



BUILDING APPROVALS NSW AND ACT

EMBARGO: 11:30AM (CANBERRA TIME) THURS 14 JAN 1999

NOVEMBER KEY FIGURES

NEW SOUTH WALES (a)

TREND ESTIMATES	Nov 1998	% change Oct 1998 to Nov 1998	% change Nov 1997 to Nov 1998
Dwelling units approved			
Private sector houses	2 278	1.1	-6.4
Total dwelling units	4 222	-0.3	-2.6

SEASONALLY ADJUSTED	Nov 1998	% change Oct 1998 to Nov 1998	% change Nov 1997 to Nov 1998
Dwelling units approved			
Private sector houses	2 241	-4.6	-6.6
Total dwelling units	4 260	2.9	-4.7

NOVEMBER KEY POINTS

NEW SOUTH WALES (a)

TREND ESTIMATES

- The trend for total dwelling units has fallen for the last six months and is 6.8% below the peak in May 1998. However, the rate of decline has eased.
- The trend for private sector houses has increased for the last three months and is 2.1% above the level of August 1998.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units has increased by 12.8% over the last three months.
- The seasonally adjusted estimate for private sector houses decreased by 4.6% in November following a rise of 15.3% in October.

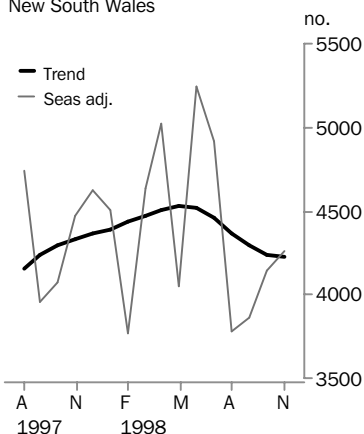
ORIGINAL ESTIMATES

- The total number of dwelling units increased by 540 (13.7%) in November and this is very similar to the increase of 549 (13.1%) in November 1997
- The value of total building approvals was \$1,141.6 million (residential building - \$679.7 million, non-residential building - \$461.9 million).

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

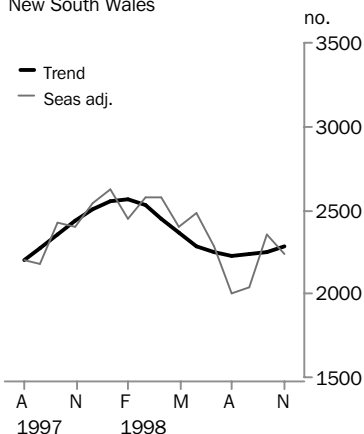
Dwelling units approved

New South Wales



Private sector houses approved

New South Wales



- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7585 or any ABS office shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
December 1998	10 February 1999
January 1999	9 March 1999
February 1999	8 April 1999
March 1999	11 May 1999
April 1999	9 June 1999
May 1999	8 July 1999



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

There are no data notes for this issue.



REVISIONS THIS MONTH

There are no revisions this month.

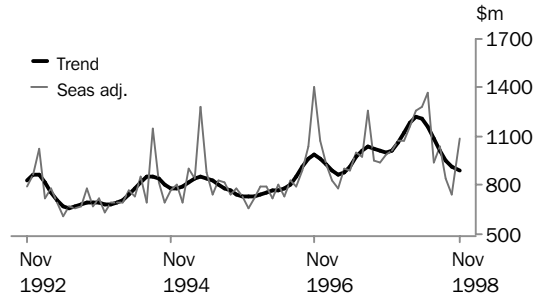


Gregory W. BRAY
Regional Director, New South Wales

VALUE OF BUILDING APPROVED: New South Wales

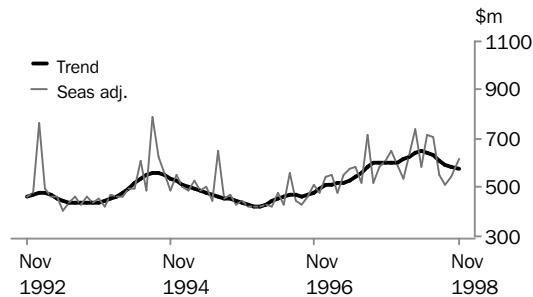
VALUE OF TOTAL BUILDING

The trend continues its decline with a fall of \$328.7 million (-27.0%) since April 1998. However the rate of decline has eased.



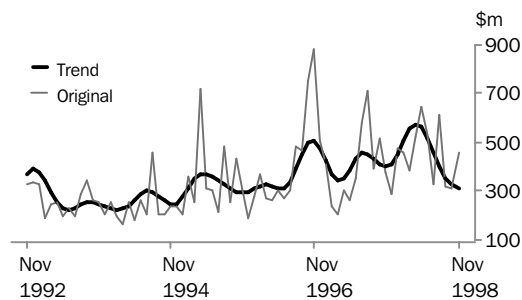
VALUE OF RESIDENTIAL BUILDING

The trend continues to decline. It has fallen 10.5% since May 1998.



VALUE OF NON-RESIDENTIAL BUILDING

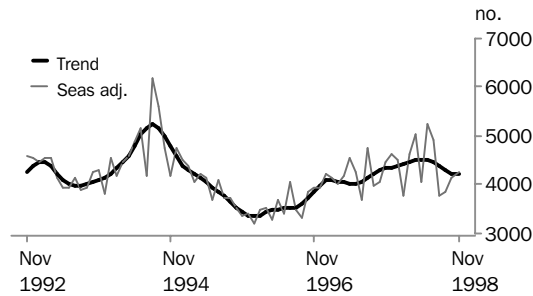
The trend estimate is now 46.4% lower than April 1998. The rate of decline has slowed.



DWELLINGS APPROVED: New South Wales

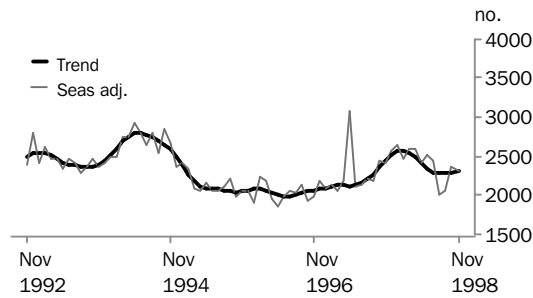
TOTAL DWELLING UNITS

The trend has fallen 6.8% since May 1998 and is now 2.6% below the level of a year ago.



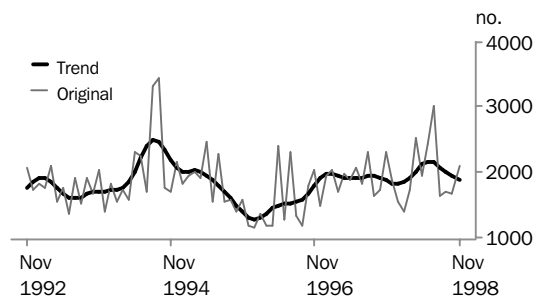
PRIVATE SECTOR HOUSES

The trend has increased by 2.1% over the last three months but is 11.3% below the peak in February 1998.



OTHER DWELLINGS(a)

In original terms there was an increase of 24.6% in November. While the trend has fallen for the last four months the rate of decline has eased markedly in the last month.



(a) See Glossary for definition.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

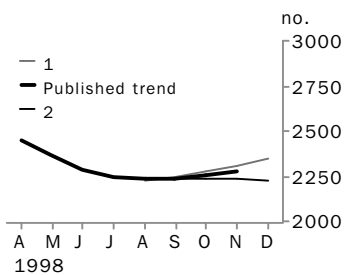
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

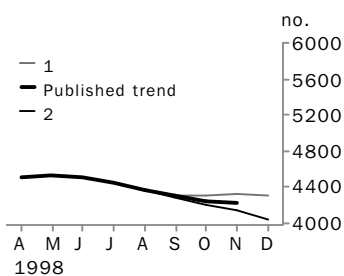
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the December seasonally adjusted estimate is higher than the November estimate by 9% for the number of private sector houses approved and 9% for total dwelling units approved; and that the December seasonally adjusted estimate is lower than the November 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	1 <i>rises by 9% on Nov 1998</i>	% change	2 <i>falls by 9% on Nov 1998</i>	% change
July 1998	2 244	-1.9	2 237	-2.1	2 246	-1.9
August 1998	2 230	-0.6	2 227	-0.5	2 231	-0.7
September 1998	2 238	0.4	2 247	0.9	2 235	0.2
October 1998	2 254	0.7	2 280	1.4	2 239	0.2
November 1998	2 278	1.1	2 311	1.4	2 234	-0.2
December 1998	n.y.a.	n.y.a.	2 346	1.5	2 229	-0.2

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 9% on Nov 1998</i>	% change	2 <i>falls by 9% on Nov 1998</i>	% change
July 1998	4 458	-1.3	4 448	-1.4	4 470	-1.2
August 1998	4 370	-2.0	4 365	-1.9	4 376	-2.1
September 1998	4 296	-1.7	4 316	-1.1	4 287	-2.0
October 1998	4 235	-1.4	4 302	-0.3	4 206	-1.9
November 1998	4 222	-0.3	4 317	0.3	4 136	-1.7
December 1998	n.y.a.	n.y.a.	4 309	-0.2	4 036	-2.4

