



BUILDING APPROVALS NSW AND ACT

EMBARGO: 11:30AM (CANBERRA TIME) THURS 8 APR 1999

FEBRUARY KEY FIGURES

NEW SOUTH WALES (a)

TREND ESTIMATES	Feb 1999	% change Jan 1999 to Feb 1999	% change Feb 1998 to Feb 1999
Dwelling units approved			
Private sector houses	2 333	-0.1	-9.1
Total dwelling units	4 314	-0.6	-3.0

SEASONALLY ADJUSTED	Feb 1999	% change Jan 1999 to Feb 1999	% change Feb 1998 to Feb 1999
Dwelling units approved			
Private sector houses	2 421	9.8	-1.2
Total dwelling units	4 074	-5.8	8.2

FEBRUARY KEY POINTS

NEW SOUTH WALES (a)

TREND ESTIMATES

- Following a fall of 5.8% in the seasonally adjusted estimate in February the trend for total dwelling units has been reversed and is now showing a fall of 1.1% over the last three months.
- The growth in private sector houses has been halted with a small decrease (-0.1%) in February.

SEASONALLY ADJUSTED ESTIMATES

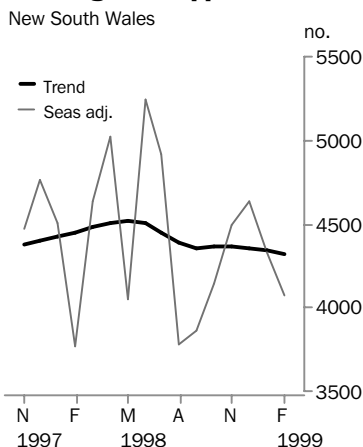
- The seasonally adjusted estimate for total dwelling units has fallen 12.1% over the last two months but follows an increase of 22.8% over the previous four months. The average monthly movement is 7%.
- The seasonally adjusted estimate for private sector houses has increased by 9.8% in February but follows a fall of 7.8% in January.

ORIGINAL ESTIMATES

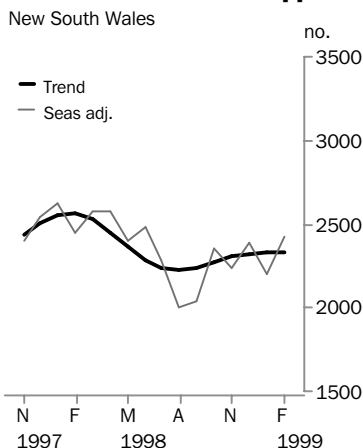
- The total number of dwelling units increased by 9.8% (343 dwelling units) to 3,846 dwelling units (2,101 houses and 1,745 other dwellings).
- The value of total building approved was \$990.4 million (residential building \$561.5 million and non-residential building \$428.9 million. Offices (\$135.9 million) and Shops (\$93.5 million) contributed most to the non-residential category.

(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>
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
August 1999	8 October 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

Following advice from builders and a check of permit numbers not forwarded to the Bureau the following revisions have been made:-

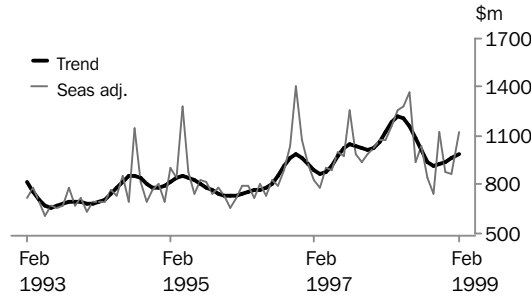
Period	Revision
September 1997	+136 dwellings
December 1997	+131 dwellings
November 1998	+266 dwellings
December 1998	-\$17.3 million to non-residential

Gregory W. BRAY
Regional Director, New South Wales

VALUE OF BUILDING APPROVED: New South Wales

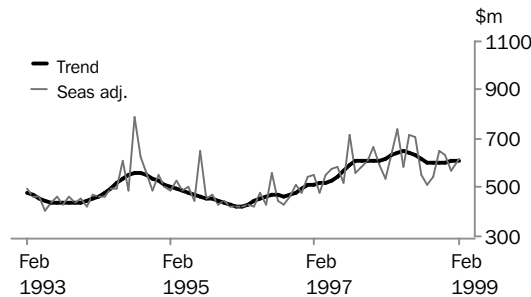
VALUE OF TOTAL BUILDING

The trend is now showing growth of 7.3% over the last four months.



