.0</b>
September	755.5	636.1	1 391.6	281.3	1 672.9	1 588.2	<b>3 261.0</b>
December	780.8	613.6	1 394.3	283.0	1 677.3	1 102.0	<b>2 779.4</b>
<b>1998</b>							
March	746.8	372.0	1 118.8	309.0	1 427.8	1 219.7	<b>2 647.5</b>
ORIGINAL (% change from preceding quarter)							
<b>1996</b>							
December	-6.8	1.7	-3.4	6.8	-1.6	69.5	<b>31.8</b>
<b>1997</b>							
March	-10.1	9.2	-2.0	-14.5	-4.5	-60.4	<b>-38.2</b>
June	44.7	8.5	27.8	19.5	26.3	6.0	<b>18.5</b>
September	-9.1	16.2	0.9	1.4	1.0	81.4	<b>28.8</b>
December	3.3	-3.5	0.2	0.6	0.3	-30.6	<b>-14.8</b>
<b>1998</b>							
March	-4.4	-39.4	-19.8	9.2	-14.9	10.7	<b>-4.7</b>

(a) 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>1998</b>												
March	7	0.7	117	9.6	15	1.7	71	6.5	54	5.7	12	1.2
April	5	0.7	111	9.0	19	2.1	56	4.8	39	3.8	10	1.2
May	5	0.5	102	8.9	33	3.4	74	7.1	34	3.6	16	1.4
Value—\$200,000—\$499,999												
<b>1998</b>												
March	4	1.1	14	3.7	14	3.9	32	10.7	21	5.7	11	3.0
April	3	0.8	19	5.4	17	5.3	30	8.4	16	4.3	6	1.9
May	3	1.0	15	4.5	22	7.1	25	7.8	22	6.3	10	3.6
Value—\$500,000—\$999,999												
<b>1998</b>												
March	0	0.0	12	7.9	11	6.8	13	8.3	8	6.0	7	5.2
April	4	2.8	7	4.5	6	4.7	5	3.0	6	4.4	5	3.8
May	2	1.3	7	5.4	14	9.2	12	8.4	12	8.0	6	4.4
Value—\$1,000,000—\$4,999,999												
<b>1998</b>												
March	2	2.8	5	8.2	8	12.5	6	9.1	6	11.4	3	8.5
April	0	0.0	4	8.6	6	10.8	10	19.3	5	10.1	9	22.1
May	5	12.4	7	17.4	10	17.5	7	13.7	8	22.2	3	7.7
Value—\$5,000,000 and over												
<b>1998</b>												
March	0	0.0	1	10.3	0	0.0	1	6.2	4	36.5	0	0.0
April	3	78.0	4	25.0	1	5.5	3	153.4	2	19.1	1	20.0
May	0	0.0	2	31.2	0	0.0	5	336.6	3	19.0	0	0.0
Value—Total												
<b>1994-95</b>	152	286.6	1 278	606.9	747	389.4	1 306	505.2	707	439.5	414	336.8
<b>1995-96</b>	166	100.7	1 523	595.0	718	357.2	1 228	577.9	732	741.1	398	374.5
<b>1996-97</b>	242	309.7	1 463	891.3	765	438.5	1 253	1 229.0	800	594.6	467	410.5
<b>1998</b>												
March	13	4.5	149	39.6	48	24.9	123	40.8	93	65.3	33	17.9
April	15	82.2	145	52.4	49	28.3	104	188.9	68	41.7	31	48.9
May	15	15.2	133	67.3	79	37.2	123	373.5	79	59.0	35	17.1

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>1998</b>										
March	2	0.3	7	0.7	11	1.2	14	1.3	310	28.8
April	4	0.3	14	1.3	14	1.4	17	1.5	289	26.0
May	3	0.4	9	0.6	12	1.4	21	2.1	309	29.3
Value—\$200,000—\$499,999										
<b>1998</b>										
March	3	0.6	5	1.6	12	3.4	7	2.3	123	36.1
April	0	0.0	3	0.9	6	1.9	5	1.6	105	30.4
May	2	0.4	7	2.2	5	1.4	8	3.0	119	37.3
Value—\$500,000—\$999,999										
<b>1998</b>										
March	0	0.0	1	0.7	4	2.8	2	1.9	58	39.5
April	0	0.0	4	2.3	1	0.8	2	1.2	40	27.4
May	1	0.7	1	0.6	2	1.2	5	3.5	62	42.7
Value—\$1,000,000—\$4,999,999										
<b>1998</b>										
March	0	0.0	2	6.5	5	7.3	1	1.2	38	67.4
April	2	3.0	6	15.2	5	7.7	4	8.6	51	105.3
May	1	1.0	2	6.2	7	19.2	3	4.4	53	121.6
Value—\$5,000,000 and over										
<b>1998</b>										
March	0	0.0	4	106.0	1	37.4	1	18.2	12	214.6
April	0	0.0	1	20.4	0	0.0	2	16.5	17	337.9
May	0	0.0	2	16.1	1	7.0	0	0.0	13	409.8
Value—Total										
<b>1994-95</b>	64	33.8	176	315.3	408	626.6	317	193.3	5 569	3 733.5
<b>1995-96</b>	74	50.7	239	340.1	443	383.9	355	129.6	5 876	3 650.3
<b>1996-97</b>	66	22.1	260	234.2	481	906.7	402	132.6	6 199	5 169.2
<b>1998</b>										
March	5	0.9	19	115.5	33	52.1	25	24.9	541	386.4
April	6	3.3	28	40.1	26	11.7	30	29.4	502	527.0
May	7	2.5	21	25.7	27	30.1	37	13.0	556	640.7