DWELLING UNITS APPROVED—NSW

Month	HOUSES.....		OTHER DWELLINGS(a).		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						
1997						
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
1998						
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	1 846	1 961	4 434	4 561
June	2 607	2 651	2 303	2 437	4 910	5 088
July	2 453	2 632	2 874	3 011	5 327	5 643
August	2 084	2 096	1 551	1 646	3 635	3 742
September	2 342	2 357	1 667	1 714	4 009	4 071
October	2 258	2 266	1 606	1 686	3 864	3 952
November	2 343	2 392	1 982	2 100	4 325	4 492
SEASONALLY ADJUSTED						
1997						
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
1998						
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.	3 970	4 047
June	2 483	2 529	n.a.	n.a.	5 145	5 246
July	2 289	2 450	n.a.	n.a.	4 594	4 920
August	2 000	2 016	n.a.	n.a.	3 672	3 776
September	2 037	2 060	n.a.	n.a.	3 773	3 857
October	2 348	2 357	n.a.	n.a.	3 983	4 138
November	2 241	2 316	n.a.	n.a.	3 848	4 260
TREND ESTIMATES						
1997						
September	2 267	2 275	1 885	1 964	4 152	4 239
October	2 351	2 361	1 858	1 932	4 209	4 293
November	2 435	2 450	1 810	1 884	4 245	4 334
December	2 507	2 525	1 755	1 836	4 262	4 361
1998						
January	2 558	2 576	1 728	1 819	4 286	4 394
February	2 567	2 584	1 749	1 846	4 316	4 430
March	2 528	2 550	1 825	1 925	4 353	4 475
April	2 453	2 483	1 925	2 023	4 377	4 507
May	2 364	2 406	2 032	2 122	4 397	4 528
June	2 289	2 339	2 092	2 178	4 381	4 517
July	2 244	2 299	2 067	2 159	4 312	4 458
August	2 230	2 283	1 976	2 086	4 206	4 370
September	2 238	2 287	1 870	2 009	4 108	4 296
October	2 254	2 298	1 764	1 938	4 017	4 235
November	2 278	2 318	1 691	1 903	3 969	4 222

(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)						
1997						
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
1998						
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	-23.6	-22.2	-8.2	-7.7
June	0.7	2.0	24.8	24.3	10.7	11.6
July	-5.9	-0.7	24.8	23.6	8.5	10.9
August	-15.0	-20.4	-46.0	-45.3	-31.8	-33.7
September	12.4	12.5	7.5	4.1	10.3	8.8
October	-3.6	-3.9	-3.7	-1.6	-3.6	-2.9
November	3.8	5.6	23.4	24.6	11.9	13.7
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
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
1998						
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.	-19.1	-19.5
June	3.2	4.6	n.a.	n.a.	29.6	29.6
July	-7.8	-3.1	n.a.	n.a.	-10.7	-6.2
August	-12.7	-17.7	n.a.	n.a.	-20.1	-23.2
September	1.9	2.2	n.a.	n.a.	2.8	2.1
October	15.3	14.4	n.a.	n.a.	5.6	7.3
November	-4.6	-1.8	n.a.	n.a.	-3.4	2.9
TREND ESTIMATES (% change from preceding month)						
1997						
September	3.2	3.3	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	-2.6	-2.5	0.9	0.9
December	3.0	3.1	-3.1	-2.5	0.4	0.6
1998						
January	2.0	2.0	-1.5	-0.9	0.6	0.8
February	0.3	0.3	1.2	1.5	0.7	0.8
March	-1.5	-1.3	4.3	4.3	0.9	1.0
April	-3.0	-2.6	5.5	5.1	0.6	0.7
May	-3.6	-3.1	5.6	4.9	0.4	0.5
June	-3.2	-2.8	3.0	2.6	-0.4	-0.2
July	-1.9	-1.7	-1.2	-0.9	-1.6	-1.3
August	-0.6	-0.7	-4.4	-3.4	-2.5	-2.0
September	0.4	0.1	-5.4	-3.7	-2.3	-1.7
October	0.7	0.5	-5.7	-3.6	-2.2	-1.4
November	1.1	0.9	-4.1	-1.8	-1.2	-0.3

(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					
1997					
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
1998					
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	550.1	139.3	689.3	645.7	1 335.0
June	533.1	147.4	680.6	534.3	1 214.8
July	629.0	144.2	773.3	329.9	1 103.2
August	450.9	95.1	546.0	612.0	1 158.0
September	431.6	112.8	544.4	322.9	867.3
October	463.7	84.9	548.6	313.5	862.1
November	585.6	94.1	679.7	461.9	1 141.6
SEASONALLY ADJUSTED					
1997					
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
1998					
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	459.6	129.4	589.0	n.a.	1 285.7
June	576.8	139.1	715.9	n.a.	1 367.7
July	564.1	142.5	706.6	n.a.	939.0
August	465.5	91.3	556.7	n.a.	1 041.4
September	416.0	97.2	513.2	n.a.	848.4
October	468.0	79.2	547.3	n.a.	740.0
November	521.5	94.4	615.9	n.a.	1 093.6
TREND ESTIMATES					
1997					
September	497.6	100.6	598.2	432.1	1 030.3
October	495.6	105.8	601.4	412.1	1 013.5
November	488.7	111.9	600.6	402.9	1 003.5
December	481.7	118.4	600.2	413.1	1 013.2
1998					
January	480.8	124.6	605.4	452.4	1 057.8
February	485.3	130.6	615.9	506.4	1 122.3
March	494.6	135.6	630.2	553.6	1 183.8
April	503.6	138.5	642.1	576.9	1 218.9
May	511.6	137.5	649.1	563.4	1 212.5
June	513.9	131.7	645.6	517.2	1 162.8
July	508.9	122.3	631.2	456.0	1 087.3
August	501.2	110.7	611.9	398.9	1 010.9
September	496.6	99.5	596.1	355.7	951.8
October	493.8	89.9	583.7	328.7	912.4
November	496.8	84.1	581.0	309.3	890.2

(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)					
1997					
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
1998					
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	-7.1	-3.3	-6.4	22.5	5.7
June	-3.1	5.8	-1.3	-17.3	-9.0
July	18.0	-2.2	13.6	-38.3	-9.2
August	-28.3	-34.0	-29.4	85.5	5.0
September	-4.3	18.6	-0.3	-47.2	-25.1
October	7.4	-24.7	0.8	-2.9	-0.6
November	26.3	10.8	23.9	47.3	32.4
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
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
1998					
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	-20.3	-19.3	-20.1	n.a.	2.4
June	25.5	7.5	21.5	n.a.	6.4
July	-2.2	2.4	-1.3	n.a.	-31.3
August	-17.5	-35.9	-21.2	n.a.	10.9
September	-10.6	6.5	-7.8	n.a.	-18.5
October	12.5	-18.5	6.6	n.a.	-12.8
November	11.4	19.2	12.5	n.a.	47.8
TREND ESTIMATES (% change from preceding month)					
1997					
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	-0.1	2.5	1.0
1998					
January	-0.2	5.2	0.9	9.5	4.4
February	0.9	4.8	1.7	11.9	6.1
March	1.9	3.8	2.3	9.3	5.5
April	1.8	2.1	1.9	4.2	3.0
May	1.6	-0.7	1.1	-2.3	-0.5
June	0.4	-4.2	-0.5	-8.2	-4.1
July	-1.0	-7.1	-2.2	-11.8	-6.5
August	-1.5	-9.5	-3.1	-12.5	-7.0
September	-0.9	-10.1	-2.6	-10.8	-5.8
October	-0.6	-9.6	-2.1	-7.6	-4.1
November	0.6	-6.5	-0.5	-5.9	-2.4

(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)						
1995-96	24 090	15 861	(b) 768	(b) 0	90	40 809
1996-97	25 831	17 999	490	1 322	143	45 785
1997-98	28 866	20 441	380	1 421	58	51 166
1997						
November	2 403	2 216	32	54	5	4 710
December	2 478	1 724	26	17	5	4 250
1998						
January	2 181	1 148	13	269	8	3 619
February	2 108	1 146	30	137	4	3 425
March	2 587	1 576	17	40	2	4 222
April	2 412	2 175	13	227	1	4 828
May	2 584	1 691	26	128	5	4 434
June	2 605	1 899	121	283	2	4 910
July	2 453	2 647	30	194	3	5 327
August	2 083	1 456	22	72	2	3 635
September	2 340	1 337	21	309	2	4 009
October	2 256	1 537	16	53	2	3 864
November	2 343	1 904	24	50	4	4 325
PUBLIC SECTOR (Number)						
1995-96	360	1 389	(b) 23	(b) 0	3	1 775
1996-97	206	1 862	10	8	7	2 093
1997-98	209	1 033	8	0	10	1 260
1997						
November	8	10	0	0	1	19
December	13	116	0	0	1	130
1998						
January	29	105	0	0	0	134
February	26	85	0	0	0	111
March	35	92	1	0	0	128
April	10	105	0	0	0	115
May	12	113	2	0	0	127
June	44	129	5	0	0	178
July	179	135	1	0	1	316
August	12	95	0	0	0	107
September	15	47	0	0	0	62
October	8	71	9	0	0	88
November	49	118	0	0	0	167
TOTAL (Number)						
1995-96	24 450	17 250	(b) 791	(b) 0	93	42 584
1996-97	26 037	19 861	500	1 330	150	47 878
1997-98	29 075	21 474	388	1 421	68	52 426
1997						
November	2 411	2 226	32	54	6	4 729
December	2 491	1 840	26	17	6	4 380
1998						
January	2 210	1 253	13	269	8	3 753
February	2 134	1 231	30	137	4	3 536
March	2 622	1 668	18	40	2	4 350
April	2 422	2 280	13	227	1	4 943
May	2 596	1 804	28	128	5	4 561
June	2 649	2 028	126	283	2	5 088
July	2 632	2 782	31	194	4	5 643
August	2 095	1 551	22	72	2	3 742
September	2 355	1 384	21	309	2	4 071
October	2 264	1 608	25	53	2	3 952
November	2 392	2 022	24	50	4	4 492

