



BUILDING APPROVALS NSW AND ACT

EMBARGO: 11:30AM (CANBERRA TIME) TUES 9 MAR 1999

JANUARY KEY FIGURES

NEW SOUTH WALES (a)

TREND ESTIMATES	Jan 1999	% change Dec 1998 to Jan 1999	% change Jan 1998 to Jan 1999
Dwelling units approved			
Private sector houses	2 308	0.1	-9.8
Total dwelling units	4 378	0.9	-0.4

SEASONALLY ADJUSTED	Jan 1999	% change Dec 1998 to Jan 1999	% change Jan 1998 to Jan 1999
Dwelling units approved			
Private sector houses	2 206	-7.8	-15.8
Total dwelling units	4 327	-6.7	-4.0

JANUARY KEY POINTS

NEW SOUTH WALES (a)

TREND ESTIMATES

- The trend for total dwelling units has increased for the third consecutive month resulting in an increase of 1.5% since October.
- The trend estimate for private sector houses has increased for the last five months and is 3.6% above August 1998.

SEASONALLY ADJUSTED ESTIMATES

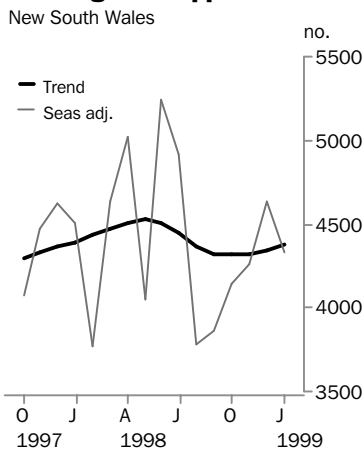
- The seasonally adjusted estimate for total dwelling units decreased by 6.7% following a 22.8% increase over the previous four months.
- The seasonally adjusted estimate for private sector houses decreased by 7.8% in January following a rise of 6.8% in December.

ORIGINAL ESTIMATES

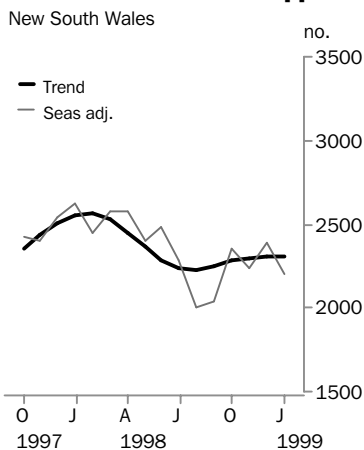
- The total number of dwelling units approved in January decreased by 18.6% (798 dwelling units) to 3,503 (1,843 houses and 1,660 other dwellings) and is the lowest number since August 1996 (3,426).
- The value of total building approvals was \$756.3 million. Of this, residential building work contributed \$459.2 million (the lowest value since March 1997) while non-residential building work approved was \$297.1 million (17.9% increase from December 1998).

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

Dwelling units approved



Private sector houses approved



- 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>
February 1999	8 April 1999
March 1999	11 May 1999
April 1999	9 June 1999
May 1999	8 July 1999
June 1999	6 August 1999
July 1999	7 September 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.



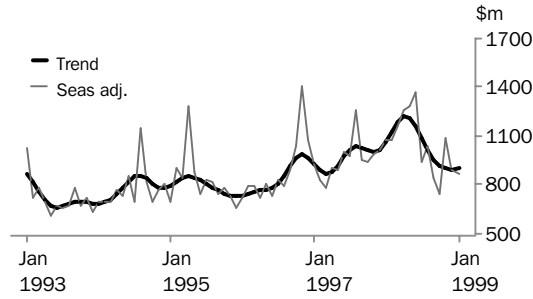
Gregory W. BRAY
Regional Director, New South Wales



VALUE OF BUILDING APPROVED: New South Wales

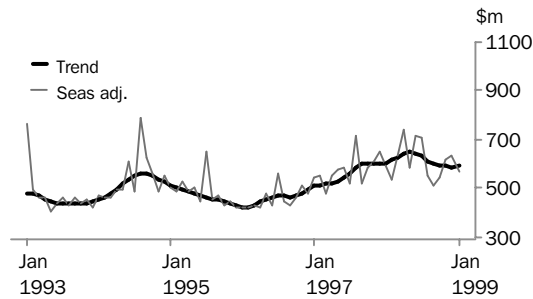
VALUE OF TOTAL BUILDING

The trend series has recorded its first increase (0.9%) since April 1998.



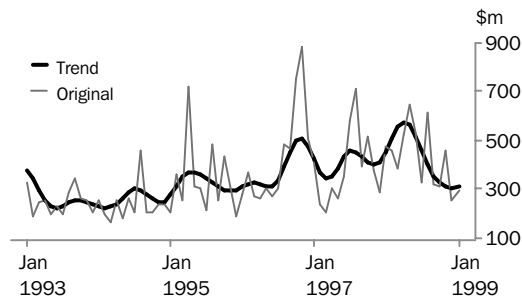
VALUE OF RESIDENTIAL BUILDING

The trend estimate remains flat after a period of decline from mid 1998.



VALUE OF NON-RESIDENTIAL BUILDING

The trend experienced a 2.4% upturn to \$313.0 million, but is still 45.7% below April 1998 (\$576.9 million).



VALUE OF BUILDING APPROVED: NSW

CHAIN VOLUME MEASURES

DECEMBER QUARTER 1998

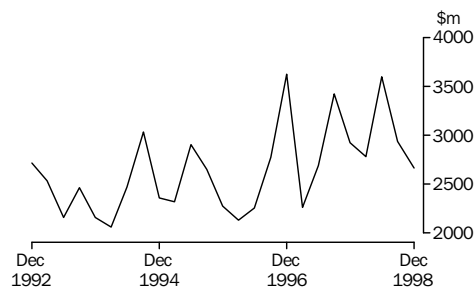
Changes in the original series of value of building approvals in the December Quarter 1998 in chain volume measures are summarised below.