## 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>1994-95</b>	284.4	587.5	381.1	348.1	354.4	99.3	33.8	75.5	574.8	73.8	<b>2 812.5</b>
<b>1995-96</b>	99.7	563.0	351.7	432.3	593.9	122.6	50.7	83.3	300.1	87.8	<b>2 684.6</b>
<b>1996-97</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</b>											
May	16.8	30.5	27.4	66.7	18.7	7.4	0.5	13.4	10.3	10.5	<b>202.1</b>
June	13.8	88.7	16.0	32.4	68.0	13.3	2.8	13.9	44.6	4.5	<b>297.9</b>
July	116.4	61.5	47.3	181.2	56.7	30.3	3.1	6.7	12.7	9.7	<b>525.5</b>
August	21.5	175.6	35.9	24.3	34.4	7.4	2.2	6.4	24.9	3.0	<b>335.6</b>
September	9.1	25.1	33.9	167.4	21.8	17.8	1.1	4.7	30.8	2.6	<b>314.2</b>
October	21.1	59.4	36.9	213.2	27.9	13.8	2.2	2.6	65.5	4.4	<b>446.9</b>
November	178.3	28.6	36.6	20.2	33.1	9.2	0.3	11.7	15.9	12.2	<b>346.2</b>
December	43.6	23.8	21.1	25.0	35.5	10.8	2.2	9.9	22.7	6.5	<b>200.9</b>
<b>1998</b>											
January	86.5	92.2	30.5	54.4	56.7	7.9	7.8	2.5	3.5	3.9	<b>346.1</b>
February	54.5	27.5	34.1	18.8	129.8	11.6	1.1	8.4	11.8	14.5	<b>312.0</b>
March	4.5	39.5	24.9	22.2	53.0	5.8	0.9	14.1	12.0	3.1	<b>180.1</b>
April	70.5	52.3	27.8	181.5	34.5	33.8	3.3	16.6	10.0	3.8	<b>434.1</b>
May	15.2	66.1	33.8	370.6	47.0	7.9	2.5	20.8	8.9	5.0	<b>578.0</b>
PUBLIC SECTOR (\$ million)											
<b>1994-95</b>	2.3	19.3	8.4	157.2	85.3	237.6	0.0	239.5	51.7	119.5	<b>920.8</b>
<b>1995-96</b>	1.0	32.4	5.6	145.4	147.2	251.8	0.0	256.7	83.5	42.0	<b>965.4</b>
<b>1996-97</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</b>											
May	1.3	2.2	0.8	6.5	4.0	16.0	0.0	20.5	1.1	6.2	<b>58.4</b>
June	0.0	0.4	0.3	7.5	13.4	16.7	0.1	2.3	8.5	5.8	<b>55.0</b>
July	0.0	1.4	0.1	7.1	4.1	8.8	0.0	9.8	20.9	7.3	<b>59.4</b>
August	0.0	1.6	0.2	18.2	74.6	7.5	0.0	10.6	259.5	2.7	<b>374.8</b>
September	0.5	0.0	0.0	11.8	12.2	15.5	0.0	21.5	14.5	6.1	<b>82.2</b>
October	0.0	0.4	0.5	1.0	2.7	35.1	0.0	11.1	16.7	5.7	<b>73.3</b>
November	0.0	0.3	0.3	6.0	1.8	14.2	0.0	3.5	3.7	4.6	<b>34.4</b>
December	0.0	0.2	0.0	4.0	32.9	31.7	0.0	5.2	8.6	2.4	<b>85.0</b>
<b>1998</b>											
January	0.0	0.1	0.3	2.4	5.7	48.0	0.0	63.2	2.8	8.6	<b>131.0</b>
February	0.0	2.2	0.0	29.1	82.4	17.3	0.0	5.7	2.8	10.3	<b>149.8</b>
March	0.0	0.1	0.0	18.6	12.2	12.2	0.0	101.4	40.1	21.7	<b>206.4</b>
April	11.7	0.1	0.5	7.5	7.2	15.2	0.0	23.5	1.7	25.6	<b>93.0</b>
May	0.0	1.2	3.4	2.9	12.0	9.2	0.0	4.9	21.2	8.0	<b>62.8</b>
TOTAL (\$ million)											
<b>1994-95</b>	286.6	606.9	389.4	505.2	439.5	336.8	33.8	315.3	626.6	193.3	<b>3 733.5</b>
<b>1995-96</b>	100.7	595.0	357.2	577.9	741.1	374.5	50.7	340.1	383.9	129.6	<b>3 650.3</b>
<b>1996-97</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</b>											
May	18.1	32.7	28.1	73.2	22.7	23.4	0.5	33.9	11.3	16.6	<b>260.5</b>
June	13.8	89.1	16.3	39.9	81.5	30.0	2.8	16.1	53.1	10.3	<b>353.0</b>
July	116.4	62.8	47.3	188.2	60.8	39.1	3.1	16.6	33.6	17.0	<b>584.9</b>
August	21.5	177.2	36.1	42.5	109.0	14.9	2.2	17.0	284.4	5.7	<b>710.5</b>
September	9.6	25.1	33.9	179.2	34.0	33.3	1.1	26.2	45.3	8.7	<b>396.4</b>
October	21.1	59.8	37.5	214.2	30.5	48.9	2.2	13.7	82.2	10.1	<b>520.3</b>
November	178.3	28.9	36.9	26.2	34.9	23.4	0.3	15.2	19.6	16.9	<b>380.6</b>
December	43.6	24.0	21.1	29.0	68.5	42.5	2.2	15.1	31.3	8.9	<b>286.0</b>
<b>1998</b>											
January	86.5	92.3	30.8	56.8	62.4	55.9	7.8	65.7	6.2	12.6	<b>477.0</b>
February	54.5	29.7	34.1	47.9	212.2	28.9	1.1	14.1	14.6	24.8	<b>461.8</b>
March	4.5	39.6	24.9	40.8	65.3	17.9	0.9	115.5	52.1	24.9	<b>386.4</b>
April	82.2	52.4	28.3	188.9	41.7	48.9	3.3	40.1	11.7	29.4	<b>527.0</b>
May	15.2	67.3	37.2	373.5	59.0	17.1	2.5	25.7	30.1	13.0	<b>640.7</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>1995-96</b>	12 492	13 092	26 219	1 520 222	1 428 978	781 074	3 730 274	1 993 966	5 724 240
<b>1996-97</b>	13 767	15 308	30 849	1 764 202	1 605 227	891 631	4 261 060	3 452 056	7 713 116
<b>1997</b>									
May	2 302	1 613	3 945	297 705	176 786	74 866	549 357	151 072	700 429
June	1 095	1 193	2 723	140 481	138 025	103 416	381 922	269 944	651 866
July	1 217	1 487	2 761	159 182	159 249	81 955	400 385	468 933	869 318
August	1 222	1 851	3 208	154 280	303 336	80 646	538 263	232 230	770 493
September	1 438	1 283	2 747	193 107	118 109	85 701	396 917	274 768	671 685
October	1 261	1 313	2 692	165 363	175 314	86 786	427 463	398 126	825 589
November	1 277	1 947	3 298	164 208	229 452	86 040	479 700	268 982	748 681
December	1 433	1 565	3 039	188 530	171 222	84 883	444 636	166 786	611 421
<b>1998</b>									
January	1 190	880	2 350	157 198	78 810	115 090	351 098	282 068	633 166
February	1 111	992	2 264	150 108	95 069	85 003	330 180	281 028	611 209
March	1 309	1 291	2 641	178 249	137 789	85 571	401 609	132 465	534 073
April	1 361	1 903	3 421	183 018	257 242	104 932	545 192	386 286	931 478
May	1 452	1 491	3 088	198 437	190 278	110 817	499 532	518 713	1 018 245
PUBLIC SECTOR									
<b>1995-96</b>	230	840	1 075	22 572	64 238	11 284	98 094	722 566	820 660
<b>1996-97</b>	117	1 360	1 500	13 007	116 526	13 122	142 655	711 015	853 669
<b>1997</b>									
May	2	53	56	130	4 663	2 316	7 109	28 721	35 830
June	5	186	191	511	19 769	788	21 067	40 650	61 717
July	9	27	36	963	2 275	557	3 795	32 706	36 501
August	1	85	87	109	7 041	68	7 218	346 225	353 443
September	0	26	26	0	2 376	15	2 391	44 703	47 094
October	3	7	10	337	878	1 772	2 987	60 800	63 787
November	3	8	11	476	632	0	1 108	18 436	19 545
December	1	107	109	87	8 352	15	8 454	64 885	73 339
<b>1998</b>									
January	7	53	60	741	4 273	641	5 655	117 738	123 392
February	23	72	95	2 626	5 230	771	8 627	132 734	141 361
March	16	62	79	1 923	5 235	3 067	10 225	170 062	180 288
April	9	60	69	1 141	4 520	4 864	10 525	45 731	56 256
May	6	60	68	594	5 157	2 550	8 301	51 806	60 107
TOTAL									
<b>1995-96</b>	12 722	13 932	27 294	1 542 794	1 493 215	792 359	3 828 368	2 716 533	6 544 901
<b>1996-97</b>	13 884	16 668	32 349	1 777 209	1 721 753	904 753	4 403 715	4 163 071	8 566 786
<b>1997</b>									
May	2 304	1 666	4 001	297 835	181 450	77 181	556 466	179 793	736 259
June	1 100	1 379	2 914	140 991	157 794	104 204	402 990	310 594	713 583
July	1 226	1 514	2 797	160 146	161 524	82 512	404 181	501 639	905 819
August	1 223	1 936	3 295	154 389	310 378	80 715	545 481	578 455	1 123 936
September	1 438	1 309	2 773	193 107	120 485	85 716	399 308	319 471	718 779
October	1 264	1 320	2 702	165 700	176 192	88 559	430 450	458 926	889 376
November	1 280	1 955	3 309	164 684	230 084	86 040	480 808	287 418	768 226
December	1 434	1 672	3 148	188 616	179 574	84 898	453 089	231 671	684 760
<b>1998</b>									
January	1 197	933	2 410	157 939	83 083	115 730	356 752	399 806	756 558
February	1 134	1 064	2 359	152 734	100 299	85 774	338 807	413 762	752 569
March	1 325	1 353	2 720	180 172	143 024	88 638	411 834	302 527	714 361
April	1 370	1 963	3 490	184 160	261 762	109 796	555 717	432 017	987 734
May	1 458	1 551	3 156	199 031	195 436	113 366	507 833	570 519	1 078 352