(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)								
1995-96	2 700.0	1 637.1	(b) 52.3	973.9	(b) 0.0	5 364.6	2 684.6	8 049.2
1996-97	3 030.8	1 817.6	39.7	994.5	107.2	5 990.0	4 143.2	10 133.2
1997-98	3 526.0	2 320.9	58.9	1 191.4	150.1	7 247.1	4 457.0	11 704.2
1997								
November	289.4	247.7	2.4	98.7	7.4	645.5	346.2	991.7
December	302.4	183.9	2.9	98.0	1.5	588.7	200.9	789.7
1998								
January	264.9	99.0	1.2	85.4	45.0	495.5	346.1	841.6
February	258.5	107.9	3.0	90.8	11.7	472.0	312.0	784.0
March	315.6	162.2	1.5	104.5	3.6	587.4	180.1	767.4
April	301.3	281.5	1.0	101.1	37.1	722.1	434.1	1 156.1
May	326.1	212.9	3.0	107.5	24.2	673.7	582.9	1 256.7
June	324.6	193.7	35.2	102.4	6.0	661.8	432.5	1 094.3
July	314.1	288.8	2.6	112.8	24.7	743.0	281.9	1 024.9
August	273.0	168.4	2.5	86.1	4.9	534.9	303.7	838.7
September	296.3	130.4	1.9	77.4	33.1	539.1	240.8	779.9
October	287.7	169.4	2.0	78.8	2.9	540.8	248.9	789.7
November	302.8	266.2	4.5	83.5	4.9	662.0	340.3	1 002.3
PUBLIC SECTOR (\$ million)								
1995-96	36.2	103.6	(b) 1.4	10.1	(b) 0.0	153.5	965.4	1 119.2
1996-97	23.4	157.3	0.8	15.5	0.3	197.6	1 026.0	1 223.4
1997-98	23.6	84.4	1.9	19.5	0.0	129.3	1 453.9	1 582.9
1997								
November	1.1	0.8	0.0	0.0	0.0	1.9	34.4	36.3
December	1.3	9.1	0.0	0.7	0.0	11.1	85.0	96.1
1998								
January	2.8	8.0	0.0	0.7	0.0	11.5	131.0	142.4
February	2.9	6.3	0.0	0.9	0.0	10.0	149.8	159.8
March	4.2	7.8	1.2	1.9	0.0	15.1	206.4	221.5
April	1.3	7.9	0.0	4.9	0.0	14.1	93.0	107.0
May	1.5	9.6	0.2	4.3	0.0	15.6	62.8	78.3
June	4.9	9.9	0.5	3.4	0.0	18.7	101.8	120.5
July	13.2	12.9	0.5	3.7	0.0	30.3	48.0	78.3
August	1.3	8.2	0.0	1.5	0.0	11.1	308.3	319.3
September	1.6	3.3	0.0	0.4	0.0	5.3	82.1	87.4
October	1.0	5.7	1.0	0.2	0.0	7.8	64.6	72.4
November	6.3	10.4	0.0	1.1	0.0	17.7	121.6	139.3
TOTAL (\$ million)								
1995-96	2 736.3	1 740.7	(b) 53.8	984.0	(b) 0.0	5 518.6	3 650.3	9 168.6
1996-97	3 054.2	1 975.1	40.4	1 009.8	107.5	6 187.3	5 169.2	11 356.6
1997-98	3 549.6	2 405.2	60.6	1 210.9	150.1	7 376.5	5 910.9	13 287.2
1997								
November	290.5	248.5	2.4	98.7	7.4	647.5	380.6	1 028.0
December	303.8	193.0	2.9	98.7	1.5	599.9	286.0	885.8
1998								
January	267.7	106.9	1.2	86.1	45.0	507.0	477.0	984.0
February	261.4	114.3	3.0	91.7	11.7	482.0	461.8	943.8
March	319.8	170.1	2.6	106.4	3.6	602.5	386.4	988.9
April	302.6	289.4	1.0	106.0	37.1	736.1	527.0	1 263.2
May	327.6	222.4	3.2	111.9	24.2	689.3	645.7	1 335.0
June	329.5	203.6	35.6	105.8	6.0	680.6	534.3	1 214.8
July	327.3	301.7	3.0	116.5	24.7	773.3	329.9	1 103.2
August	274.3	176.6	2.5	87.7	4.9	546.0	612.0	1 158.0
September	297.9	133.7	1.9	77.8	33.1	544.4	322.9	867.3
October	288.6	175.1	3.0	79.0	2.9	548.6	313.5	862.1
November	309.1	276.5	4.5	84.6	4.9	679.7	461.9	1 141.6

(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										
1995-96	24 450	4 238	3 909	8 147	2 491	2 568	4 044	9 103	17 250	41 700
1996-97	26 037	3 418	4 313	7 731	2 843	3 398	5 889	12 130	19 861	45 898
1997-98	29 075	3 513	4 071	7 584	2 572	3 718	7 600	13 890	21 474	50 549
1997										
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
1998										
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	749	1 228	1 804	4 400
June	2 649	323	395	718	124	217	969	1 310	2 028	4 677
July	2 632	381	424	805	204	208	1 565	1 977	2 782	5 414
August	2 095	301	279	580	196	255	520	971	1 551	3 646
September	2 355	260	495	755	172	166	291	629	1 384	3 739
October	2 264	313	406	719	115	221	553	889	1 608	3 872
November	2 392	226	444	670	145	303	904	1 352	2 022	4 414

VALUE (\$ million)

1995-96	2 736.3	322.9	351.1	673.9	194.0	195.6	677.1	1 066.7	1 740.7	4 477.0
1996-97	3 054.2	266.3	424.1	690.7	207.9	309.1	767.5	1 284.5	1 975.1	5 029.4
1997-98	3 549.6	278.3	400.4	678.7	227.5	336.4	1 162.4	1 726.3	2 405.2	5 954.9
1997										
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
1998										
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	124.6	167.9	222.4	550.1
June	329.5	24.2	38.1	62.3	11.8	20.5	109.0	141.3	203.6	533.1
July	327.3	31.1	49.0	80.1	21.6	19.7	180.3	221.6	301.7	629.0
August	274.3	28.5	26.1	54.6	20.2	33.8	68.0	122.0	176.6	450.9
September	297.9	23.4	50.2	73.6	13.8	14.9	31.4	60.1	133.7	431.6
October	288.6	25.2	42.1	67.3	9.7	17.9	80.2	107.7	175.1	463.7
November	309.1	20.3	47.9	68.2	12.0	31.9	164.4	208.4	276.5	585.6

(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(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1995-96	2 746.9	1 776.4	4 523.6	1 045.0	5 568.5	3 731.9	9 307.1
1996-97	3 054.4	1 975.2	5 029.6	1 157.9	6 187.4	5 169.1	11 356.6
1997-98	3 495.2	2 278.6	5 773.9	1 399.0	7 172.9	5 570.1	12 742.9
1997							
June	928.9	549.4	1 478.8	310.1	1 788.7	900.2	2 693.3
September	844.8	636.3	1 481.1	314.4	1 795.5	1 626.4	3 421.9
December	873.0	609.8	1 482.9	316.3	1 799.2	1 124.4	2 923.5
1998							
March	835.1	367.4	1 202.5	345.4	1 547.9	1 239.7	2 787.6
June	942.3	665.1	1 607.4	422.9	2 030.3	1 579.6	3 609.9
September	880.8	565.0	1 445.8	344.7	1 790.5	1 159.9	2 950.5
ORIGINAL (% change from preceding quarter)							
1997							
June	44.6	8.5	28.8	19.5	27.1	5.8	19.1
September	-9.1	15.8	0.2	1.4	0.4	80.7	27.1
December	3.3	-4.2	0.1	0.6	0.2	-30.9	-14.6
1998							
March	-4.3	-39.8	-18.9	9.2	-14.0	10.3	-4.6
June	12.8	81.0	33.7	22.4	31.2	27.4	29.5
September	-6.5	-15.1	-10.1	-18.5	-11.8	-26.6	-18.3