ORIGINAL SERIES

	<i>Sep Qtr 1998 to Dec Qtr 1998</i>	<i>Dec Qtr 1997 to Dec Qtr 1998</i>
	% change	% change
New residential building	3.0	0.1
Alterations and additions to residential buildings	-26.9	-20.4
Non-residential building	-19.5	-17.3
Total building	-9.3	-8.8

The total value of building work approved in the December quarter declined to \$2,663.6 million. This represents a 9.3% fall from September and is 8.8% lower than December 1997. A drop of 19.5% in the value of non-residential building in the December quarter had the greatest influence on the December result

QUARTERLY VALUE OF
BUILDING APPROVED
(chain volume measures)



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

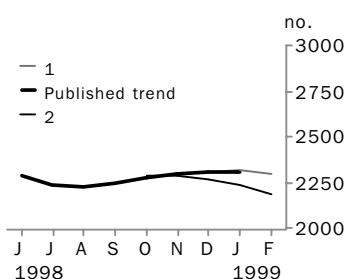
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

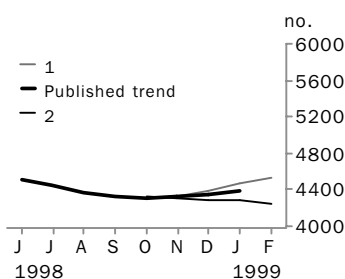
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the February seasonally adjusted estimate is higher than the January estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the February seasonally adjusted estimate is lower than the January estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 6% on Jan 1999</i>	% change	2 <i>falls by 6% on Jan 1999</i>	% change
September 1998	2 248	1.0	2 243	0.9	2 253	1.0
October 1998	2 279	1.4	2 277	1.5	2 282	1.3
November 1998	2 298	0.8	2 301	1.0	2 288	0.3
December 1998	2 306	0.4	2 309	0.3	2 268	-0.9
January 1999	2 308	0.1	2 312	0.2	2 236	-1.4
February 1999	n.y.a.	n.y.a.	2 300	-0.5	2 185	-2.3

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 7% on Jan 1999</i>	% change	2 <i>falls by 7% on Jan 1999</i>	% change
September 1998	4 317	-1.1	4 303	-1.3	4 326	-1.1
October 1998	4 313	-0.1	4 306	0.1	4 317	-0.2
November 1998	4 322	0.2	4 335	0.7	4 305	-0.3
December 1998	4 337	0.3	4 391	1.3	4 294	-0.3
January 1999	4 378	0.9	4 461	1.6	4 278	-0.4
February 1999	n.y.a.	n.y.a.	4 531	1.6	4 254	-0.6

DWELLING UNITS APPROVED—NSW

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
1997						
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
December	2 280	2 303	1 823	1 998	4 103	4 301
1999						
January	1 819	1 843	1 561	1 660	3 380	3 503
SEASONALLY ADJUSTED						
1997						
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
December	2 393	2 421	n.a.	n.a.	4 418	4 636
1999						
January	2 206	2 230	n.a.	n.a.	4 227	4 327
TREND ESTIMATES						
1997						
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	2 284	2 335	2 090	2 175	4 374	4 510
July	2 236	2 292	2 061	2 156	4 298	4 448
August	2 227	2 282	1 970	2 085	4 197	4 367
September	2 248	2 296	1 880	2 021	4 128	4 317
October	2 279	2 319	1 830	1 994	4 109	4 313
November	2 298	2 331	1 812	1 991	4 111	4 322
December	2 306	2 335	1 817	2 002	4 123	4 337
1999						
January	2 308	2 332	1 866	2 046	4 175	4 378

DWELLING UNITS APPROVED, Percentage Change—NSW

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1997						
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
December	-2.7	-3.7	-8.0	-4.9	-5.1	-4.3
1999						
January	-20.2	-20.0	-14.4	-16.9	-17.6	-18.6
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
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
December	6.8	4.6	n.a.	n.a.	14.8	8.8
1999						
January	-7.8	-7.9	n.a.	n.a.	-4.3	-6.7
TREND ESTIMATES (% change from preceding month)						
1997						
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	-3.4	-3.0	2.8	2.5	-0.5	-0.4
July	-2.1	-1.8	-1.4	-0.9	-1.7	-1.4
August	-0.4	-0.5	-4.4	-3.3	-2.3	-1.8
September	1.0	0.6	-4.6	-3.1	-1.7	-1.1
October	1.4	1.0	-2.7	-1.3	-0.5	-0.1
November	0.8	0.5	-1.0	-0.1	0.0	0.2
December	0.4	0.2	0.3	0.5	0.3	0.3
1999						
January	0.1	-0.1	2.7	2.2	1.2	0.9

VALUE OF BUILDING APPROVED—NSW

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL					
1997					
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
December	523.2	80.7	603.8	252.0	855.8
1999					
January	376.2	83.0	459.2	297.1	756.3
SEASONALLY ADJUSTED					
1997					
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
December	547.8	90.6	638.4	n.a.	897.4
1999					
January	473.5	94.1	567.6	n.a.	869.4
TREND ESTIMATES					
1997					
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	513.0	131.8	644.9	519.4	1 164.3
July	508.8	122.1	630.9	458.7	1 089.6
August	502.2	110.4	612.6	398.9	1 011.5
September	499.9	99.5	599.4	352.8	952.2
October	501.4	92.7	594.0	325.9	919.9
November	502.3	88.9	591.3	313.2	904.5
December	502.6	87.0	589.6	305.8	895.4
1999					
January	503.4	86.9	590.3	313.0	903.3

(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					
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
December	-10.7	-14.2	-11.2	-45.4	-25.0
1999					
January	-28.1	2.9	-23.9	17.9	-11.6
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
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
December	5.0	-4.0	3.7	n.a.	-17.9
1999					
January	-13.6	3.9	-11.1	n.a.	-3.1
TREND ESTIMATES (% change from preceding month)					
1997					
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	0.3	-4.1	-0.6	-7.8	-4.0
July	-0.8	-7.4	-2.2	-11.7	-6.4
August	-1.3	-9.6	-2.9	-13.0	-7.2
September	-0.5	-9.9	-2.2	-11.6	-5.9
October	0.3	-6.8	-0.9	-7.6	-3.4
November	0.2	-4.1	-0.5	-3.9	-1.7
December	0.1	-2.1	-0.3	-2.4	-1.0
1999					
January	0.2	-0.1	0.1	2.4	0.9

(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
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
December	2 280	1 793	15	5	10	4 103
1999						
January	1 818	1 466	11	73	12	3 380
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
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
December	23	175	0	0	0	198
1999						
January	24	99	0	0	0	123
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
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
December	2 303	1 968	15	5	10	4 301
1999						
January	1 842	1 565	11	73	12	3 503

(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(a)	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
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
December	296.6	205.7	2.0	77.4	0.4	582.2	181.0	763.2
1999								
January	233.6	131.0	1.1	71.0	9.7	446.4	220.0	666.3
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	129.3	1 453.9	1 582.9
1998								
January	2.8	8.0	0	0.7	0	11.5	131.0	142.4
February	2.9	6.3	0	0.9	0	10.0	149.8	159.8
March	4.2	7.8	1.2	1.9	0	15.1	206.4	221.5
April	1.3	7.9	0	4.9	0	14.1	93.0	107.0
May	1.5	9.6	0.2	4.3	0	15.6	62.8	78.3
June	4.9	9.9	0.5	3.4	0	18.7	101.8	120.5
July	13.2	12.9	0.5	3.7	0	30.3	48.0	78.3
August	1.3	8.2	0	1.5	0	11.1	308.3	319.3
September	1.6	3.3	0	0.4	0	5.3	82.1	87.4
October	1.0	5.7	1.0	0.2	0	7.8	64.6	72.4
November	6.3	10.4	0	1.1	0	17.7	121.6	139.3
December	2.8	18.0	0	0.8	0	21.6	71.0	92.6
1999								
January	3.0	8.6	0	1.2	0	12.8	77.2	90.0
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
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
December	299.4	223.7	2.0	78.2	0.4	603.8	252.0	855.8
1999								
January	236.6	139.6	1.1	72.2	9.7	459.2	297.1	756.3

(a) See Glossary for definition.