(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>2 596</b>	<b>1 894</b>	<b>4 651</b>	<b>327 615</b>	<b>227 393</b>	<b>139 254</b>	<b>694 263</b>	<b>640 744</b>	<b>1 335 007</b>
<b>Sydney (SD)</b>	<b>1 458</b>	<b>1 551</b>	<b>3 156</b>	<b>199 031</b>	<b>195 435</b>	<b>113 366</b>	<b>507 833</b>	<b>570 519</b>	<b>1 078 353</b>
Inner Sydney (SSD)	10	273	413	1 433	22 822	28 205	52 461	382 929	435 390
Botany (A)	3	61	64	615	8 000	514	9 129	2 223	11 352
Leichhardt (A)	0	16	16	0	1 322	0	1 322	0	1 322
Marrickville (A)	1	0	1	69	0	924	992	972	1 964
South Sydney (C)	6	196	208	750	13 500	2 768	17 018	16 483	33 501
Sydney Inner (C)	0	0	0	0	0	0	0	354 856	354 856
Sydney Remainder (C)	0	0	124	0	0	24 000	24 000	8 395	32 395
Eastern Suburbs (SSD)	19	331	352	5 119	72 992	12 958	91 069	13 197	104 267
Randwick (C)	9	34	45	2 069	3 282	4 213	9 564	6 377	15 941
Waverley (A)	3	11	14	1 280	1 510	2 074	4 864	515	5 379
Woollahra (A)	7	286	293	1 770	68 200	6 671	76 641	6 305	82 946
St George—Sutherland (SSD)	90	138	232	14 470	12 319	7 318	34 107	12 682	46 789
Hurstville (C)	14	4	18	2 127	512	1 115	3 753	1 190	4 943
Kogarah (A)	12	44	56	2 714	3 520	668	6 901	210	7 111
Rockdale (C)	16	12	29	2 866	1 282	1 020	5 167	1 159	6 326
Sutherland Shire (A)	48	78	129	6 765	7 005	4 515	18 285	10 124	28 408
Canterbury—Bankstown (SSD)	39	167	207	4 928	13 497	4 211	22 636	16 088	38 724
Bankstown (C)	27	101	128	3 202	8 373	1 889	13 464	13 569	27 032
Canterbury (C)	12	66	79	1 726	5 124	2 322	9 172	2 519	11 691
Fairfield—Liverpool (SSD)	177	45	222	20 056	3 931	1 329	25 316	22 523	47 839
Fairfield (C)	47	29	76	5 959	2 621	743	9 323	9 478	18 801
Liverpool (C)	130	16	146	14 096	1 310	586	15 993	13 045	29 038
Outer South Western Sydney (SSD)	158	5	163	18 561	350	2 481	21 391	6 082	27 473
Camden (A)	77	0	77	9 279	0	359	9 638	60	9 698
Campbelltown (C)	49	5	54	5 849	350	1 681	7 880	5 932	13 812
Wollondilly (A)	32	0	32	3 432	0	441	3 873	90	3 963
Inner Western Sydney (SSD)	12	42	54	2 219	4 330	4 029	10 578	6 138	16 716
Ashfield (A)	0	0	0	0	0	797	797	140	937
Burwood (A)	1	2	3	90	200	352	642	1 490	2 132
Concord (A)	2	0	2	294	0	1 009	1 303	678	1 981
Drummoyne (A)	5	24	29	1 092	3 000	890	4 982	2 170	7 152
Strathfield (A)	4	16	20	744	1 130	981	2 855	1 660	4 515
Central Western Sydney (SSD)	63	109	174	7 143	8 268	3 474	18 886	17 263	36 149
Auburn (A)	19	24	45	2 814	1 984	637	5 434	1 131	6 565
Holroyd (C)	11	57	68	1 379	3 785	623	5 787	200	5 987
Parramatta (C)	33	28	61	2 950	2 500	2 214	7 664	15 933	23 597
Outer Western Sydney (SSD)	127	48	176	16 564	3 311	4 421	24 297	4 526	28 823
Blue Mountains (C)	37	21	58	4 969	1 788	1 887	8 643	1 920	10 563
Hawkesbury (C)	41	19	60	5 043	1 004	935	6 981	1 371	8 352
Penrith (C)	49	8	58	6 553	520	1 600	8 673	1 235	9 908
Blacktown—Baulkham Hills (SSD)	382	21	404	49 783	1 965	4 396	56 144	18 486	74 630
Baulkham Hills (A)	174	19	193	27 393	1 860	2 034	31 286	6 558	37 844
Blacktown (C)	208	2	211	22 391	105	2 362	24 858	11 928	36 786
Lower Northern Sydney (SSD)	27	265	293	5 406	39 747	12 085	57 237	44 254	101 491
Hunter's Hill (A)	2	0	2	449	0	955	1 404	400	1 804
Lane Cove (A)	4	0	4	1 340	0	1 522	2 862	1 613	4 475
Mosman (A)	0	0	0	0	0	2 541	2 541	4 831	7 372
North Sydney (A)	2	202	204	495	33 200	2 803	36 498	2 037	38 535
Ryde (C)	8	18	26	1 055	1 580	1 583	4 218	34 107	38 325
Willoughby (C)	11	45	57	2 067	4 966	2 682	9 715	1 266	10 981