(a) Reference year of chain volume measures is 1996-97.
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												
1998												
September	6	0.5	98	8.5	23	2.5	47	4.6	21	2.4	5	0.5
October	7	0.6	103	8.8	27	2.9	51	5.2	36	3.7	16	1.6
November	8	0.7	115	10.4	25	2.4	61	5.7	40	4.1	17	1.8
Value—\$200,000—\$499,999												
1998												
September	10	3.0	21	5.9	19	5.8	27	6.9	19	5.6	9	3.3
October	1	0.3	20	5.7	12	3.6	33	9.6	21	6.2	7	2.3
November	5	1.4	20	5.2	18	5.7	23	6.3	17	5.4	5	1.9
Value—\$500,000—\$999,999												
1998												
September	1	0.9	6	4.1	7	5.4	9	6.1	4	2.7	9	6.4
October	1	0.5	5	3.2	10	5.7	5	3.1	5	3.2	3	1.7
November	2	1.4	10	6.6	10	6.5	7	4.6	13	8.9	5	4.1
Value—\$1,000,000—\$4,999,999												
1998												
September	2	2.3	8	14.3	9	23.1	8	12.7	9	15.5	8	16.9
October	4	5.9	2	3.6	7	13.9	3	4.8	5	11.5	4	8.9
November	0	0.0	6	12.2	5	8.0	4	8.2	16	41.6	8	20.2
Value—\$5,000,000 and over												
1998												
September	0	0.0	1	7.7	0	0.0	1	6.5	2	11.9	3	31.1
October	1	6.0	2	60.2	0	0.0	1	31.9	2	15.0	1	13.4
November	0	0.0	2	68.1	0	0.0	5	68.3	6	59.0	0	0.0
Value—Total												
1995-96	166	100.7	1 523	595.0	718	357.2	1 228	577.9	732	741.1	398	374.5
1996-97	242	309.7	1 463	891.3	765	438.5	1 253	1 229.0	800	594.6	467	410.5
1997-98	198	716.5	1 643	735.6	734	397.4	1 246	1 505.6	864	874.0	435	442.3
1998												
September	19	6.7	134	40.5	58	36.7	92	36.8	55	38.0	34	58.3
October	14	13.3	132	81.5	56	26.1	93	54.6	69	39.6	31	27.9
November	15	3.6	153	102.5	58	22.7	100	93.1	92	118.9	35	28.0

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										
1998										
September	3	0.4	6	0.5	8	0.8	21	1.8	238	22.5
October	5	0.6	8	1.1	14	1.4	16	1.2	283	27.2
November	3	0.3	12	1.2	12	1.1	13	1.0	306	28.8
Value—\$200,000–\$499,999										
1998										
September	1	0.2	4	0.9	8	2.1	4	1.1	122	34.8
October	1	0.2	7	1.9	8	2.5	8	2.3	118	34.7
November	3	0.8	2	0.5	7	2.5	4	1.0	104	30.8
Value—\$500,000–\$999,999										
1998										
September	2	1.4	1	0.5	4	2.6	2	1.4	45	31.4
October	1	0.5	1	0.7	3	2.0	0	0.0	34	20.6
November	1	0.5	5	2.8	2	1.1	3	1.8	58	38.3
Value—\$1,000,000–\$4,999,999										
1998										
September	2	2.7	4	10.3	6	12.8	1	2.1	57	112.6
October	1	1.2	0	0.0	6	14.5	2	4.9	34	69.2
November	2	4.8	6	13.7	3	5.3	1	1.2	51	115.1
Value—\$5,000,000 and over										
1998										
September	0	0.0	1	35.3	2	29.0	0	0.0	10	121.5
October	0	0.0	1	7.5	1	28.0	0	0.0	9	161.9
November	0	0.0	1	46.4	1	7.0	0	0.0	15	248.8
Value—Total										
1995-96	74	50.7	239	340.1	443	383.9	355	129.6	5 876	3 650.3
1996-97	66	22.1	260	234.2	481	906.7	402	132.6	6 199	5 169.2
1997-98	70	28.7	263	376.7	370	636.0	370	198.2	6 193	5 910.9
1998										
September	8	4.7	16	47.4	28	47.3	28	6.4	472	322.9
October	8	2.5	17	11.2	32	48.3	26	8.5	478	313.5
November	9	6.4	26	64.7	25	17.0	21	5.0	534	461.9

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)											
1995-96	99.7	563.0	351.7	432.3	593.9	122.6	50.7	83.3	300.1	87.8	2 684.6
1996-97	302.3	830.0	414.0	1 092.3	409.4	127.2	22.0	156.9	717.6	71.5	4 143.2
1997-98	704.2	727.2	392.1	1 394.5	624.9	164.9	28.7	106.5	239.7	74.5	4 457.0
1997											
November	178.3	28.6	36.6	20.2	33.1	9.2	0.3	11.7	15.9	12.2	346.2
December	43.6	23.8	21.1	25.0	35.5	10.8	2.2	9.9	22.7	6.5	200.9
1998											
January	86.5	92.2	30.5	54.4	56.7	7.9	7.8	2.5	3.5	3.9	346.1
February	54.5	27.5	34.1	18.8	129.8	11.6	1.1	8.4	11.8	14.5	312.0
March	4.5	39.5	24.9	22.2	53.0	5.8	0.9	14.1	12.0	3.1	180.1
April	70.5	52.3	27.8	181.5	34.5	33.8	3.3	16.6	10.0	3.8	434.1
May	20.2	66.1	33.8	370.6	47.0	7.9	2.5	20.8	8.9	5.0	582.9
June	78.0	75.6	29.3	115.7	94.5	8.6	2.0	2.1	21.0	5.8	432.5
July	62.9	28.3	29.8	110.4	15.8	8.9	1.8	1.4	15.9	6.8	281.9
August	29.9	47.6	39.8	56.5	63.3	7.6	1.4	13.6	38.4	5.6	303.7
September	6.7	40.3	36.7	36.4	26.7	20.9	4.7	40.3	22.9	5.2	240.8
October	13.3	81.0	24.8	51.6	39.3	6.3	2.5	8.6	18.9	2.6	248.9
November	2.9	101.9	22.7	90.8	84.0	7.7	6.4	13.5	9.0	1.4	340.3
PUBLIC SECTOR (\$ million)											
1995-96	1.0	32.4	5.6	145.4	147.2	251.8	0.0	256.7	83.5	42.0	965.4
1996-97	7.5	61.4	24.6	136.7	185.0	283.3	0.2	77.4	189.2	61.1	1 026.0
1997-98	12.3	8.5	5.3	111.3	249.0	277.6	0.0	270.1	396.4	123.4	1 453.9
1997											
November	0.0	0.3	0.3	6.0	1.8	14.2	0.0	3.5	3.7	4.6	34.4
December	0.0	0.2	0.0	4.0	32.9	31.7	0.0	5.2	8.6	2.4	85.0
1998											
January	0.0	0.1	0.3	2.4	5.7	48.0	0.0	63.2	2.8	8.6	131.0
February	0.0	2.2	0.0	29.1	82.4	17.3	0.0	5.7	2.8	10.3	149.8
March	0.0	0.1	0.0	18.6	12.2	12.2	0.0	101.4	40.1	21.7	206.4
April	11.7	0.1	0.5	7.5	7.2	15.2	0.0	23.5	1.7	25.6	93.0
May	0.0	1.2	3.4	2.9	12.0	9.2	0.0	4.9	21.2	8.0	62.8
June	0.1	0.9	0.0	2.7	1.2	62.9	0.0	9.7	3.9	20.4	101.8
July	0.0	0.0	1.6	5.5	4.3	6.2	0.0	10.8	14.6	5.1	48.0
August	0.0	0.1	0.1	5.7	275.8	12.8	0.0	5.9	2.6	5.4	308.3
September	0.0	0.1	0.1	0.4	11.4	37.4	0.0	7.1	24.3	1.3	82.1
October	0.0	0.5	1.3	3.0	0.3	21.6	0.0	2.7	29.5	5.9	64.6
November	0.7	0.6	0.0	2.3	34.9	20.3	0.0	51.2	8.0	3.6	121.6
TOTAL (\$ million)											
1995-96	100.7	595.0	357.2	577.9	741.1	374.5	50.7	340.1	383.9	129.6	3 650.3
1996-97	309.7	891.3	438.5	1 229.0	594.6	410.5	22.1	234.2	906.7	132.6	5 169.2
1997-98	716.5	735.6	397.4	1 505.6	874.0	442.3	28.7	376.7	636.0	198.2	5 910.9
1997											
November	178.3	28.9	36.9	26.2	34.9	23.4	0.3	15.2	19.6	16.9	380.6
December	43.6	24.0	21.1	29.0	68.5	42.5	2.2	15.1	31.3	8.9	286.0
1998											
January	86.5	92.3	30.8	56.8	62.4	55.9	7.8	65.7	6.2	12.6	477.0
February	54.5	29.7	34.1	47.9	212.2	28.9	1.1	14.1	14.6	24.8	461.8
March	4.5	39.6	24.9	40.8	65.3	17.9	0.9	115.5	52.1	24.9	386.4
April	82.2	52.4	28.3	188.9	41.7	48.9	3.3	40.1	11.7	29.4	527.0
May	20.2	67.3	37.2	373.5	59.0	17.1	2.5	25.7	30.1	13.0	645.7
June	78.1	76.5	29.3	118.4	95.7	71.5	2.0	11.8	24.9	26.2	534.3
July	62.9	28.3	31.4	115.9	20.1	15.1	1.8	12.2	30.5	11.8	329.9
August	29.9	47.7	39.9	62.2	339.1	20.4	1.4	19.5	41.0	11.0	612.0
September	6.7	40.5	36.7	36.8	38.0	58.3	4.7	47.4	47.3	6.4	322.9
October	13.3	81.5	26.1	54.6	39.6	27.9	2.5	11.2	48.3	8.5	313.5
November	3.6	102.5	22.7	93.1	118.9	28.0	6.4	64.7	17.0	5.0	461.9