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

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....			Total	Total new residential building	
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys			
NUMBER OF DWELLING UNITS										
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										
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
December	2 303	331	328	659	138	289	882	1 309	1 968	4 271
1999										
January	1 842	255	263	518	108	238	701	1 047	1 565	3 407

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										
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
December	299.4	26.9	36.9	63.8	12.3	25.9	121.7	159.9	223.7	523.2
1999										
January	236.6	21.2	26.3	47.6	9.5	20.4	62.1	92.0	139.6	376.2

(a) See Glossary for definition.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
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	2 273.1	5 768.4	1 399.0	7 167.4	5 556.1	12 723.6
1997							
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	1 122.3	2 921.5
1998							
March	835.1	366.2	1 201.3	345.4	1 546.7	1 235.5	2 782.3
June	942.3	660.8	1 603.1	422.9	2 026.0	1 571.9	3 597.9
September	880.8	559.4	1 440.3	344.7	1 785.0	1 152.5	2 937.5
December	870.8	612.8	1 483.6	251.9	1 735.6	928.0	2 663.6
ORIGINAL (% change from preceding quarter)							
1997							
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	-31.0	-14.6
1998							
March	-4.3	-39.9	-19.0	9.2	-14.0	10.1	-4.8
June	12.8	80.4	33.4	22.4	31.0	27.2	29.3
September	-6.5	-15.3	-10.2	-18.5	-11.9	-26.7	-18.4
December	-1.1	9.5	3.0	-26.9	-2.8	-19.5	-9.3

(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												
November	8	0.7	115	10.4	25	2.4	61	5.7	40	4.1	17	1.8
December	8	0.8	84	7.0	23	2.3	46	4.2	34	3.5	18	1.8
1999												
January	9	0.9	64	6.1	7	0.6	58	5.3	29	2.8	7	0.6
Value—\$200,000–\$499,999												
1998												
November	5	1.4	20	5.2	18	5.7	23	6.3	17	5.4	5	1.9
December	9	2.4	15	4.4	6	1.8	10	3.2	17	4.9	11	2.9
1999												
January	0	0	16	4.4	13	3.9	14	4.1	17	5.2	7	2.4
Value—\$500,000–\$999,999												
1998												
November	2	1.4	10	6.6	10	6.5	7	4.6	13	8.9	5	4.1
December	4	3.3	6	3.2	5	3.7	2	1.3	9	5.9	5	3.1
1999												
January	1	0.6	11	7.2	7	4.4	6	3.7	5	3.4	7	4.7
Value—\$1,000,000–\$4,999,999												
1998												
November	0	0	6	12.2	5	8.0	4	8.2	16	41.6	8	20.2
December	2	2.4	8	13.1	3	5.0	3	8.0	8	13.3	5	14.4
1999												
January	5	13.0	8	16.1	2	2.4	4	10.3	8	16.1	4	7.4
Value—\$5,000,000 and over												
1998												
November	0	0	2	68.1	0	0	5	68.3	6	59.0	0	0
December	1	11.0	1	19.2	1	6.0	1	7.4	2	13.5	1	8.9
1999												
January	2	24.4	2	16.9	2	16.8	2	19.6	2	11.2	2	21.7
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												
November	15	3.6	153	102.5	58	22.7	100	93.1	92	118.9	35	28.0
December	24	19.9	114	46.9	38	18.8	62	24.0	70	41.1	40	31.1
1999												
January	17	38.9	101	50.6	31	28.1	84	42.9	61	38.6	27	36.7

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										
November	3	0.3	12	1.2	12	1.1	13	1.0	306	28.8
December	4	0.5	16	1.2	8	0.8	14	1.4	255	23.5
1999										
January	3	0.4	16	1.4	6	0.4	16	1.4	215	19.9
Value—\$200,000–\$499,999										
1998										
November	3	0.8	2	0.5	7	2.5	4	1.0	104	30.8
December	0	0	3	1.0	8	2.4	4	1.1	83	24.1
1999										
January	0	0	5	1.8	6	1.7	6	1.8	84	25.2
Value—\$500,000–\$999,999										
1998										
November	1	0.5	5	2.8	2	1.1	3	1.8	58	38.3
December	1	0.7	6	3.8	2	1.0	3	2.2	43	28.1
1999										
January	2	1.0	3	2.6	4	3.3	0	0	46	30.8
Value—\$1,000,000–\$4,999,999										
1998										
November	2	4.8	6	13.7	3	5.3	1	1.2	51	115.1
December	1	2.1	3	7.4	8	22.9	1	1.7	42	90.4
1999										
January	0	0	4	7.8	3	8.6	1	4.3	39	85.9
Value—\$5,000,000 and over										
1998										
November	0	0	1	46.4	1	7.0	0	0	15	248.8
December	0	0	0	0	1	20.0	0	0	8	86.0
1999										
January	1	5.0	1	14.8	1	5.0	0	0	15	135.4
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										
November	9	6.4	26	64.7	25	17.0	21	5.0	534	461.9
December	6	3.2	28	13.4	27	47.2	22	6.4	431	252.0
1999										
January	6	6.4	29	28.3	20	19.0	23	7.5	399	297.1

VALUE OF NON-RESIDENTIAL BUILDING APPROVED—NSW: Original

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total non-residential building
PRIVATE SECTOR (\$ million)											
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
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
December	8.9	46.6	18.8	15.6	40.2	9.7	3.2	10.5	23.8	3.8	181.0
1999											
January	38.9	50.6	28.1	36.4	35.1	2.3	6.4	6.0	9.7	6.3	220.0
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
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
December	11.0	0.4	0.0	8.4	0.9	21.4	0.0	2.9	23.4	2.6	71.0
1999											
January	0.0	0.0	0.0	6.5	3.5	34.5	0.0	22.3	9.3	1.2	77.2
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
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
December	19.9	46.9	18.8	24.0	41.1	31.1	3.2	13.4	47.2	6.4	252.0
1999											
January	38.9	50.6	28.1	42.9	38.6	36.7	6.4	28.3	19.0	7.5	297.1