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)	112	4	117	19 903	720	14 577	35 200	9 759	44 959
Hornsby (A)	80	2	82	11 487	450	4 101	16 038	6 189	22 228
Ku-ring-gai (A)	32	2	35	8 415	270	10 476	19 162	3 570	22 732
Northern Beaches (SSD)	39	64	106	9 348	8 037	10 267	27 652	13 620	41 272
Manly (A)	3	12	15	740	3 200	1 948	5 888	60	5 948
Pittwater (A)	7	2	11	1 584	302	3 066	4 951	1 310	6 261
Warringah (A)	29	50	80	7 024	4 535	5 254	16 813	12 250	29 063
Gosford—Wyong (SSD)	203	39	243	24 100	3 147	3 614	30 860	2 972	33 832
Gosford (C)	93	24	118	12 737	2 057	1 641	16 435	1 890	18 325
Wyong (A)	110	15	125	11 362	1 090	1 973	14 425	1 082	15 507
<b>Hunter (SD)</b>	<b>295</b>	<b>94</b>	<b>396</b>	<b>32 873</b>	<b>10 348</b>	<b>8 453</b>	<b>51 674</b>	<b>26 556</b>	<b>78 230</b>
Newcastle (SSD)	256	57	318	28 843	5 018	7 221	41 082	18 751	59 833
Cessnock (C)	39	2	42	3 438	120	305	3 863	3 228	7 091
Lake Macquarie (C)	102	26	130	12 071	2 595	4 286	18 952	5 405	24 357
Maitland (C)	52	3	55	5 519	200	291	6 010	1 287	7 296
Newcastle (C)—Inner	0	0	0	0	0	35	35	1 072	1 107
Newcastle (C)—Remainder	26	16	44	3 428	1 215	1 723	6 366	7 023	13 389
Port Stephens (A)	37	10	47	4 387	888	582	5 856	736	6 593
Hunter SD Balance (SSD)	39	37	78	4 030	5 330	1 232	10 592	7 805	18 397
Dungog (A)	2	0	2	179	0	80	259	0	259
Gloucester (A)	3	0	3	384	0	92	476	0	476
Great Lakes (A)	22	37	59	2 170	5 330	177	7 677	730	8 407
Merriwa (A)	0	0	0	0	0	37	37	0	37
Murrurundi (A)	0	0	0	0	0	0	0	0	0
Muswellbrook (A)	3	0	3	391	0	11	402	7 000	7 402
Scone (A)	0	0	0	0	0	103	103	75	178
Singleton (A)	9	0	11	906	0	732	1 638	0	1 638
<b>Illawarra (SD)</b>	<b>211</b>	<b>52</b>	<b>264</b>	<b>26 391</b>	<b>4 075</b>	<b>6 040</b>	<b>36 505</b>	<b>6 472</b>	<b>42 977</b>
Wollongong (SSD)	121	40	161	15 573	3 143	3 815	22 531	3 443	25 974
Kiama (A)	14	2	16	2 590	203	914	3 707	74	3 780
Shellharbour (A)	38	3	41	4 488	204	538	5 230	1 850	7 080
Wollongong (C)	69	35	104	8 495	2 736	2 364	13 595	1 519	15 114
Illawarra SD Balance (SSD)	90	12	103	10 818	932	2 224	13 974	3 029	17 003
Shoalhaven (C)	52	0	53	5 629	0	1 510	7 139	2 075	9 214
Wingecarribee (A)	38	12	50	5 188	932	714	6 835	954	7 789
<b>Richmond—Tweed (SD)</b>	<b>150</b>	<b>87</b>	<b>237</b>	<b>14 904</b>	<b>9 066</b>	<b>1 755</b>	<b>25 725</b>	<b>12 302</b>	<b>38 027</b>
Tweed Heads (SSD)	31	36	67	3 026	2 946	157	6 129	670	6 799
Tweed (A) Pt A	31	36	67	3 026	2 946	157	6 129	670	6 799
Richmond—Tweed SD Balance (SSD)	119	51	170	11 878	6 120	1 598	19 597	11 632	31 229
Ballina (A)	28	32	60	2 700	4 100	356	7 156	1 545	8 701
Byron (A)	34	8	42	3 716	720	573	5 009	560	5 569
Casino (A)	3	0	3	292	0	16	308	1 180	1 488
Kyogle (A)	8	0	8	1 043	0	0	1 043	1 025	2 068
Lismore (C)	23	11	34	2 057	1 300	471	3 828	6 422	10 250
Richmond River (A)	6	0	6	524	0	42	566	850	1 416
Tweed (A) Pt B	17	0	17	1 546	0	140	1 687	50	1 737