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									
1996-97	13 762	15 308	30 844	1 763 371	1 605 227	891 631	4 260 229	3 452 056	7 712 285
1997-98	15 593	17 608	34 835	2 075 029	2 088 616	1 129 611	5 293 257	3 795 477	9 088 734
1997									
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
1998									
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	1 401	2 998	198 437	185 328	110 817	494 582	523 663	1 018 245
June	1 322	1 695	3 416	183 349	177 696	122 188	483 233	380 143	863 376
July	1 216	2 404	3 830	171 497	269 005	114 778	555 281	238 407	793 687
August	1 239	1 104	2 426	177 574	118 399	73 395	369 368	251 127	620 494
September	1 153	1 021	2 489	160 713	103 327	89 899	353 939	197 010	550 949
October	1 196	1 312	2 568	166 967	151 544	62 770	381 282	207 876	589 158
November	1 284	1 732	3 069	179 528	249 383	69 571	498 483	299 524	798 006
PUBLIC SECTOR									
1996-97	117	1 360	1 500	13 007	116 526	13 122	142 655	711 015	853 669
1997-98	88	647	745	10 066	51 882	17 157	79 104	1 170 717	1 249 822
1997									
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
1998									
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
June	10	80	95	1 069	5 912	2 837	9 818	84 892	94 710
July	172	105	277	12 332	9 874	2 613	24 819	33 718	58 537
August	4	63	67	425	5 229	1 323	6 976	293 036	300 013
September	0	44	44	0	2 879	425	3 304	56 949	60 253
October	1	57	67	152	4 197	1 190	5 539	41 989	47 527
November	10	99	109	1 430	8 809	899	11 138	103 330	114 468
TOTAL									
1996-97	13 879	16 668	32 344	1 776 378	1 721 753	904 753	4 402 883	4 163 071	8 565 954
1997-98	15 681	18 255	35 580	2 085 095	2 140 498	1 146 768	5 372 361	4 966 194	10 338 555
1997									
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
1998									
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	1 461	3 066	199 031	190 486	113 366	502 883	575 469	1 078 352
June	1 332	1 775	3 511	184 418	183 609	125 025	493 052	465 034	958 086
July	1 388	2 509	4 107	183 829	278 879	117 391	580 100	272 125	852 224
August	1 243	1 167	2 493	177 998	123 628	74 718	376 344	544 163	920 507
September	1 153	1 065	2 533	160 713	106 206	90 324	357 243	253 959	611 202
October	1 197	1 369	2 635	167 119	155 741	63 960	386 821	249 865	636 686
November	1 294	1 831	3 178	180 958	258 192	70 470	509 621	402 854	912 474

(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).....

	DWELLING (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
STATISTICAL AREAS									
NEW SOUTH WALES	2 392	2 022	4 492	309 088	276 548	94 094	679 730	461 856	1 141 586
Sydney (SD)	1 294	1 831	3 178	180 959	258 192	70 470	509 621	402 854	912 474
Inner Sydney (SSD)	8	392	435	1 162	83 660	6 846	91 669	90 403	182 072
Botany (C)	2	37	39	247	6 000	95	6 342	13 380	19 722
Leichhardt (A)	2	42	44	410	6 060	518	6 988	1 165	8 153
Marrickville (A)	1	0	1	100	0	210	310	3 004	3 314
South Sydney (C)	3	4	42	405	700	5 993	7 098	32 861	39 959
Sydney (C)—Inner	0	0	0	0	0	0	0	25 229	25 229
Sydney (C)—Remainder	0	309	309	0	70 900	30	70 930	14 764	85 694
Eastern Suburbs (SSD)	9	51	61	1 700	6 277	9 554	17 531	6 769	24 300
Randwick (C)	5	39	44	800	3 627	2 108	6 535	5 190	11 725
Waverley (A)	4	0	4	900	0	2 693	3 593	904	4 496
Woollahra (A)	0	12	13	0	2 650	4 754	7 404	675	8 079
St George—Sutherland (SSD)	59	61	120	10 088	6 490	6 505	23 083	6 243	29 326
Hurstville (C)	4	33	37	784	4 040	336	5 160	110	5 270
Kogarah (A)	6	2	8	1 262	190	1 348	2 800	0	2 800
Rockdale (C)	5	26	31	792	2 260	769	3 820	964	4 784
Sutherland Shire (A)	44	0	44	7 250	0	4 052	11 302	5 170	16 472
Canterbury—Bankstown (SSD)	50	348	401	7 780	37 113	5 871	50 763	4 066	54 829
Bankstown (C)	30	313	344	4 339	33 661	1 648	39 647	3 123	42 770
Canterbury (C)	20	35	57	3 441	3 452	4 223	11 116	943	12 059
Fairfield—Liverpool (SSD)	218	143	361	27 701	12 644	1 940	42 286	14 595	56 881
Fairfield (C)	45	62	107	5 833	5 423	943	12 199	10 516	22 716
Liverpool (C)	173	81	254	21 868	7 221	997	30 086	4 079	34 165
Outer South Western Sydney (SSD)	141	4	147	17 054	319	1 690	19 063	55 117	74 180
Camden (A)	63	0	63	7 617	0	304	7 921	675	8 596
Campbelltown (C)	45	2	47	5 417	159	1 000	6 576	54 270	60 845
Wollondilly (A)	33	2	37	4 020	160	386	4 566	172	4 739
Inner Western Sydney (SSD)	8	207	215	1 757	23 510	1 136	26 403	8 652	35 055
Ashfield (A)	1	43	44	234	3 780	626	4 641	3 935	8 576
Burwood (A)	1	20	21	141	1 600	0	1 741	80	1 821
Concord (A)	0	0	0	0	0	0	0	3 195	3 195
Drummoyne (A)	0	20	20	0	3 250	316	3 566	360	3 926
Strathfield (A)	6	124	130	1 381	14 880	194	16 455	1 082	17 537
Central Western Sydney (SSD)	51	154	207	6 434	10 975	3 922	21 332	14 762	36 093
Auburn (A)	8	43	51	1 230	3 360	358	4 949	8 669	13 618
Holroyd (C)	9	8	19	1 229	723	987	2 939	1 965	4 904
Parramatta (C)	34	103	137	3 975	6 892	2 577	13 444	4 127	17 572
Outer Western Sydney (SSD)	139	81	221	16 884	6 892	4 022	27 797	21 654	49 451
Blue Mountains (C)	32	39	71	4 299	3 422	1 296	9 017	240	9 257
Hawkesbury (C)	24	9	34	3 237	776	980	4 993	1 400	6 393
Penrith (C)	83	33	116	9 347	2 694	1 747	13 788	20 014	33 801
Blacktown—Baulkham Hills (SSD)	260	23	283	36 414	2 530	3 776	42 720	25 029	67 750
Baulkham Hills (A)	140	23	163	21 971	2 530	2 087	26 588	18 942	45 530
Blacktown (C)	120	0	120	14 443	0	1 690	16 133	6 087	22 220
Lower Northern Sydney (SSD)	32	107	139	8 790	11 545	5 483	25 818	72 190	98 007
Hunter's Hill (A)	4	4	8	1 345	800	124	2 269	230	2 499
Lane Cove (A)	2	22	24	1 250	2 200	890	4 340	315	4 655
Mosman (A)	0	0	0	0	0	0	0	0	0
North Sydney (A)	1	14	15	750	2 080	584	3 414	48 381	51 795
Ryde (C)	16	13	29	3 336	1 215	1 289	5 840	19 552	25 392
Willoughby (C)	9	54	63	2 110	5 250	2 596	9 956	3 712	13 667