BUILDING APPROVED IN THE SYDNEY STATISTICAL DIVISION: Original

Period	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
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
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
December	1 278	1 539	2 837	180 836	179 875	61 653	422 364	109 759	532 123
1999									
January	895	1 244	2 202	126 343	105 160	61 033	292 537	125 304	417 841
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
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
December	0	157	157	0	16 357	755	17 112	55 316	72 428
1999									
January	1	89	90	200	7 581	1 245	9 025	43 750	52 776
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
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
December	1 278	1 696	2 994	180 836	196 232	62 408	439 476	165 075	604 551
1999									
January	896	1 333	2 292	126 543	112 741	62 278	301 562	169 054	470 616

(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									
NEW SOUTH WALES	1 842	1 565	3 503	236 617	139 565	83 005	459 187	297 110	756 297
Sydney (SD)	896	1 333	2 292	126 543	112 741	62 278	301 562	169 054	470 616
Inner Sydney (SSD)	10	296	355	1 672	25 876	9 749	37 297	71 479	108 775
Botany Bay (C)	0	0	0	0	0	103	103	526	629
Leichhardt (A)	6	9	15	900	1 376	3 068	5 344	1 780	7 124
Marrickville (A)	1	52	102	400	3 900	4 342	8 642	265	8 907
South Sydney (C)	3	235	238	372	20 600	2 117	23 089	15 961	39 050
Sydney (C)—Inner	0	0	0	0	0	0	0	36 319	36 319
Sydney (C)—Remainder	0	0	0	0	0	120	120	16 627	16 747
Eastern Suburbs (SSD)	5	80	85	633	9 520	7 307	17 460	11 050	28 510
Randwick (C)	5	62	67	633	5 580	1 461	7 674	10 970	18 644
Waverley (A)	0	8	8	0	1 220	500	1 720	0	1 720
Woollahra (A)	0	10	10	0	2 720	5 346	8 066	80	8 146
St George—Sutherland (SSD)	41	346	387	6 735	24 840	5 982	37 557	25 810	63 366
Hurstville (C)	8	28	36	1 138	2 382	534	4 054	555	4 609
Kogarah (A)	4	14	18	725	1 210	592	2 527	23 369	25 896
Rockdale (C)	8	288	296	1 419	20 000	1 299	22 718	1 676	24 394
Sutherland Shire (A)	21	16	37	3 453	1 248	3 557	8 258	210	8 468
Canterbury—Bankstown (SSD)	24	197	223	3 855	16 260	3 993	24 107	5 297	29 404
Bankstown (C)	20	159	180	2 990	12 220	2 588	17 797	4 867	22 664
Canterbury (C)	4	38	43	865	4 040	1 405	6 310	430	6 740
Fairfield—Liverpool (SSD)	142	46	188	18 803	3 438	896	23 137	7 749	30 886
Fairfield (C)	43	26	69	5 588	1 928	202	7 718	6 149	13 867
Liverpool (C)	99	20	119	13 215	1 510	695	15 419	1 600	17 019
Outer South Western Sydney (SSD)	90	0	91	11 278	0	1 085	12 364	4 439	16 802
Camden (A)	57	0	58	6 819	0	428	7 247	50	7 297
Campbelltown (C)	23	0	23	3 119	0	647	3 767	3 830	7 597
Wollondilly (A)	10	0	10	1 340	0	10	1 350	559	1 909
Inner Western Sydney (SSD)	15	77	96	3 224	6 574	2 688	12 485	3 145	15 630
Ashfield (A)	0	0	0	0	0	475	475	316	791
Burwood (A)	6	53	59	999	4 374	247	5 620	970	6 590
Concord (A)	0	0	0	0	0	0	0	70	70
Drummoyne (A)	1	13	18	250	1 300	1 018	2 568	550	3 118
Strathfield (A)	8	11	19	1 975	900	948	3 822	1 240	5 062
Central Western Sydney (SSD)	30	75	105	3 872	6 301	885	11 057	12 393	23 450
Auburn (A)	1	0	1	150	0	122	272	1 365	1 637
Holroyd (C)	7	53	60	1 220	4 266	637	6 123	1 644	7 767
Parramatta (C)	22	22	44	2 502	2 034	126	4 662	9 385	14 047
Outer Western Sydney (SSD)	115	32	147	13 719	2 687	4 145	20 551	4 097	24 647
Blue Mountains (C)	23	0	23	2 732	0	1 387	4 119	97	4 216
Hawkesbury (C)	25	24	49	3 018	1 917	840	5 775	2 260	8 035
Penrith (C)	67	8	75	7 969	770	1 918	10 657	1 740	12 397
Blacktown—Baulkham Hills (SSD)	232	64	297	32 203	4 341	3 147	39 691	1 564	41 254
Baulkham Hills (A)	135	54	190	21 189	3 421	1 671	26 281	0	26 281
Blacktown (C)	97	10	107	11 014	920	1 476	13 410	1 564	14 973
Lower Northern Sydney (SSD)	16	100	120	2 719	11 025	5 536	19 280	18 490	37 770
Hunter's Hill (A)	3	16	19	575	1 760	383	2 718	0	2 718
Lane Cove (A)	0	0	0	0	0	50	50	3 700	3 750
Mosman (A)	0	0	0	0	0	0	0	0	0
North Sydney (A)	1	22	26	50	3 000	2 350	5 400	550	5 951
Ryde (C)	4	18	23	584	1 645	270	2 499	13 180	15 679
Willoughby (C)	8	44	52	1 510	4 620	2 483	8 613	1 060	9 673