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>189</b>	<b>68</b>	<b>260</b>	<b>21 019</b>	<b>5 661</b>	<b>2 710</b>	<b>29 390</b>	<b>4 584</b>	<b>33 973</b>
Clarence (SSD)	68	15	83	7 673	1 268	1 242	10 183	465	10 648
Bellingen (A)	2	0	2	188	0	135	323	0	323
Coffs Harbour (C)	35	11	46	4 324	928	317	5 569	0	5 569
Copmanhurst (A)	3	0	3	143	0	65	208	0	208
Grafton (C)	7	0	7	976	0	112	1 088	0	1 088
Maclean (A)	7	4	11	662	340	196	1 198	100	1 298
Nambucca (A)	7	0	7	675	0	77	752	365	1 117
Nymboida (A)	2	0	2	107	0	98	205	0	205
Ulmarra (A)	5	0	5	598	0	242	840	0	840
<b>Hastings (SSD)</b>	<b>121</b>	<b>53</b>	<b>177</b>	<b>13 345</b>	<b>4 393</b>	<b>1 468</b>	<b>19 207</b>	<b>4 119</b>	<b>23 325</b>
Greater Taree (C)	16	5	21	2 156	379	468	3 003	841	3 844
Hastings (A)	92	32	127	9 859	2 565	660	13 084	2 660	15 744
Kempsey (A)	13	16	29	1 331	1 449	340	3 120	617	3 737
Lord Howe Island	0	0	0	0	0	0	0	0	0
<b>Northern (SD)</b>	<b>40</b>	<b>2</b>	<b>42</b>	<b>4 993</b>	<b>118</b>	<b>1 035</b>	<b>6 146</b>	<b>2 324</b>	<b>8 470</b>
Northern Slopes (SSD)	15	2	17	1 790	118	427	2 335	2 222	4 557
Barraba (A)	0	0	0	0	0	0	0	0	0
Bingara (A)	0	0	0	0	0	0	0	0	0
Gunnedah (A)	3	0	3	352	0	170	522	214	736
Inverell (A) Pt A	3	0	3	294	0	20	314	0	314
Manilla (A)	0	0	0	0	0	10	10	1 300	1 310
Nundle (A)	0	0	0	0	0	0	0	0	0
Parry (A)	2	0	2	270	0	0	270	0	270
Quirindi (A)	2	0	2	157	0	39	196	0	196
Tamworth (C)	5	2	7	717	118	188	1 023	708	1 731
Yallaroi (A)	0	0	0	0	0	0	0	0	0
<b>Northern Tablelands (SSD)</b>	<b>13</b>	<b>0</b>	<b>13</b>	<b>1 453</b>	<b>0</b>	<b>478</b>	<b>1 930</b>	<b>50</b>	<b>1 980</b>
Armidale (C)	4	0	4	398	0	288	686	50	736
Dumaresq (A)	1	0	1	270	0	47	317	0	317
Glen Innes (A)	1	0	1	80	0	34	114	0	114
Guyra (A)	2	0	2	300	0	0	300	0	300
Inverell (A) Pt B	2	0	2	177	0	47	224	0	224
Severn (A)	0	0	0	0	0	41	41	0	41
Tenterfield (A)	3	0	3	228	0	12	240	0	240
Uralla (A)	0	0	0	0	0	0	0	0	0
Walcha (A)	0	0	0	0	0	10	10	0	10
<b>North Central Plain (SSD)</b>	<b>12</b>	<b>0</b>	<b>12</b>	<b>1 750</b>	<b>0</b>	<b>131</b>	<b>1 881</b>	<b>52</b>	<b>1 933</b>
Moree Plains (A)	1	0	1	130	0	94	224	0	224
Narrabri (A)	11	0	11	1 620	0	37	1 657	52	1 709
<b>North Western (SD)</b>	<b>41</b>	<b>0</b>	<b>41</b>	<b>4 547</b>	<b>0</b>	<b>1 074</b>	<b>5 621</b>	<b>5 330</b>	<b>10 950</b>
Central Macquarie (SSD)	39	0	39	4 426	0	980	5 405	4 693	10 098
Coolah (A)	0	0	0	0	0	0	0	0	0
Coonabarabran (A)	1	0	1	110	0	48	158	0	158
Dubbo (C)	26	0	26	3 209	0	692	3 901	1 543	5 444
Gilgandra (A)	1	0	1	91	0	0	91	0	91
Mudgee (A)	8	0	8	785	0	172	957	150	1 107
Narromine (A)	2	0	2	210	0	0	210	3 000	3 210
Wellington (A)	1	0	1	20	0	68	88	0	88
<b>Macquarie—Barwon (SSD)</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>121</b>	<b>0</b>	<b>64</b>	<b>185</b>	<b>0</b>	<b>185</b>
Bogan (A)	0	0	0	0	0	15	15	0	15
Coonamble (A)	1	0	1	62	0	30	92	0	92
Walgett (A)	0	0	0	0	0	0	0	0	0
Warren (A)	1	0	1	59	0	19	78	0	78

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)	0	0	0	0	0	30	30	636	666
Bourke (A)	0	0	0	0	0	0	0	636	636
Brewarrina (A)	0	0	0	0	0	0	0	0	0
Cobar (A)	0	0	0	0	0	30	30	0	30
<b>Central West (SD)</b>	<b>59</b>	<b>2</b>	<b>61</b>	<b>6 755</b>	<b>146</b>	<b>1 288</b>	<b>8 190</b>	<b>2 721</b>	<b>10 911</b>
Bathurst—Orange (SSD)	31	2	33	3 536	146	650	4 332	1 106	5 438
Bathurst (C)	22	2	24	2 508	146	276	2 930	703	3 633
Blayney (A) Pt A	2	0	2	309	0	138	447	0	447
Cabonne (A) Pt A	0	0	0	0	0	78	78	0	78
Evans (A) Pt A	0	0	0	0	0	0	0	0	0
Orange (C)	7	0	7	719	0	158	877	402	1 280
<b>Central Tablelands (excl.)</b>									
Bathurst—Orange (SSD)	12	0	12	1 588	0	277	1 866	368	2 234
Blayney (A) Pt B	0	0	0	0	0	0	0	0	0
Cabonne (A) Pt B	0	0	0	0	0	0	0	0	0
Evans (A) Pt B	2	0	2	275	0	44	319	0	319
Greater Lithgow (C)	6	0	6	730	0	233	963	0	963
Oberon (A)	4	0	4	583	0	0	583	368	951
Rylstone (A)	0	0	0	0	0	0	0	0	0
<b>Lachlan (SSD)</b>									
Bland (A)	0	0	0	0	0	50	50	0	50
Cabonne (A) Pt C	1	0	1	120	0	110	230	0	230
Cowra (A)	4	0	4	353	0	104	457	94	551
Forbes (A)	3	0	3	241	0	27	268	984	1 252
Lachlan (A)	2	0	2	204	0	18	222	0	222
Parkes (A)	6	0	6	712	0	52	765	170	934
Weddin (A)	0	0	0	0	0	0	0	0	0
<b>South Eastern (SD)</b>	<b>70</b>	<b>25</b>	<b>98</b>	<b>7 446</b>	<b>1 610</b>	<b>1 945</b>	<b>11 001</b>	<b>6 268</b>	<b>17 268</b>
Queanbeyan (SSD)	17	0	19	2 350	0	350	2 701	1 435	4 135
Queanbeyan (C)	10	0	10	1 526	0	114	1 641	1 435	3 075
Yarrowlumla (A)—Pt A	7	0	9	824	0	236	1 060	0	1 060
<b>Southern Tablelands (excl.)</b>									
Queanbeyan (SSD)	24	0	24	2 281	0	745	3 026	1 002	4 028
Boorowa (A)	0	0	0	0	0	15	15	0	15
Crookwell (A)	4	0	4	251	0	92	343	0	343
Goulburn (C)	5	0	5	437	0	155	592	1 002	1 594
Gunning (A)	1	0	1	50	0	0	50	0	50
Harden (A)	3	0	3	410	0	0	410	0	410
Mulwaree (A)	6	0	6	512	0	466	978	0	978
Tallaganda (A)	1	0	1	100	0	0	100	0	100
Yarrowlumla (A)—Pt B	0	0	0	0	0	0	0	0	0
Yass (A)	3	0	3	361	0	0	361	0	361
Young (A)	1	0	1	160	0	17	177	0	177
<b>Lower South Coast (SSD)</b>									
Bega Valley (A)	7	4	11	597	260	330	1 187	0	1 187
Eurobodalla (A)	19	11	31	1 941	800	271	3 012	901	3 913
<b>Snowy (SSD)</b>									
Bombala (A)	0	0	0	0	0	0	0	0	0
Cooma—Monaro (A)	1	0	1	150	0	239	389	0	389
Snowy River (A)	2	10	12	126	550	10	686	2 930	3 616