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									
Sydney (SD) <i>continued</i>									
Hornsby–Ku-ring-gai (SSD)	60	5	67	11 730	460	6 907	19 097	2 275	21 372
Hornsby (A)	45	5	50	7 586	460	2 411	10 457	1 180	11 637
Ku-ring-gai (A)	15	0	17	4 144	0	4 496	8 640	1 095	9 735
Northern Beaches (SSD)	33	225	263	7 925	53 525	7 741	69 191	72 178	141 369
Manly (A)	4	154	158	1 060	45 000	2 642	48 702	1 800	50 502
Pittwater (A)	12	20	34	4 000	3 000	1 854	8 854	1 072	9 926
Warringah (A)	17	51	71	2 865	5 525	3 244	11 634	69 306	80 941
Gosford–Wyong (SSD)	226	30	258	25 540	2 253	5 077	32 870	8 921	41 790
Gosford (C)	99	25	126	13 152	1 873	3 426	18 451	6 044	24 495
Wyong (A)	127	5	132	12 388	380	1 651	14 419	2 877	17 296
Hunter (SD)	323	70	413	37 904	8 808	9 114	55 826	21 425	77 251
Newcastle (SSD)	259	61	340	30 870	8 058	8 550	47 478	17 558	65 036
Cessnock (C)	19	2	21	2 038	140	505	2 683	7 000	9 683
Lake Macquarie (C)	105	32	138	12 520	5 720	2 945	21 185	1 790	22 975
Maitland (C)	46	6	52	6 083	393	376	6 852	570	7 422
Newcastle (C)–Inner	0	0	19	0	0	2 715	2 715	3 400	6 115
Newcastle (C)–Remainder	48	10	58	5 295	750	1 554	7 599	4 428	12 027
Port Stephens (A)	41	11	52	4 934	1 055	455	6 444	370	6 814
Hunter SD Balance (SSD)	64	9	73	7 034	750	564	8 348	3 867	12 215
Dungog (A)	5	0	5	425	0	0	425	0	425
Gloucester (A)	4	0	4	422	0	23	445	0	445
Great Lakes (A)	26	9	35	2 955	750	311	4 016	132	4 148
Merriwa (A)	0	0	0	0	0	0	0	0	0
Murrurundi (A)	0	0	0	0	0	0	0	0	0
Muswellbrook (A)	2	0	2	165	0	55	220	585	805
Scone (A)	4	0	4	445	0	22	467	2 710	3 177
Singleton (A)	23	0	23	2 621	0	153	2 775	439	3 214
Illawarra (SD)	207	25	233	24 289	1 810	4 316	30 415	2 908	33 323
Wollongong (SSD)	89	15	104	10 910	1 070	2 484	14 463	1 638	16 102
Kiama (A)	5	0	5	647	0	472	1 119	0	1 119
Shellharbour (C)	49	15	64	5 576	1 070	620	7 266	750	8 016
Wollongong (C)	35	0	35	4 687	0	1 391	6 078	888	6 966
Illawarra SD Balance (SSD)	118	10	129	13 380	740	1 832	15 952	1 270	17 222
Shoalhaven (C)	67	4	72	6 545	328	1 311	8 185	1 010	9 195
Wingecarribee (A)	51	6	57	6 835	412	521	7 767	260	8 027
Richmond–Tweed (SD)	100	22	123	10 193	1 758	1 344	13 294	2 738	16 032
Tweed Heads (SSD)	26	4	30	2 707	344	239	3 291	940	4 231
Tweed (A) Pt A	26	4	30	2 707	344	239	3 291	940	4 231
Richmond–Tweed SD Balance (SSD)	74	18	93	7 485	1 414	1 104	10 004	1 798	11 802
Ballina (A)	17	9	27	2 191	773	323	3 287	50	3 337
Byron (A)	27	9	36	2 449	641	258	3 348	450	3 798
Casino (A)	1	0	1	78	0	0	78	0	78
Kyogle (A)	4	0	4	207	0	87	294	200	494
Lismore (C)	9	0	9	908	0	175	1 083	906	1 989
Richmond River (A)	6	0	6	630	0	13	643	192	835
Tweed (A) Pt B	10	0	10	1 023	0	249	1 272	0	1 272

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									
Mid-North Coast (SD)	125	40	165	14 060	3 355	1 595	19 010	5 146	24 156
Clarence (SSD)	58	25	83	6 687	2 070	829	9 586	1 894	11 480
Bellingen (A)	3	0	3	239	0	35	274	100	374
Coffs Harbour (C)	28	25	53	3 389	2 070	261	5 720	920	6 640
Copmanhurst (A)	2	0	2	208	0	147	355	310	665
Grafton (C)	3	0	3	363	0	35	398	250	648
Maclean (A)	9	0	9	1 038	0	52	1 090	124	1 214
Nambucca (A)	10	0	10	1 118	0	192	1 310	100	1 410
Nymboida (A)	2	0	2	192	0	41	233	0	233
Ulmarra (A)	1	0	1	140	0	66	207	90	297
Hastings (SSD)	67	15	82	7 373	1 285	766	9 424	3 252	12 676
Greater Taree (C)	20	11	31	2 274	870	278	3 422	532	3 954
Hastings (A)	37	4	41	4 257	415	394	5 066	2 720	7 786
Kempsey (A)	10	0	10	842	0	94	936	0	936
Lord Howe Island	0	0	0	0	0	0	0	0	0
Northern (SD)	28	0	28	3 384	0	996	4 380	3 170	7 550
Northern Slopes (SSD)	14	0	14	1 577	0	351	1 928	465	2 393
Barraba (A)	0	0	0	0	0	85	85	0	85
Bingara (A)	2	0	2	207	0	0	207	0	207
Gunnedah (A)	0	0	0	0	0	58	58	0	58
Inverell (A) Pt A	1	0	1	100	0	20	120	0	120
Manilla (A)	0	0	0	0	0	0	0	0	0
Nundle (A)	0	0	0	0	0	0	0	0	0
Parry (A)	1	0	1	82	0	41	123	0	123
Quirindi (A)	0	0	0	0	0	12	12	0	12
Tamworth (C)	9	0	9	1 114	0	135	1 249	340	1 589
Yallaroi (A)	1	0	1	74	0	0	74	125	199
Northern Tablelands (SSD)	9	0	9	1 050	0	457	1 507	2 705	4 212
Armidale (C)	2	0	2	275	0	198	473	831	1 304
Dumaresq (A)	1	0	1	100	0	170	270	706	976
Glen Innes (A)	1	0	1	150	0	17	167	700	867
Guyra (A)	2	0	2	132	0	0	132	0	132
Inverell (A) Pt B	2	0	2	253	0	20	273	338	611
Severn (A)	1	0	1	140	0	19	159	0	159
Tenterfield (A)	0	0	0	0	0	33	33	130	163
Uralla (A)	0	0	0	0	0	0	0	0	0
Walcha (A)	0	0	0	0	0	0	0	0	0
North Central Plain (SSD)	5	0	5	757	0	188	945	0	945
Moree Plains (A)	5	0	5	757	0	111	868	0	868
Narrabri (A)	0	0	0	0	0	77	77	0	77
North Western (SD)	55	6	61	6 936	449	1 091	8 476	10 229	18 704
Central Macquarie (SSD)	47	3	50	6 011	158	869	7 038	5 377	12 415
Coolah (A)	0	0	0	0	0	0	0	0	0
Coonabarabran (A)	2	0	2	210	0	11	221	0	221
Dubbo (C)	24	0	24	3 381	0	569	3 950	2 765	6 715
Gilgandra (A)	2	0	2	245	0	15	260	0	260
Mudgee (A)	11	3	14	1 323	158	101	1 581	55	1 636
Narromine (A)	1	0	1	139	0	15	154	2 500	2 654
Wellington (A)	7	0	7	714	0	158	872	57	929
Macquarie—Barwon (SSD)	5	3	8	565	291	136	992	4 852	5 843
Bogan (A)	0	0	0	0	0	0	0	0	0
Coonamble (A)	2	0	2	208	0	123	331	310	641
Walgett (A)	2	3	5	295	291	0	586	0	586
Warren (A)	1	0	1	62	0	12	74	4 542	4 616

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
STATISTICAL AREAS									
North Western (SD) <i>continued</i>									
Upper Darling (SSD)	3	0	3	360	0	87	446	0	446
Bourke (A)	2	0	2	278	0	20	298	0	298
Brewarrina (A)	1	0	1	82	0	0	82	0	82
Cobar (A)	0	0	0	0	0	67	67	0	67
Central West (SD)	61	7	69	7 468	500	1 414	9 382	4 295	13 676
Bathurst–Orange (SSD)	46	5	51	5 690	250	430	6 370	2 094	8 463
Bathurst (C)	25	0	25	2 914	0	234	3 148	1 615	4 763
Blayney (A) Pt A	2	0	2	258	0	135	393	0	393
Cabonne (A) Pt A	0	0	0	0	0	0	0	0	0
Evans (A) Pt A	1	0	1	205	0	0	205	0	205
Orange (C)	18	5	23	2 313	250	61	2 624	479	3 102
Central Tablelands (excl.)									
Bathurst–Orange (SSD)	6	0	6	739	0	524	1 263	50	1 313
Blayney (A) Pt B	2	0	2	258	0	135	393	0	393
Cabonne (A) Pt B	0	0	0	0	0	0	0	0	0
Evans (A) Pt B	1	0	1	205	0	0	205	0	205
Greater Lithgow (C)	3	0	3	361	0	363	724	50	774
Oberon (A)	1	0	1	150	0	37	187	0	187
Rylstone (A)	0	0	0	0	0	0	0	0	0
Lachlan (SSD)									
Bland (A)	3	0	3	295	0	27	322	0	322
Cabonne (A) Pt C	0	0	0	0	0	0	0	0	0
Cowra (A)	4	0	4	560	0	204	764	125	889
Forbes (A)	0	2	3	0	250	120	370	0	370
Lachlan (A)	0	0	0	0	0	0	0	0	0
Parkes (A)	2	0	2	184	0	36	220	2 026	2 246
Weddin (A)	0	0	0	0	0	73	73	0	73
South Eastern (SD)	85	12	97	9 764	1 093	1 411	12 268	3 859	16 127
Queanbeyan (SSD)	18	0	18	2 145	0	421	2 566	0	2 566
Queanbeyan (C)	12	0	12	1 500	0	200	1 700	0	1 700
Yarrowlumla (A)–Pt A	6	0	6	645	0	221	866	0	866
Southern Tablelands (excl.)									
Queanbeyan (SSD)	25	0	25	3 240	0	412	3 652	1 583	5 235
Boorowa (A)	1	0	1	90	0	11	101	0	101
Crookwell (A)	0	0	0	0	0	0	0	0	0
Goulburn (C)	7	0	7	869	0	106	974	83	1 057
Gunning (A)	1	0	1	135	0	46	181	0	181
Harden (A)	0	0	0	0	0	24	24	0	24
Mulwaree (A)	4	0	4	440	0	60	500	650	1 150
Tallaganda (A)	2	0	2	206	0	0	206	0	206
Yarrowlumla (A)–Pt B	0	0	0	0	0	0	0	0	0
Yass (A)	7	0	7	1 156	0	115	1 271	0	1 271
Young (A)	3	0	3	344	0	50	394	850	1 244
Lower South Coast (SSD)									
Bega Valley (A)	18	2	20	1 916	400	153	2 469	300	2 769
Eurobodalla (A)	20	10	30	1 959	693	264	2 917	906	3 823
Snowy (SSD)									
Bombala (A)	0	0	0	0	0	54	54	0	54
Cooma–Monaro (A)	1	0	1	100	0	46	146	0	146
Snowy River (A)	3	0	3	404	0	60	464	1 070	1 534