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									
Sydney (SD) <i>continued</i>									
Hornsby–Ku-ring-gai (SSD)	41	0	41	6 704	0	7 257	13 961	925	14 886
Hornsby (A)	30	0	30	4 508	0	3 147	7 655	275	7 930
Ku-ring-gai (A)	11	0	11	2 196	0	4 110	6 306	650	6 956
Northern Beaches (SSD)	30	14	44	6 499	1 390	5 835	13 724	1 041	14 765
Manly (A)	0	0	0	0	0	941	941	0	941
Pittwater (A)	6	0	6	2 662	0	2 072	4 734	0	4 734
Warringah (A)	24	14	38	3 837	1 390	2 823	8 050	1 041	9 091
Gosford–Wyong (SSD)	105	6	113	14 628	490	3 774	18 891	1 576	20 467
Gosford (C)	52	6	60	8 205	490	3 082	11 777	609	12 386
Wyong (A)	53	0	53	6 423	0	691	7 115	967	8 082
Hunter (SD)	277	161	466	32 419	20 961	10 148	63 529	69 679	133 207
Newcastle (SSD)	232	161	421	26 257	20 961	9 601	56 819	69 054	125 873
Cessnock (C)	7	0	7	820	0	197	1 017	480	1 497
Lake Macquarie (C)	77	16	93	8 957	1 317	1 548	11 822	20 182	32 004
Maitland (C)	23	12	35	2 754	899	254	3 907	1 200	5 107
Newcastle (C)–Inner	0	54	63	0	10 470	545	11 015	12 545	23 560
Newcastle (C)–Remainder	102	67	187	10 727	6 857	6 842	24 426	32 103	56 529
Port Stephens (A)	23	12	36	2 999	1 419	215	4 632	2 544	7 176
Hunter SD Balance (SSD)	45	0	45	6 162	0	547	6 709	625	7 334
Dungog (A)	12	0	12	2 116	0	110	2 226	350	2 576
Gloucester (A)	1	0	1	115	0	0	115	0	115
Great Lakes (A)	17	0	17	1 913	0	250	2 163	160	2 323
Merriwa (A)	0	0	0	0	0	0	0	0	0
Murrurundi (A)	0	0	0	0	0	20	20	0	20
Muswellbrook (A)	1	0	1	175	0	0	175	0	175
Scone (A)	5	0	5	656	0	0	656	55	711
Singleton (A)	9	0	9	1 187	0	167	1 354	60	1 414
Illawarra (SD)	224	14	241	27 470	1 268	3 518	32 256	8 999	41 254
Wollongong (SSD)	100	2	103	12 340	140	1 973	14 452	5 379	19 831
Kiama (A)	5	0	5	846	0	265	1 111	0	1 111
Shellharbour (C)	39	2	41	4 691	140	343	5 174	140	5 314
Wollongong (C)	56	0	57	6 802	0	1 365	8 167	5 239	13 406
Illawarra SD Balance (SSD)	124	12	138	15 131	1 128	1 545	17 804	3 620	21 424
Shoalhaven (C)	93	6	100	10 734	528	737	11 999	2 263	14 262
Wingecarribee (A)	31	6	38	4 396	600	808	5 804	1 358	7 162
Richmond–Tweed (SD)	123	21	145	13 698	1 340	1 438	16 475	6 105	22 580
Tweed Heads (SSD)	34	6	40	3 490	395	300	4 185	1 680	5 864
Tweed (A)–Pt A	34	6	40	3 490	395	300	4 185	1 680	5 864
Richmond–Tweed SD Balance (SSD)	89	15	105	10 207	945	1 138	12 290	4 425	16 715
Ballina (A)	43	7	50	5 606	405	335	6 345	2 690	9 035
Byron (A)	15	0	15	1 536	0	557	2 093	65	2 158
Casino (A)	0	0	0	0	0	0	0	0	0
Kyogle (A)	1	0	1	85	0	0	85	0	85
Lismore (C)	22	0	22	2 064	0	225	2 288	1 270	3 558
Richmond River (A)	3	6	10	422	360	22	804	400	1 204
Tweed (A)–Pt B	5	2	7	495	180	0	675	0	675

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									
Mid-North Coast (SD)	87	17	104	9 324	1 589	1 238	12 151	10 170	22 321
Clarence (SSD)	43	11	54	4 431	1 043	844	6 317	10 170	16 487
Bellingen (A)	1	0	1	125	0	0	125	0	125
Coffs Harbour (C)	26	9	35	2 777	831	655	4 263	10 110	14 373
Copmanhurst (A)	0	0	0	0	0	20	20	0	20
Grafton (C)	2	0	2	245	0	40	284	60	344
Maclean (A)	6	0	6	524	0	78	601	0	601
Nambucca (A)	5	2	7	485	212	12	709	0	709
Nymboida (A)	2	0	2	204	0	40	244	0	244
Ulmarra (A)	1	0	1	71	0	0	71	0	71
Hastings (SSD)	44	6	50	4 894	546	394	5 834	0	5 834
Greater Taree (C)	15	0	15	1 584	0	173	1 756	0	1 756
Hastings (A)	25	6	31	2 961	546	194	3 701	0	3 701
Kempsey (A)	4	0	4	349	0	27	376	0	376
Lord Howe Island	0	0	0	0	0	0	0	0	0
Northern (SD)	27	2	29	3 277	324	899	4 500	7 254	11 754
Northern Slopes (SSD)	11	2	13	1 532	324	369	2 225	737	2 962
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	339	0	104	442	502	944
Inverell (A)—Pt A	0	0	0	0	0	0	0	0	0
Manilla (A)	1	0	1	170	0	0	170	0	170
Nundle (A)	0	0	0	0	0	0	0	0	0
Parry (A)	2	0	2	294	0	36	330	0	330
Quirindi (A)	1	0	1	134	0	61	195	0	195
Tamworth (C)	4	2	6	595	324	151	1 070	235	1 305
Yallaroi (A)	0	0	0	0	0	18	18	0	18
Northern Tablelands (SSD)	14	0	14	1 225	0	351	1 576	367	1 943
Armidale (C)	4	0	4	385	0	161	546	267	812
Dumaresq (A)	2	0	2	230	0	0	230	0	230
Glen Innes (A)	0	0	0	0	0	0	0	100	100
Guyra (A)	1	0	1	100	0	20	120	0	120
Inverell (A)—Pt B	2	0	2	260	0	131	391	0	391
Severn (A)	1	0	1	58	0	0	58	0	58
Tenterfield (A)	3	0	3	154	0	20	174	0	174
Uralla (A)	1	0	1	38	0	20	58	0	58
Walcha (A)	0	0	0	0	0	0	0	0	0
North Central Plain (SSD)	2	0	2	520	0	179	699	6 150	6 849
Moree Plains (A)	1	0	1	120	0	110	230	6 090	6 320
Narrabri (A)	1	0	1	400	0	69	469	60	529
North Western (SD)	27	2	29	3 398	60	353	3 811	1 618	5 430
Central Macquarie (SSD)	24	2	26	3 116	60	118	3 294	1 216	4 510
Coolah (A)	0	0	0	0	0	0	0	82	82
Coonabarabran (A)	0	0	0	0	0	0	0	0	0
Dubbo (C)	14	0	14	1 715	0	91	1 806	850	2 656
Gilgandra (A)	0	0	0	0	0	0	0	0	0
Mudgee (A)	9	2	11	1 378	60	27	1 465	284	1 749
Narromine (A)	0	0	0	0	0	0	0	0	0
Wellington (A)	1	0	1	23	0	0	23	0	23
Macquarie—Barwon (SSD)	3	0	3	282	0	187	469	402	871
Bogan (A)	1	0	1	120	0	37	157	0	157
Coonamble (A)	1	0	1	62	0	0	62	0	62
Walgett (A)	0	0	0	0	0	0	0	402	402
Warren (A)	1	0	1	100	0	150	250	0	250