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>38</b>	<b>11</b>	<b>49</b>	<b>4 111</b>	<b>824</b>	<b>1 035</b>	<b>5 969</b>	<b>967</b>	<b>6 936</b>
Central Murrumbidgee (SD)	17	4	21	1 691	290	419	2 400	194	2 594
Coolamon (A)	1	2	3	134	150	72	356	0	356
Cootamundra (A)	1	0	1	150	0	91	241	0	241
Gundagai (A)	1	0	1	74	0	0	74	0	74
Junee (A)	2	0	2	235	0	42	277	0	277
Lockhart (A)	0	0	0	0	0	16	16	0	16
Narrandera (A)	3	0	3	213	0	0	213	0	213
Temora (A)	1	0	1	29	0	55	84	0	84
Tumut (A)	1	0	1	98	0	0	98	134	232
Wagga Wagga (C)	7	2	9	759	140	144	1 042	60	1 102
Lower Murrumbidgee (SSD)	21	7	28	2 420	534	616	3 570	773	4 343
Carrathool (A)	0	0	0	0	0	19	19	0	19
Griffith (C)	17	7	24	1 947	534	443	2 924	665	3 589
Hay (A)	0	0	0	0	0	35	35	0	35
Leeton (A)	4	0	4	473	0	94	567	0	567
Murrumbidgee (A)	0	0	0	0	0	25	25	108	133
<b>Murray (SD)</b>	<b>43</b>	<b>2</b>	<b>45</b>	<b>5 337</b>	<b>110</b>	<b>486</b>	<b>5 932</b>	<b>2 642</b>	<b>8 574</b>
Albury (SSD)	20	0	20	2 426	0	374	2 800	1 905	4 705
Albury (C)	15	0	15	2 057	0	362	2 419	1 905	4 324
Hume (A)	5	0	5	369	0	12	381	0	381
Upper Murray (excl. Albury) (SSD)	4	0	4	450	0	23	473	360	833
Corowa (A)	2	0	2	248	0	12	260	280	540
Culcairn (A)	2	0	2	202	0	0	202	0	202
Holbrook (A)	0	0	0	0	0	0	0	0	0
Tumbarumba (A)	0	0	0	0	0	11	11	80	91
Urana (A)	0	0	0	0	0	0	0	0	0
Central Murray (SSD)	8	0	8	960	0	39	999	322	1 321
Berrigan (A)	1	0	1	80	0	0	80	120	200
Conargo (A)	0	0	0	0	0	0	0	0	0
Deniliquin (A)	2	0	2	269	0	13	282	0	282
Jerilderie (A)	0	0	0	0	0	0	0	202	202
Murray (A)	1	0	1	130	0	26	156	0	156
Wakool (A)	4	0	4	481	0	0	481	0	481
Windouran (A)	0	0	0	0	0	0	0	0	0
Murray—Darling (SSD)	11	2	13	1 500	110	50	1 660	55	1 715
Balranald (A)	1	0	1	130	0	0	130	0	130
Wentworth(A)	10	2	12	1 370	110	50	1 530	55	1 585
<b>Far West (SD)</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>210</b>	<b>0</b>	<b>68</b>	<b>278</b>	<b>60</b>	<b>338</b>
Far West (SSD)	2	0	2	210	0	68	278	60	338
Broken Hill (C)	2	0	2	210	0	68	278	0	278
Central Darling (A)	0	0	0	0	0	0	0	0	0
Unincorp, Far West	0	0	0	0	0	0	0	60	60

## STATISTICAL DISTRICT

Newcastle NSW	256	57	318	28 843	5 018	7 221	41 082	18 751	59 833
Wollongong NSW	121	40	161	15 573	3 143	3 815	22 531	3 443	25 974
Bathurst-Orange NSW	31	2	33	3 536	146	650	4 332	1 106	5 438
Albury-Wodonga NSW/VIC	44	0	44	5 143	0	1 051	6 194	3 105	9 299
Canberra-Queanbeyan ACT/NSW	100	22	124	13 965	1 900	4 716	20 581	19 905	40 486
Gold Coast-Tweed Heads QLD/NSW	291	260	551	32 057	21 463	2 192	55 712	14 779	70 491

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

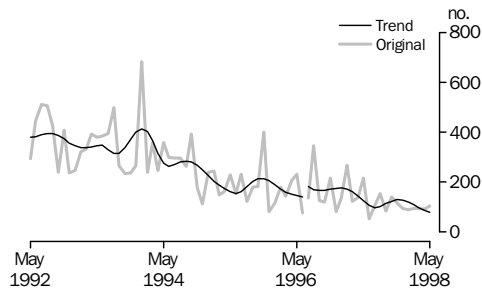
(b) Refer to Explanatory Notes paragraph 12.

# BUILDING APPROVALS KEY FEATURES: ACT

## KEY FIGURES

		<b>% change Apr 1998 to May 1998</b>	<b>% change May 1997 to May 1998</b>
<b>Trend estimates</b>			
Dwelling units approved			
Total dwelling units	78	-9.3	-37.6
<b>Original</b>			
Dwelling units approved			
Private sector houses	83	-5.7	-9.8
Total dwelling units	105	12.9	-51.4

## DWELLING UNITS APPROVED



## KEY POINTS

In original terms there were 105 dwellings approved in May, of which 83 were new houses. Of the total, 24 were in Ngunnawal, 22 in Lyons and 21 in Nicholls .

The trend for total dwelling units continued to move downwards, and has fallen by 40.0% since November 1997.

The value of residential building approved was \$17.9 million . Of this, alterations and additions accounted for \$4.4 million.

The value of non-residential building approved in May was \$18.5 million.

There were five building projects reported in May which were valued at more than \$500,000.