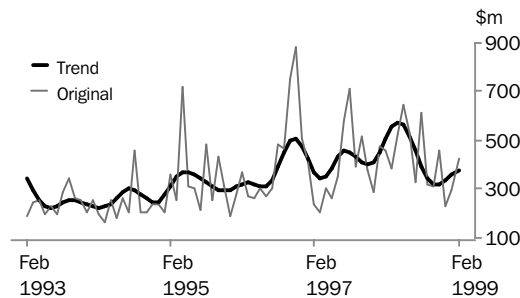
VALUE OF RESIDENTIAL BUILDING

The trend has increased by 1.9% over the last four months but is still 1.0% below the level of a year ago.



VALUE OF NON-RESIDENTIAL BUILDING

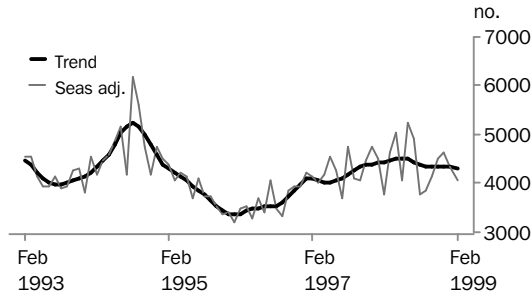
The trend is showing strong growth of 17.5% over the last four months. However this is a volatile series and substantial movements occur in the seasonally adjusted and trend series.



DWELLINGS APPROVED: New South Wales

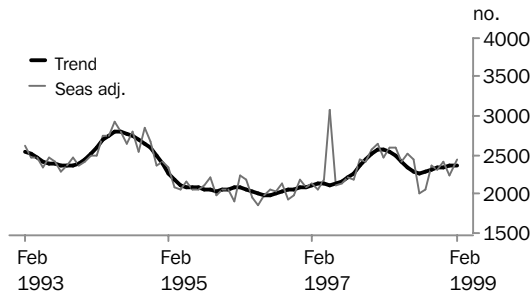
TOTAL DWELLING UNITS

The trend has been relatively flat over the last year. It has fallen 1.1% over the last three months to finish 3.0% below the level of a year ago.



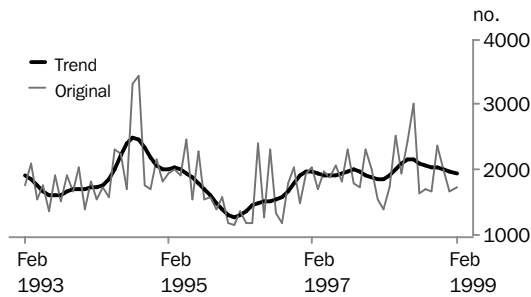
PRIVATE SECTOR HOUSES

The trend has increased 4.9% over the last six months but follows a fall of 13.4% in the previous six months. Over the year the trend has declined by 9.1%.



OTHER DWELLINGS

The trend has declined 9.9% since the peak in June 1998. This is a volatile series and substantial movements occur.



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

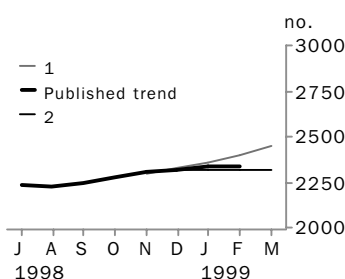
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

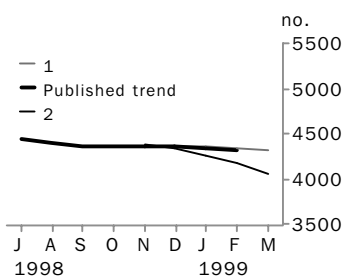
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the March seasonally adjusted estimate is higher than the February estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the March seasonally adjusted estimate is lower than the February 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 Feb 1999</i>	% change	2 <i>falls by 6% on Feb 1999</i>	% change
October 1998	2 276	1.6	2 266	1.4	2 276	1.6
November 1998	2 304	1.2	2 300	1.5	2 305	1.3
December 1998	2 320	0.7	2 329	1.2	2 315	0.4
January 1999	2 334	0.6	2 361	1.4	2 317	0.1
February 1999	2 333	-0.1	2 399	1.6	2 315	-0.1
March 1999	n.y.a.	n.y.a.	2 446	2.0	2 320	0.2