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									
North Western (SD) <i>continued</i>									
Upper Darling (SSD)	0	0	0	0	0	48	48	0	48
Bourke (A)	0	0	0	0	0	25	25	0	25
Brewarrina (A)	0	0	0	0	0	0	0	0	0
Cobar (A)	0	0	0	0	0	23	23	0	23
Central West (SD)	54	3	58	6 384	165	1 404	7 953	9 291	17 243
Bathurst-Orange (SSD)	21	3	24	2 821	165	413	3 399	5 898	9 297
Bathurst (C)	8	0	8	1 030	0	225	1 255	120	1 375
Blayney (A)-Pt A	1	3	4	115	165	0	280	838	1 118
Cabonne (A)-Pt A	4	0	4	510	0	98	607	0	607
Evans (A)-Pt A	0	0	0	0	0	0	0	0	0
Orange (C)	8	0	8	1 167	0	91	1 257	4 940	6 197
Central Tablelands (excl.)									
Bathurst-Orange (SSD)	15	0	15	1 818	0	368	2 185	2 639	4 824
Blayney (A)-Pt B	1	3	4	115	165	0	280	838	1 118
Cabonne (A) -Pt B	4	0	4	510	0	98	607	0	607
Evans (A)-Pt B	0	0	0	0	0	0	0	0	0
Greater Lithgow (C)	5	0	5	754	0	97	850	64	914
Oberon (A)	1	0	1	28	0	40	68	2 575	2 643
Rylstone (A)	3	0	3	375	0	122	497	0	497
Lachlan (SSD)									
Bland (A)	0	0	0	0	0	0	0	0	0
Cabonne (A)-Pt C	8	0	8	678	0	157	835	344	1 179
Cowra (A)	3	0	3	416	0	30	446	0	446
Forbes (A)	2	0	3	215	0	249	464	0	464
Lachlan (A)	2	0	2	134	0	0	134	410	544
Parkes (A)	3	0	3	302	0	115	417	0	417
Weddin (A)	0	0	0	0	0	73	73	0	73
South Eastern (SD)	79	10	89	8 764	957	980	10 701	10 199	20 900
Queanbeyan (SSD)	32	0	32	4 197	0	195	4 392	0	4 392
Queanbeyan (C)	26	0	26	3 487	0	26	3 513	0	3 513
Yarrowlumla (A)-Pt A	6	0	6	710	0	169	879	0	879
Southern Tablelands (excl.)									
Queanbeyan (SSD)	9	0	9	832	0	264	1 096	1 210	2 306
Boorowa (A)	1	0	1	65	0	60	125	0	125
Crookwell (A)	1	0	1	60	0	24	84	545	629
Goulburn (C)	3	0	3	259	0	52	310	200	510
Gunning (A)	0	0	0	0	0	11	11	0	11
Harden (A)	0	0	0	0	0	17	17	0	17
Mulwaree (A)	2	0	2	250	0	40	290	265	555
Tallaganda (A)	2	0	2	198	0	25	223	0	223
Yarrowlumla (A)-Pt B	0	0	0	0	0	0	0	0	0
Yass (A)	0	0	0	0	0	0	0	0	0
Young (A)	0	0	0	0	0	36	36	200	236
Lower South Coast (SSD)									
Bega Valley (A)	10	2	12	1 060	210	143	1 413	4 365	5 778
Eurobodalla (A)	25	8	33	2 378	747	333	3 458	1 998	5 456
Snowy (SSD)									
Bombala (A)	0	0	0	0	0	0	0	0	0
Cooma-Monaro (A)	2	0	2	228	0	0	228	50	278
Snowy River (A)	1	0	1	70	0	45	115	2 576	2 691

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									
Murrumbidgee (SD)	31	2	33	3 484	160	432	4 076	2 487	6 563
Central Murrumbidgee (SSD)	16	0	16	1 784	0	63	1 847	235	2 082
Coolamon (A)	2	0	2	257	0	0	257	0	257
Cootamundra (A)	0	0	0	0	0	15	15	130	145
Gundagai (A)	1	0	1	150	0	0	150	0	150
Junee (A)	2	0	2	220	0	0	220	0	220
Lockhart (A)	0	0	0	0	0	0	0	0	0
Narrandera (A)	0	0	0	0	0	0	0	0	0
Temora (A)	1	0	1	119	0	20	139	0	139
Tumut (A)	10	0	10	1 038	0	28	1 066	0	1 066
Wagga Wagga (C)	0	0	0	0	0	0	0	105	105
Lower Murrumbidgee (SSD)	15	2	17	1 700	160	369	2 229	2 252	4 481
Carrathool (A)	0	0	0	0	0	0	0	0	0
Griffith (C)	10	2	12	1 153	160	63	1 375	2 152	3 527
Hay (A)	0	0	0	0	0	51	51	100	151
Leeton (A)	5	0	5	547	0	255	802	0	802
Murrumbidgee (A)	0	0	0	0	0	0	0	0	0
Murray (SD)	15	0	15	1 745	0	234	1 979	2 105	4 084
Albury (SSD)	3	0	3	439	0	10	449	1 500	1 949
Albury (C)	0	0	0	0	0	0	0	1 500	1 500
Hume (A)	3	0	3	439	0	10	449	0	449
Upper Murray (excl. Albury) (SSD)	3	0	3	281	0	24	305	50	355
Corowa (A)	2	0	2	201	0	0	201	50	251
Culcairn (A)	0	0	0	0	0	0	0	0	0
Holbrook (A)	1	0	1	80	0	0	80	0	80
Tumbarumba (A)	0	0	0	0	0	24	24	0	24
Urana (A)	0	0	0	0	0	0	0	0	0
Central Murray (SSD)	9	0	9	1 025	0	170	1 195	0	1 195
Berrigan (A)	3	0	3	349	0	44	393	0	393
Conargo (A)	0	0	0	0	0	0	0	0	0
Deniliquin (A)	1	0	1	65	0	126	191	0	191
Jerilderie (A)	0	0	0	0	0	0	0	0	0
Murray (A)	5	0	5	611	0	0	611	0	611
Wakool (A)	0	0	0	0	0	0	0	0	0
Windouran (A)	0	0	0	0	0	0	0	0	0
Murray–Darling (SSD)	0	0	0	0	0	30	30	555	585
Balranald (A)	0	0	0	0	0	0	0	55	55
Wentworth(A)	0	0	0	0	0	30	30	500	530
Far West (SD)	2	0	2	112	0	84	196	150	346
Far West (SSD)	2	0	2	112	0	84	196	150	346
Broken Hill (C)	1	0	1	85	0	84	169	150	319
Central Darling (A)	1	0	1	27	0	0	27	0	27
Unincorp, Far West	0	0	0	0	0	0	0	0	0