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building	Total dwelling units	Total dwelling units trend estimates
PRIVATE SECTOR (Number)							
<b>1994-95</b>	1 526	1 062	(b) 4	(b) 0	0	2 592	n.a.
<b>1995-96</b>	1 168	792	(b) 0	(b) 0	0	1 960	n.a.
<b>1996-97</b>	1 185	717	3	0	3	1 908	n.a.
<b>1997</b>							
May	91	123	1	0	1	216	n.a.
June	54	0	0	0	0	54	n.a.
July	88	11	0	0	0	99	n.a.
August	86	67	0	0	0	153	n.a.
September	83	0	0	0	0	83	n.a.
October	133	8	1	0	0	142	n.a.
November	79	36	0	0	0	115	n.a.
December	78	16	0	0	0	94	n.a.
<b>1998</b>							
January	81	7	0	0	0	88	n.a.
February	81	13	0	0	1	95	n.a.
March	94	0	0	0	0	94	n.a.
April	88	5	0	0	0	93	n.a.
May	83	22	0	0	0	105	n.a.
PUBLIC SECTOR (Number)							
<b>1994-95</b>	7	122	(b) 0	(b) 0	0	129	n.a.
<b>1995-96</b>	40	65	(b) 85	(b) 0	0	190	n.a.
<b>1996-97</b>	39	10	0	0	0	49	n.a.
<b>1997</b>							
May	0	0	0	0	0	0	n.a.
June	0	0	0	0	0	0	n.a.
July	0	8	0	0	0	8	n.a.
August	0	0	0	0	0	0	n.a.
September	0	0	0	0	0	0	n.a.
October	0	0	0	0	0	0	n.a.
November	2	0	0	0	0	2	n.a.
December	0	0	0	0	0	0	n.a.
<b>1998</b>							
January	0	0	0	0	0	0	n.a.
February	0	0	0	0	0	0	n.a.
March	0	0	0	0	0	0	n.a.
April	0	0	0	0	0	0	n.a.
May	0	0	0	0	0	0	n.a.
TOTAL (Number)							
<b>1994-95</b>	1 533	1 184	(b) 4	(b) 0	0	2 721	n.a.
<b>1995-96</b>	1 208	857	(b) 85	(b) 0	0	2 150	n.a.
<b>1996-97</b>	1 224	727	3	0	3	1 957	n.a.
<b>1997</b>							
May	91	123	1	0	1	216	125
June	54	0	0	0	0	54	107
July	88	19	0	0	0	107	98
August	86	67	0	0	0	153	102
September	83	0	0	0	0	83	114
October	133	8	1	0	0	142	124
November	81	36	0	0	0	117	130
December	78	16	0	0	0	94	129
<b>1998</b>							
January	81	7	0	0	0	88	120
February	81	13	0	0	1	95	109
March	94	0	0	0	0	94	97
April	88	5	0	0	0	93	86
May	83	22	0	0	0	105	78

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions to residential buildings.



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	Total building
PRIVATE SECTOR (\$ '000)								
<b>1994-95</b>	167 590	94 633	(b) 300	57 940	(b) 0	320 463	91 722	<b>412 184</b>
<b>1995-96</b>	132 947	72 090	(b) 0	47 032	(b) 0	252 069	125 323	<b>377 392</b>
<b>1996-97</b>	140 828	63 709	133	56 638	0	261 309	147 055	<b>408 364</b>
<b>1997</b>								
May	10 433	13 766	50	3 850	0	28 099	26 282	<b>54 381</b>
June	6 379	0	0	3 189	0	9 568	4 207	<b>13 775</b>
July	9 272	877	0	3 617	0	13 766	24 372	<b>38 137</b>
August	9 551	6 524	0	4 028	0	20 104	17 162	<b>37 266</b>
September	11 179	0	0	5 132	0	16 311	7 625	<b>23 937</b>
October	17 484	798	80	6 248	0	24 610	7 603	<b>32 213</b>
November	9 614	3 400	0	3 681	0	16 695	8 042	<b>24 737</b>
December	9 423	1 360	0	2 416	0	13 199	35 161	<b>48 359</b>
<b>1998</b>								
January	9 612	556	0	3 814	0	13 982	9 995	<b>23 977</b>
February	10 118	983	0	4 569	0	15 669	8 302	<b>23 971</b>
March	12 463	0	0	4 617	0	17 080	5 732	<b>22 812</b>
April	11 174	383	0	5 266	413	17 235	5 561	<b>22 797</b>
May	11 615	1 900	0	4 365	0	17 880	11 409	<b>29 289</b>
PUBLIC SECTOR (\$ '000)								
<b>1994-95</b>	813	9 682	(b) 0	2 114	(b) 0	12 610	183 452	<b>196 062</b>
<b>1995-96</b>	3 534	9 466	(b)9 043	628	(b) 0	22 670	367 210	<b>389 880</b>
<b>1996-97</b>	3 646	873	0	43	0	4 562	144 582	<b>149 144</b>
<b>1997</b>								
May	0	0	0	0	0	0	3 856	<b>3 856</b>
June	0	0	0	0	0	0	8 794	<b>8 794</b>
July	0	480	0	0	0	480	3 178	<b>3 658</b>
August	0	0	0	0	0	0	1 181	<b>1 181</b>
September	0	0	0	0	0	0	1 384	<b>1 384</b>
October	0	0	0	0	0	0	13 470	<b>13 470</b>
November	137	0	0	0	0	137	18 394	<b>18 531</b>
December	0	0	0	0	0	0	7 675	<b>7 675</b>
<b>1998</b>								
January	0	0	0	0	0	0	10 613	<b>10 613</b>
February	0	0	0	0	0	0	15 754	<b>15 754</b>
March	0	0	0	0	0	0	1 918	<b>1 918</b>
April	0	0	0	0	0	0	972	<b>972</b>
May	0	0	0	0	0	0	7 062	<b>7 062</b>
TOTAL (\$ '000)								
<b>1994-95</b>	168 403	104 315	(b) 300	60 054	(b) 0	333 072	275 174	<b>608 246</b>
<b>1995-96</b>	136 481	81 556	(b)9 043	47 660	(b) 0	274 739	492 533	<b>767 273</b>
<b>1996-97</b>	144 474	64 582	133	56 681	0	265 871	291 637	<b>557 508</b>
<b>1997</b>								
May	10 433	13 766	50	3 850	0	28 099	30 137	<b>58 236</b>
June	6 379	0	0	3 189	0	9 568	13 001	<b>22 569</b>
July	9 272	1 357	0	3 617	0	14 246	27 550	<b>41 796</b>
August	9 551	6 524	0	4 028	0	20 104	18 343	<b>38 447</b>
September	11 179	0	0	5 132	0	16 311	9 009	<b>25 320</b>
October	17 484	798	80	6 248	0	24 610	21 072	<b>45 682</b>
November	9 751	3 400	0	3 681	0	16 833	26 435	<b>43 268</b>
December	9 423	1 360	0	2 416	0	13 199	42 836	<b>56 035</b>
<b>1998</b>								
January	9 612	556	0	3 814	0	13 982	20 608	<b>34 590</b>
February	10 118	983	0	4 569	0	15 669	24 056	<b>39 725</b>
March	12 463	0	0	4 617	0	17 080	7 649	<b>24 729</b>
April	11 174	383	0	5 266	413	17 235	6 533	<b>23 768</b>
May	11 615	1 900	0	4 365	0	17 880	18 470	<b>36 351</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>83</b>	<b>22</b>	<b>105</b>	<b>11 615</b>	<b>1 900</b>	<b>4 365</b>	<b>17 880</b>	<b>18 470</b>	<b>36 351</b>
<b>Canberra (SD)</b>	<b>83</b>	<b>22</b>	<b>105</b>	<b>11 615</b>	<b>1 900</b>	<b>4 365</b>	<b>17 880</b>	<b>18 470</b>	<b>36 351</b>
North Canberra (SSD)	1	0	1	120	0	469	589	2 364	2 953
Acton	0	0	0	0	0	0	0	0	0
Ainslie	0	0	0	0	0	170	170	122	291
Braddon	0	0	0	0	0	0	0	400	400
Campbell	0	0	0	0	0	45	45	231	276
City	0	0	0	0	0	0	0	1 381	1 381
Dickson	0	0	0	0	0	0	0	0	0
Downer	0	0	0	0	0	48	48	0	48
Duntroon	0	0	0	0	0	0	0	0	0
Hackett	0	0	0	0	0	19	19	0	19
Kowen	0	0	0	0	0	0	0	0	0
Lyneham	0	0	0	0	0	0	0	231	231
Majura	0	0	0	0	0	0	0	0	0
O'Connor	1	0	1	120	0	116	236	0	236
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	71	71	0	71
Watson	0	0	0	0	0	0	0	0	0
Belconnen (SSD)	14	0	14	1 400	0	887	2 288	361	2 649
Aranda	0	0	0	0	0	94	94	0	94
Belconnen Town Centre	0	0	0	0	0	0	0	50	50
Belconnen - SSD Bal	0	0	0	0	0	0	0	0	0
Bruce	0	0	0	0	0	0	0	80	80
Charnwood	0	0	0	0	0	16	16	0	16
Cook	0	0	0	0	0	0	0	0	0
Dunlop	13	0	13	1 242	0	0	1 242	0	1 242
Evatt	0	0	0	0	0	0	0	0	0
Florey	0	0	0	0	0	81	81	0	81
Flynn	1	0	1	159	0	34	193	0	193
Fraser	0	0	0	0	0	29	29	0	29
Giralang	0	0	0	0	0	53	53	0	53
Hawker	0	0	0	0	0	98	98	0	98
Higgins	0	0	0	0	0	52	52	0	52
Holt	0	0	0	0	0	53	53	0	53
Kaleen	0	0	0	0	0	102	102	231	333
Latham	0	0	0	0	0	51	51	0	51
McKellar	0	0	0	0	0	35	35	0	35
Macgregor	0	0	0	0	0	67	67	0	67
Macquarie	0	0	0	0	0	0	0	0	0
Melba	0	0	0	0	0	50	50	0	50
Page	0	0	0	0	0	73	73	0	73
Scullin	0	0	0	0	0	0	0	0	0
Spence	0	0	0	0	0	0	0	0	0
Weetangera	0	0	0	0	0	0	0	0	0
Woden Valley (SSD)	0	22	22	0	1 900	642	2 542	12 960	15 502
Chifley	0	0	0	0	0	0	0	0	0
Curtin	0	0	0	0	0	44	44	0	44
Farrer	0	0	0	0	0	286	286	0	286
Garran	0	0	0	0	0	53	53	0	53
Hughes	0	0	0	0	0	0	0	0	0
Isaacs	0	0	0	0	0	0	0	0	0
Lyons	0	22	22	0	1 900	0	1 900	0	1 900
Mawson	0	0	0	0	0	22	22	0	22
O'Malley	0	0	0	0	0	48	48	0	48
Pearce	0	0	0	0	0	122	122	0	122
Phillip	0	0	0	0	0	0	0	12 960	12 960
Torrens	0	0	0	0	0	68	68	0	68