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									
Murrumbidgee (SD)	51	5	58	7 513	373	1 137	9 024	3 576	12 600
Central Murrumbidgee (SSD)	28	3	31	3 304	313	840	4 457	1 991	6 448
Coolamon (A)	2	0	2	537	0	0	537	0	537
Cootamundra (A)	0	0	0	0	0	60	60	178	238
Gundagai (A)	1	0	1	50	0	62	112	0	112
Junee (A)	2	0	2	43	0	0	43	0	43
Lockhart (A)	0	0	0	0	0	0	0	100	100
Narrandera (A)	0	3	3	0	313	0	313	0	313
Temora (A)	0	0	0	0	0	18	18	0	18
Tumut (A)	6	0	6	660	0	84	744	680	1 424
Wagga Wagga (C)	17	0	17	2 014	0	616	2 629	1 033	3 662
Lower Murrumbidgee (SSD)	23	2	27	4 210	60	297	4 567	1 585	6 152
Carrathool (A)	0	0	1	0	0	18	18	200	218
Griffith (C)	16	0	17	3 344	0	209	3 552	690	4 242
Hay (A)	0	0	0	0	0	0	0	0	0
Leeton (A)	6	0	6	806	0	42	848	645	1 493
Murrumbidgee (A)	1	2	3	60	60	29	149	50	199
Murray (SD)	62	4	66	6 488	210	1 128	7 826	1 658	9 484
Albury (SSD)	43	2	45	4 230	90	587	4 907	1 060	5 967
Albury (C)	41	2	43	4 080	90	407	4 577	960	5 537
Hume (A)	2	0	2	150	0	180	330	100	430
Upper Murray (excl. Albury) (SSD)	7	0	7	749	0	245	994	0	994
Corowa (A)	4	0	4	357	0	155	512	0	512
Culcairn (A)	1	0	1	106	0	0	106	0	106
Holbrook (A)	0	0	0	0	0	80	80	0	80
Tumbarumba (A)	1	0	1	65	0	10	75	0	75
Urana (A)	1	0	1	221	0	0	221	0	221
Central Murray (SSD)	12	2	14	1 510	120	191	1 820	250	2 070
Berrigan (A)	4	2	6	553	120	61	734	0	734
Conargo (A)	0	0	0	0	0	0	0	0	0
Deniliquin (A)	1	0	1	200	0	10	210	0	210
Jerilderie (A)	1	0	1	130	0	0	130	0	130
Murray (A)	5	0	5	567	0	85	652	250	902
Wakool (A)	1	0	1	60	0	35	95	0	95
Windouran (A)	0	0	0	0	0	0	0	0	0
Murray–Darling (SSD)	0	0	0	0	0	104	104	348	452
Balranald (A)	0	0	0	0	0	0	0	0	0
Wentworth(A)	0	0	0	0	0	104	104	348	452
Far West (SD)	1	0	1	131	0	78	209	0	209
Far West (SSD)	1	0	1	131	0	78	209	0	209
Broken Hill (C)	1	0	1	131	0	78	209	0	209
Central Darling (A)	0	0	0	0	0	0	0	0	0
Unincorp, Far West	0	0	0	0	0	0	0	0	0
STATISTICAL DISTRICT									
Newcastle NSW	259	61	340	30 870	8 058	8 550	47 478	17 558	65 036
Wollongong NSW	89	15	104	10 910	1 070	2 484	14 463	1 638	16 102
Bathurst–Orange NSW	46	5	51	5 690	250	430	6 370	2 094	8 463
Albury–Wodonga NSW/VIC	43	2	45	4 230	90	587	4 907	1 060	5 967
Canberra–Queanbeyan ACT/NSW	18	0	18	2 145	0	421	2 566	0	2 566
Gold Coast–Tweed Heads QLD/NSW	26	4	30	2 707	344	239	3 291	940	4 231

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

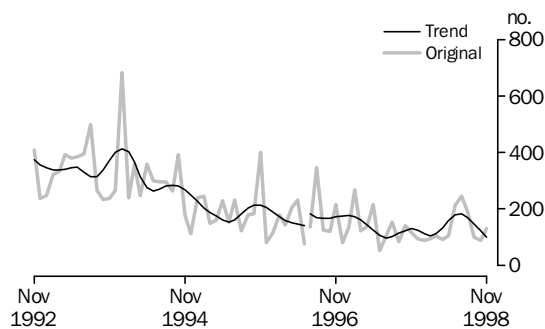
(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVALS KEY FEATURES: ACT

KEY FIGURES

		% change Oct 1998 to Nov 1998	% change Nov 1997 to Nov 1998
Trend estimates			
Dwelling units approved			
Total dwelling units	100	-18.6	-22.9
Original			
Dwelling units approved			
Private sector houses	116	33.3	46.8
Total dwelling units	130	47.7	11.1

DWELLING UNITS APPROVED



KEY POINTS

The trend for total dwelling units has continued to decline with a fall of 18.6% (23 dwelling units) in November.

There were 130 dwelling units approved in November. This is 42 more than last month and 13 more than in November 1997.

The total value of building approvals was \$26.6 million (residential - \$20.4 million, non-residential - \$6.2 million)

There were 11 jobs valued at \$500,000 or more.

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)							
1995-96	1 168	792	(b) 0	(b) 0	0	1 960	n.a.
1996-97	1 185	717	3	0	3	1 908	n.a.
1997-98	1 086	259	1	0	1	1 347	n.a.
1997							
November	79	36	0	0	0	115	n.a.
December	78	0	0	0	0	78	n.a.
1998							
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	77	5	0	0	0	82	n.a.
May	82	22	0	0	0	104	n.a.
June	124	90	0	0	0	214	n.a.
July	142	78	0	0	0	220	n.a.
August	127	62	0	0	0	189	n.a.
September	82	19	0	0	0	101	n.a.
October	87	0	0	0	0	87	n.a.
November	116	12	0	0	0	128	n.a.
PUBLIC SECTOR (Number)							
1995-96	40	65	(b) 85	(b) 0	0	190	n.a.
1996-97	39	10	0	0	0	49	n.a.
1997-98	15	34	0	0	0	49	n.a.
1997							
November	2	0	0	0	0	2	n.a.
December	0	16	0	0	0	16	n.a.
1998							
January	0	0	0	0	0	0	n.a.
February	0	0	0	0	0	0	n.a.
March	0	10	0	0	0	10	n.a.
April	11	0	0	0	0	11	n.a.
May	1	0	0	0	0	1	n.a.
June	1	0	0	0	0	1	n.a.
July	24	0	0	0	0	24	n.a.
August	1	0	0	0	0	1	n.a.
September	0	0	0	0	0	0	n.a.
October	1	0	0	0	0	1	n.a.
November	2	0	0	0	0	2	n.a.
TOTAL (Number)							
1995-96	1 208	857	(b) 85	(b) 0	0	2 150	n.a.
1996-97	1 224	727	3	0	3	1 957	n.a.
1997-98	1 101	293	1	0	1	1 396	n.a.
1997							
November	81	36	0	0	0	117	130
December	78	16	0	0	0	94	125
1998							
January	81	7	0	0	0	88	113
February	81	13	0	0	1	95	106
March	94	10	0	0	0	104	113
April	88	5	0	0	0	93	134
May	83	22	0	0	0	105	160
June	125	90	0	0	0	215	180
July	166	78	0	0	0	244	183
August	128	62	0	0	0	190	169
September	82	19	0	0	0	101	146
October	88	0	0	0	0	88	123
November	118	12	0	0	0	130	100

(a) See Glossary for definition.