STATISTICAL DISTRICT

Newcastle NSW	232	161	421	26 257	20 961	9 601	56 819	69 054	125 873
Wollongong NSW	100	2	103	12 340	140	1 973	14 452	5 379	19 831
Bathurst–Orange NSW	21	3	24	2 821	165	413	3 399	5 898	9 297
Albury–Wodonga NSW/VIC	3	0	3	439	0	10	449	1 500	1 949
Canberra–Queanbeyan ACT/NSW	32	0	32	4 197	0	195	4 392	0	4 392
Gold Coast–Tweed Heads QLD/NSW	34	6	40	3 490	395	300	4 185	1 680	5 864

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

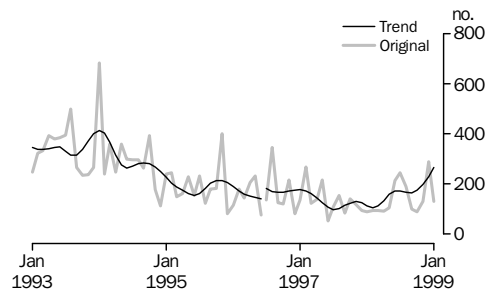
(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVALS KEY FEATURES: ACT

KEY FIGURES

		% change Dec 1998 to Jan 1999	% change Jan 1998 to Jan 1999
Trend estimates			
Dwelling units approved			
Total dwelling units	265	16.2	135.3
Original			
Dwelling units approved			
Private sector houses	88	35.4	8.6
Total dwelling units	132	-54.3	50.0

DWELLING UNITS APPROVED



KEY POINTS

The trend estimate for total dwelling units, which is being influenced strongly by the conversions reported in December, now shows an increase for the fourth consecutive month.

There were 132 dwelling units approved in January; 88 new houses and 44 other dwellings. Approvals were concentrated in Page (42), Nicholls (24), Ngunnawal (21) and Amaroo (18).

The total value of building approvals was \$20.9 million. This comprised \$18.7 million for residential building and only \$2.2 million for the non-residential sector.

There were only 3 jobs approved with a value over \$500,000 in January.

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units	Total dwelling units trend estimates
PRIVATE SECTOR (Number)							
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.
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.
December	65	89	0	133	0	287	n.a.
1999							
January	88	44	0	0	0	132	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.
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.
December	2	0	0	0	0	2	n.a.
1999							
January	0	0	0	0	0	0	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.
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	173
July	166	78	0	0	0	244	173
August	128	62	0	0	0	190	166
September	82	19	0	0	0	101	164
October	88	0	0	0	0	88	175
November	118	12	0	0	0	130	199
December	67	89	0	133	0	289	229
1999							
January	88	44	0	0	0	132	265

(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(a)	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
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
December	8 930	8 065	0	4 459	9 874	31 328	21 747	53 076
1999								
January	11 652	3 830	0	3 195	0	18 677	1 929	20 605
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
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
December	189	0	0	0	0	189	9 373	9 563
1999								
January	0	0	0	0	0	0	300	300
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
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
December	9 120	8 065	0	4 459	9 874	31 518	31 121	62 638
1999								
January	11 652	3 830	0	3 195	0	18 677	2 229	20 905

(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	88	44	132	11 652	3 830	3 195	18 677	2 229	20 906
Canberra (SD)	88	44	132	11 652	3 830	3 195	18 677	2 229	20 906
North Canberra (SSD)	1	2	3	162	220	327	709	0	709
Acton	0	0	0	0	0	0	0	0	0
Ainslie	0	0	0	0	0	36	36	0	36
Braddon	0	0	0	0	0	30	30	0	30
Campbell	0	0	0	0	0	0	0	0	0
City	0	0	0	0	0	0	0	0	0
Dickson	0	0	0	0	0	0	0	0	0
Downer	0	0	0	0	0	13	13	0	13
Duntroon	0	0	0	0	0	0	0	0	0
Hackett	0	0	0	0	0	124	124	0	124
Kowen	0	0	0	0	0	0	0	0	0
Lyneham	0	0	0	0	0	44	44	0	44
Majura	0	0	0	0	0	0	0	0	0
O'Connor	1	2	3	162	220	80	462	0	462
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	0	0	0	0
Watson	0	0	0	0	0	0	0	0	0
Belconnen (SSD)	17	42	59	2 061	3 610	507	6 177	0	6 177
Aranda	0	0	0	0	0	16	16	0	16
Belconnen Town Centre	0	0	0	0	0	0	0	0	0
Belconnen—SSD Bal	0	0	0	0	0	0	0	0	0
Bruce	0	0	0	0	0	12	12	0	12
Charnwood	0	0	0	0	0	0	0	0	0
Cook	0	0	0	0	0	0	0	0	0
Dunlop	9	0	9	1 086	0	50	1 136	0	1 136
Evatt	0	0	0	0	0	0	0	0	0
Florey	0	0	0	0	0	20	20	0	20
Flynn	0	0	0	0	0	76	76	0	76
Fraser	0	0	0	0	0	34	34	0	34
Giralang	0	0	0	0	0	27	27	0	27
Hawker	0	0	0	0	0	93	93	0	93
Higgins	0	0	0	0	0	0	0	0	0
Holt	0	0	0	0	0	15	15	0	15
Kaleen	0	0	0	0	0	0	0	0	0
Latham	0	0	0	0	0	0	0	0	0
McKellar	0	0	0	0	0	107	107	0	107
Macgregor	0	0	0	0	0	16	16	0	16
Macquarie	0	0	0	0	0	0	0	0	0
Melba	8	0	8	975	0	0	975	0	975
Page	0	42	42	0	3 610	0	3 610	0	3 610
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	42	42	0	42
Woden Valley (SSD)	0	0	0	0	0	287	287	480	767
Chifley	0	0	0	0	0	0	0	0	0
Curtin	0	0	0	0	0	58	58	0	58
Farrer	0	0	0	0	0	101	101	0	101
Garran	0	0	0	0	0	56	56	0	56
Hughes	0	0	0	0	0	0	0	0	0
Isaacs	0	0	0	0	0	0	0	0	0
Lyons	0	0	0	0	0	0	0	0	0
Mawson	0	0	0	0	0	0	0	0	0
O'Malley	0	0	0	0	0	0	0	0	0
Pearce	0	0	0	0	0	17	17	280	297
Phillip	0	0	0	0	0	0	0	200	200
Torrens	0	0	0	0	0	56	56	0	56