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)	1	0	1	72	0	201	273	0	273
Chapman	0	0	0	0	0	0	0	0	0
Duffy	0	0	0	0	0	0	0	0	0
Fisher	0	0	0	0	0	81	81	0	81
Holder	0	0	0	0	0	26	26	0	26
Rivett	0	0	0	0	0	0	0	0	0
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	0	0	0	0
Weston	1	0	1	72	0	94	166	0	166
Weston Creek–Stromlo - SSD Bal	0	0	0	0	0	0	0	0	0
Tuggeranong (SSD)	10	0	10	1 475	0	1 059	2 534	1 233	3 767
Banks	1	0	1	115	0	27	142	0	142
Bonython	0	0	0	0	0	0	0	0	0
Calwell	0	0	0	0	0	85	85	0	85
Chisholm	0	0	0	0	0	14	14	0	14
Conder	5	0	5	714	0	0	714	0	714
Fadden	0	0	0	0	0	25	25	0	25
Gilmore	0	0	0	0	0	65	65	0	65
Gordon	0	0	0	0	0	36	36	477	513
Gowrie	0	0	0	0	0	74	74	0	74
Greenway	0	0	0	0	0	0	0	110	110
Isabella Plains	0	0	0	0	0	106	106	0	106
Kambah	2	0	2	403	0	165	568	0	568
Macarthur	0	0	0	0	0	0	0	0	0
Monash	0	0	0	0	0	110	110	0	110
Oxley	0	0	0	0	0	0	0	0	0
Richardson	0	0	0	0	0	0	0	0	0
Theodore	2	0	2	244	0	230	474	0	474
Tuggeranong–SSD Bal	0	0	0	0	0	0	0	400	400
Wanniassa	0	0	0	0	0	121	121	247	368
South Canberra (SSD)	3	0	3	680	0	1 034	1 713	891	2 604
Barton	0	0	0	0	0	0	0	56	56
Deakin	0	0	0	0	0	38	38	296	334
Forrest	1	0	1	410	0	100	510	0	510
Fyshwick	0	0	0	0	0	0	0	128	128
Griffith	0	0	0	0	0	53	53	0	53
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	180	180
Narrabundah	0	0	0	0	0	322	322	231	553
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	1	0	1	37	0	369	407	0	407
Symonston	0	0	0	0	0	0	0	0	0
Yarralumla	1	0	1	232	0	152	384	0	384
Gungahlin–Hall (SSD)	54	0	54	7 867	0	74	7 942	661	8 603
Amaroo	9	0	9	1 456	0	0	1 456	0	1 456
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	81	81
Ngunnawal	24	0	24	2 858	0	11	2 869	0	2 869
Nicholls	21	0	21	3 553	0	0	3 553	580	4 133
Palmerston	0	0	0	0	0	63	63	0	63
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;
- 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 (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 'Revisions this month' 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* (1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

**19** While the smoothing techniques described in paragraph 18 enables trend estimates to be produced for the latest few periods, it does 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.

### CONSTANT PRICE ESTIMATES

**20** Constant price estimates measure changes in value after the direct effects of price changes have been eliminated.

The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate ‘Gross fixed capital expenditure’.

**21** Estimates at constant prices are subject to a number of approximations and assumptions. For more information on the nature and concepts of constant price estimates, see Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0). Monthly value data at constant prices are not available.

### AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)

**22** Area statistics are now being classified to the ASGC, 1996 Edition (Cat. no. 1216.0), effective from 1 July 1996, 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: Dwelling Unit Commencements* (8750.0)
- *Building Activity, Australia* (8752.0)
- *Building Activity, New South Wales* (8752.1)
- *Building Activity, Australian Capital Territory* (8752.8)
- *Building Approvals, Australia* (8731.0)
- *Engineering Construction Activity, Australia* (8762.0)
- *House Price Indexes: Eight Capital Cities* (6416.0).
  
- *Housing Finance for Owner Occupation, Australia* (5609.0)
- *Price Index of Materials Used in House Building* (6408.0)
- *Price Index of Materials Used in Building Other than House Building* (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 Division

## G L O S S A R Y

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<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 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 6 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 (eg. caretakers residences) associated with a non-residential building are defined as houses.



## GLOSSARY

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<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 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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2873110005986

ISSN 1327-757X

RRP \$17.00