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

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	Total building
PRIVATE SECTOR (\$ '000)								
1995-96	132 947	72 090	(b) 0	47 032	(b) 0	252 069	125 323	377 392
1996-97	140 828	63 709	133	56 638	0	261 309	147 055	408 364
1997-98	134 548	24 867	80	52 567	413	212 474	157 063	369 537
1997								
November	9 614	3 400	0	3 681	0	16 695	8 042	24 737
December	9 423	0	0	2 416	0	11 839	35 161	46 999
1998								
January	9 612	556	0	3 814	0	13 982	9 995	23 977
February	10 118	983	0	4 569	0	15 669	8 302	23 971
March	12 463	0	0	4 617	0	17 080	5 732	22 812
April	10 349	383	0	5 266	413	16 411	5 561	21 972
May	11 494	1 900	0	4 365	0	17 760	11 409	29 169
June	13 989	9 446	0	4 814	0	28 249	16 101	44 350
July	18 175	8 103	0	4 375	0	30 654	6 004	36 658
August	15 210	6 305	0	4 315	0	25 830	16 301	42 131
September	10 549	1 917	0	5 009	0	17 474	23 936	41 410
October	11 810	0	0	6 617	0	18 427	2 190	20 617
November	14 477	1 250	0	4 526	0	20 252	3 492	23 744
PUBLIC SECTOR (\$ '000)								
1995-96	3 534	9 466	(b)9 043	628	(b) 0	22 670	367 210	389 880
1996-97	3 646	873	0	43	0	4 562	144 582	149 144
1997-98	1 167	2 790	0	0	0	3 957	81 838	85 795
1997								
November	137	0	0	0	0	137	18 394	18 531
December	0	1 360	0	0	0	1 360	7 675	9 035
1998								
January	0	0	0	0	0	0	10 613	10 613
February	0	0	0	0	0	0	15 754	15 754
March	0	950	0	0	0	950	1 918	2 868
April	825	0	0	0	0	825	972	1 797
May	120	0	0	0	0	120	7 062	7 182
June	84	0	0	0	0	84	239	323
July	1 516	0	0	0	0	1 516	21 570	23 085
August	82	0	0	0	0	82	13 174	13 255
September	0	0	0	0	0	0	10 399	10 399
October	81	0	0	0	0	81	1 599	1 680
November	162	0	0	0	0	162	2 695	2 858
TOTAL (\$ '000)								
1995-96	136 481	81 556	(b)9 043	47 660	(b) 0	274 739	492 533	767 273
1996-97	144 474	64 582	133	56 681	0	265 871	291 637	557 508
1997-98	135 715	27 657	80	52 567	413	216 432	238 901	455 333
1997								
November	9 751	3 400	0	3 681	0	16 833	26 435	43 268
December	9 423	1 360	0	2 416	0	13 199	42 836	56 035
1998								
January	9 612	556	0	3 814	0	13 982	20 608	34 590
February	10 118	983	0	4 569	0	15 669	24 056	39 725
March	12 463	950	0	4 617	0	18 030	7 649	25 679
April	11 174	383	0	5 266	413	17 235	6 533	23 768
May	11 615	1 900	0	4 365	0	17 880	18 470	36 351
June	14 073	9 446	0	4 814	0	28 333	16 340	44 673
July	19 691	8 103	0	4 375	0	32 169	27 574	59 743
August	15 292	6 305	0	4 315	0	25 911	29 475	55 386
September	10 549	1 917	0	5 009	0	17 474	34 335	51 809
October	11 891	0	0	6 617	0	18 508	3 789	22 297
November	14 639	1 250	0	4 526	0	20 414	6 187	26 602

(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
AUSTRALIAN CAPITAL TERRITORY	118	12	130	14 639	1 250	4 526	20 414	6 187	26 601
Canberra (SD)	118	12	130	14 639	1 250	4 526	20 414	6 187	26 601
North Canberra (SSD)	0	0	0	0	0	782	782	2 806	3 588
Acton	0	0	0	0	0	0	0	1 826	1 826
Ainslie	0	0	0	0	0	106	106	0	106
Braddon	0	0	0	0	0	0	0	50	50
Campbell	0	0	0	0	0	74	74	0	74
City	0	0	0	0	0	0	0	430	430
Dickson	0	0	0	0	0	0	0	0	0
Downer	0	0	0	0	0	0	0	0	0
Duntroon	0	0	0	0	0	0	0	500	500
Hackett	0	0	0	0	0	64	64	0	64
Kowen	0	0	0	0	0	0	0	0	0
Lyneham	0	0	0	0	0	142	142	0	142
Majura	0	0	0	0	0	0	0	0	0
O'Connor	0	0	0	0	0	163	163	0	163
Reid	0	0	0	0	0	129	129	0	129
Russell	0	0	0	0	0	0	0	0	0
Turner	0	0	0	0	0	85	85	0	85
Watson	0	0	0	0	0	20	20	0	20
Belconnen (SSD)	33	0	33	3 433	0	681	4 114	790	4 904
Aranda	0	0	0	0	0	146	146	0	146
Belconnen Town Centre	0	0	0	0	0	0	0	390	390
Belconnen-SSD Bal	0	0	0	0	0	0	0	0	0
Bruce	0	0	0	0	0	0	0	400	400
Charnwood	0	0	0	0	0	0	0	0	0
Cook	0	0	0	0	0	0	0	0	0
Dunlop	12	0	12	1 307	0	0	1 307	0	1 307
Evatt	0	0	0	0	0	78	78	0	78
Florey	0	0	0	0	0	47	47	0	47
Flynn	0	0	0	0	0	0	0	0	0
Fraser	0	0	0	0	0	0	0	0	0
Giralang	1	0	1	139	0	90	229	0	229
Hawker	0	0	0	0	0	0	0	0	0
Higgins	0	0	0	0	0	30	30	0	30
Holt	20	0	20	1 987	0	0	1 987	0	1 987
Kaleen	0	0	0	0	0	86	86	0	86
Latham	0	0	0	0	0	0	0	0	0
McKellar	0	0	0	0	0	61	61	0	61
Macgregor	0	0	0	0	0	0	0	0	0
Macquarie	0	0	0	0	0	0	0	0	0
Melba	0	0	0	0	0	0	0	0	0
Page	0	0	0	0	0	0	0	0	0
Scullin	0	0	0	0	0	0	0	0	0
Spence	0	0	0	0	0	76	76	0	76
Weetangera	0	0	0	0	0	68	68	0	68
Woden Valley (SSD)	1	0	1	200	0	688	887	1 410	2 297
Chifley	0	0	0	0	0	0	0	0	0
Curtin	0	0	0	0	0	39	39	0	39
Farrer	0	0	0	0	0	61	61	0	61
Garran	0	0	0	0	0	169	169	0	169
Hughes	0	0	0	0	0	10	10	0	10
Isaacs	0	0	0	0	0	0	0	0	0
Lyons	0	0	0	0	0	10	10	0	10
Mawson	1	0	1	200	0	180	379	0	379
O'Malley	0	0	0	0	0	0	0	0	0
Pearce	0	0	0	0	0	40	40	0	40
Phillip	0	0	0	0	0	0	0	1 260	1 260
Torrens	0	0	0	0	0	180	180	150	330

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	136	136	180	316
Chapman	0	0	0	0	0	41	41	80	121
Duffy	0	0	0	0	0	0	0	0	0
Fisher	0	0	0	0	0	57	57	0	57
Holder	0	0	0	0	0	0	0	0	0
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	17	17	0	17
Weston	0	0	0	0	0	0	0	100	100
Weston Creek–Stromlo – SSD Bal	0	0	0	0	0	0	0	0	0
Tuggeranong (SSD)	9	0	9	1 159	0	1 158	2 317	369	2 687
Banks	0	0	0	0	0	17	17	0	17
Bonython	0	0	0	0	0	0	0	0	0
Calwell	0	0	0	0	0	218	218	0	218
Chisholm	0	0	0	0	0	112	112	0	112
Conder	2	0	2	355	0	0	355	171	526
Fadden	0	0	0	0	0	54	54	0	54
Gilmore	0	0	0	0	0	95	95	0	95
Gordon	5	0	5	657	0	68	725	199	923
Gowrie	0	0	0	0	0	116	116	0	116
Greenway	0	0	0	0	0	0	0	0	0
Isabella Plains	0	0	0	0	0	37	37	0	37
Kambah	1	0	1	78	0	178	256	0	256
Macarthur	0	0	0	0	0	44	44	0	44
Monash	0	0	0	0	0	124	124	0	124
Oxley	0	0	0	0	0	0	0	0	0
Richardson	0	0	0	0	0	22	22	0	22
Theodore	0	0	0	0	0	31	31	0	31
Tuggeranong–SSD Bal	0	0	0	0	0	0	0	0	0
Wanniassa	1	0	1	70	0	41	111	0	111
South Canberra (SSD)	2	0	2	329	0	1 038	1 367	252	1 619
Barton	0	0	0	0	0	262	262	0	262
Deakin	0	0	0	0	0	322	322	0	322
Forrest	0	0	0	0	0	25	25	0	25
Fyshwick	0	0	0	0	0	0	0	192	192
Griffith	0	0	0	0	0	0	0	0	0
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	16	16	60	76
Narrabundah	1	0	1	84	0	126	210	0	210
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	0	0	0	0	0	180	180	0	180
Symonston	0	0	0	0	0	0	0	0	0
Yarralumla	1	0	1	245	0	108	353	0	353
Gungahlin–Hall (SSD)	73	12	85	9 517	1 250	44	10 811	380	11 191
Amaroo	10	0	10	1 427	0	0	1 427	0	1 427
Gungahlin–Hall – SSD Bal	0	0	0	0	0	0	0	380	380
Hall	0	0	0	0	0	0	0	0	0
Mitchell	0	0	0	0	0	0	0	0	0
Ngunnawal	27	6	33	3 200	548	44	3 792	0	3 792
Nicholls	36	6	42	4 889	702	0	5 592	0	5 592
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;
- 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 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.

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 1996–97). 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 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



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

SYMBOLS AND OTHER USAGES

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



GLOSSARY

Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 12.
Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the April 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. Prior to July 1996, Table 5 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.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretakers residences) associated with a non-residential building are defined as houses.

GLOSSARY

Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
New building work	Building activity which will result in the creation of a building which previously did not exist.
New other residential buildings	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
New residential	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
Non-residential building	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the April 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 5). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.
Offices	Includes banks, post offices and council chambers.
Other business premises	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
Other dwellings	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
Other residential building	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 7 of this publication.
Religious	Includes convents, churches, temples, mosques, monasteries and noviciates.
Residential building	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
Semi-detached, row or terrace houses, townhouses	Dwellings having their own private grounds with no other dwellings above or below.
Shops	Includes retail shops, restaurants, taverns and shopping arcades.

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