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	276	276	0	276
Chapman	0	0	0	0	0	30	30	0	30
Duffy	0	0	0	0	0	214	214	0	214
Fisher	0	0	0	0	0	0	0	0	0
Holder	0	0	0	0	0	0	0	0	0
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	33	33	0	33
Weston	0	0	0	0	0	0	0	0	0
Weston Creek–Stromlo – SSD Bal	0	0	0	0	0	0	0	0	0
Tuggeranong (SSD)	3	0	3	361	0	1 121	1 482	107	1 589
Banks	0	0	0	0	0	43	43	0	43
Bonython	0	0	0	0	0	0	0	0	0
Calwell	0	0	0	0	0	144	144	0	144
Chisholm	0	0	0	0	0	47	47	0	47
Conder	1	0	1	128	0	19	146	0	146
Fadden	0	0	0	0	0	68	68	0	68
Gilmore	0	0	0	0	0	56	56	0	56
Gordon	2	0	2	233	0	0	233	0	233
Gowrie	0	0	0	0	0	60	60	107	167
Greenway	0	0	0	0	0	0	0	0	0
Isabella Plains	0	0	0	0	0	95	95	0	95
Kambah	0	0	0	0	0	140	140	0	140
Macarthur	0	0	0	0	0	0	0	0	0
Monash	0	0	0	0	0	133	133	0	133
Oxley	0	0	0	0	0	0	0	0	0
Richardson	0	0	0	0	0	46	46	0	46
Theodore	0	0	0	0	0	0	0	0	0
Tuggeranong–SSD Bal	0	0	0	0	0	0	0	0	0
Wanniassa	0	0	0	0	0	270	270	0	270
South Canberra (SSD)	3	0	3	495	0	677	1 171	680	1 851
Barton	0	0	0	0	0	0	0	0	0
Deakin	1	0	1	159	0	90	249	50	299
Forrest	0	0	0	0	0	47	47	0	47
Fyshwick	0	0	0	0	0	0	0	220	220
Griffith	0	0	0	0	0	258	258	0	258
Harman	0	0	0	0	0	0	0	0	0
Hume	0	0	0	0	0	0	0	0	0
Jerrabomberra	0	0	0	0	0	0	0	0	0
Kingston	0	0	0	0	0	0	0	0	0
Narrabundah	1	0	1	135	0	0	135	0	135
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	95	95	0	95
Symonston	0	0	0	0	0	0	0	0	0
Yarralumla	1	0	1	200	0	187	387	410	797
Gungahlin–Hall (SSD)	64	0	64	8 574	0	0	8 574	962	9 536
Amaroo	18	0	18	2 426	0	0	2 426	0	2 426
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	0	0
Ngunnawal	21	0	21	2 975	0	0	2 975	0	2 975
Nicholls	24	0	24	2 980	0	0	2 980	962	3 942
Palmerston	1	0	1	193	0	0	193	0	193
Australian Capital Territory - Bal	0	0	0	0	0	0	0	0	0

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

(b) Refer to Explanatory Notes paragraph 12.

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

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

- permits issued by local government authorities;
- permits issued by licensed building surveyors;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- permits issued by ACT building, electrical and plumbing control—Department of Urban Services;
- major building activity in areas not subject to normal administrative approval e.g. building on remote mine sites.

3 The scope of the survey comprises the following activities:

- construction of new buildings
- alterations and additions to existing buildings
- approved non-structural renovation and refurbishment work
- approved installation of integral building fixtures.

From July 1990, the statistics include:

- all approved new residential building valued at \$10,000 or more
- approved alterations and additions to residential building valued at \$10,000 or more
- all approved non-residential building jobs valued at \$50,000 or more.

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (Cat. no. 8762.0).

VALUE DATA

4 Value data are derived by aggregation of the estimated value of building work when completed as reported on approval documents. Such value data excludes the value of land and landscaping but includes site preparation. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', these estimates can differ significantly from the completed value of the building.

OWNERSHIP

5 Building ownership is classified as either public or private sector and is based on the sector of intended owner of the completed building at the time of approval. Residential buildings constructed by private sector builders under government housing authority schemes are classified as public sector when the authority has contracted, or intends to contract, to purchase the building on or before completion.

BUILDING CLASSIFICATIONS

6 Building approvals are classified both by the Type of Building (e.g. 'house', 'factory') and by the Type of Work involved (e.g. 'new', and 'alterations and additions'). These classifications are often used in conjunction with each other to describe building approvals in this publication.

7 The Type of Building classification refers to the intended major function of a building. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building, not to the function of the group as a whole.

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

8 An example is the treatment of building work approved for a factory complex. For instance, a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while the factory buildings would be classified to Factories.

9 An exception to this rule is the treatment of group accommodation buildings. For example, a student accommodation building on a university campus would be classified to Education.

10 In the case of a large multi-function building, i.e. a single large physical building which, at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function.

11 Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.

12 The Type of Work classification refers to the building activity carried out: New; Alterations and additions; or Conversion. See the Glossary for definitions of these terms. Prior to the April 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the April 1998 issue onwards, Conversion jobs are shown separately in tables 5, 6, 13 and 14. However, in other tables they are included within existing categories, as follows: in tables 1, 2, 11, 12 and 15 they are included in the appropriate Type of Building category, and in tables 3, 4, 11, 12 and 15 they are included in the 'Alterations and additions to residential buildings' category.

SEASONAL ADJUSTMENT

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

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

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

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

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

EXPLANATORY NOTES

TREND ESTIMATES

18 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

19 While the smoothing techniques described in paragraph 18 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

CHAIN VOLUME MEASURES

20 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1996–1997). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

21 Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the *Australian Standard Geographical Classification, 1998 Edition* (Cat. no. 1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

- *Building Activity, Australia* (Cat. no. 8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, Australian Capital Territory* (Cat. no. 8752.8)
- *Building Activity, New South Wales* (Cat. no. 8752.1)
- *Building Activity, Building Work Done, Australia* (Cat. no. 8755.0)
- *Building Approvals, Australia* (Cat. no. 8731.0)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0).
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in House Building* (Cat. no. 6408.0)
- *Price Index of Materials Used in Building Other than House Building* (Cat. no. 6407.0)

EXPLANATORY NOTES

ROUNDING

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

SYMBOLS AND OTHER USAGES

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

GLOSSARY

Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 12.
Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the April 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. Prior to July 1996, Table 5 and 13 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 6 and 14 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 12.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretakers residences) associated with a non-residential building are defined as houses.

GLOSSARY

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

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