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 7% on Feb 1999</i>	% change	2 <i>falls by 7% on Feb 1999</i>	% change
October 1998	4 364	0.2	4 358	0.1	4 379	0.3
November 1998	4 363	0.0	4 362	0.1	4 373	-0.2
December 1998	4 356	-0.2	4 364	0.0	4 336	-0.8
January 1999	4 340	-0.4	4 356	-0.2	4 264	-1.6
February 1999	4 314	-0.6	4 337	-0.4	4 164	-2.3
March 1999	n.y.a.	n.y.a.	4 320	-0.4	4 059	-2.5

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						
December	2 480	2 493	1 901	2 018	4 381	4 511
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	2 341	2 390	2 250	2 368	4 591	4 758
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
February	2 085	2 101	1 694	1 745	3 779	3 846
SEASONALLY ADJUSTED						
1997						
December	2 545	2 563	n.a.	n.a.	4 614	4 758
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	2 240	2 314	n.a.	n.a.	4 085	4 497
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
February	2 421	2 440	n.a.	n.a.	3 995	4 074
TREND ESTIMATES						
1997						
December	2 507	2 525	1 796	1 878	4 303	4 403
1998						
January	2 558	2 576	1 758	1 848	4 315	4 424
February	2 567	2 584	1 766	1 863	4 332	4 447
March	2 528	2 550	1 831	1 932	4 360	4 482
April	2 453	2 483	1 925	2 023	4 377	4 507
May	2 364	2 406	2 024	2 113	4 388	4 519
June	2 284	2 335	2 080	2 166	4 364	4 500
July	2 236	2 292	2 061	2 156	4 298	4 448
August	2 223	2 278	1 994	2 111	4 216	4 388
September	2 240	2 289	1 923	2 068	4 163	4 357
October	2 276	2 316	1 883	2 049	4 158	4 364
November	2 304	2 336	1 854	2 027	4 158	4 363
December	2 320	2 349	1 842	2 007	4 162	4 356
1999						
January	2 334	2 360	1 833	1 981	4 167	4 340
February	2 333	2 362	1 822	1 952	4 155	4 314

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						
December	3.2	3.4	-17.6	-12.9	-7.0	-4.6
1998						
January	-12.0	-11.3	-24.4	-23.6	-17.4	-16.8
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	3.7	5.5	40.1	40.5	18.8	20.4
December	-2.6	-3.6	-19.0	-15.6	-10.6	-9.6
1999						
January	-20.2	-20.0	-14.4	-16.9	-17.6	-18.6
February	14.6	14.0	8.5	5.1	11.8	9.8
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
December	6.1	6.3	n.a.	n.a.	4.3	6.4
1998						
January	3.0	3.3	n.a.	n.a.	-4.7	-5.3
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.	2.6	8.7
December	6.9	4.7	n.a.	n.a.	8.1	3.1
1999						
January	-7.8	-7.9	n.a.	n.a.	-4.3	-6.7
February	9.8	9.4	n.a.	n.a.	-5.5	-5.8
TREND ESTIMATES (% change from preceding month)						
1997						
December	3.0	3.1	-3.3	-2.8	0.2	0.5
1998						
January	2.0	2.0	-2.1	-1.6	0.3	0.5
February	0.3	0.3	0.5	0.8	0.4	0.5
March	-1.5	-1.3	3.7	3.7	0.6	0.8
April	-3.0	-2.6	5.1	4.7	0.4	0.6
May	-3.6	-3.1	5.1	4.5	0.2	0.3
June	-3.4	-3.0	2.8	2.5	-0.5	-0.4
July	-2.1	-1.8	-0.9	-0.5	-1.5	-1.2
August	-0.6	-0.6	-3.3	-2.1	-1.9	-1.3
September	0.8	0.5	-3.5	-2.0	-1.3	-0.7
October	1.6	1.2	-2.1	-0.9	-0.1	0.2
November	1.2	0.9	-1.5	-1.1	0.0	0.0
December	0.7	0.5	-0.7	-1.0	0.1	-0.2
1999						
January	0.6	0.4	-0.5	-1.3	0.1	-0.4
February	-0.1	0.1	-0.6	-1.5	-0.3	-0.6

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					
December	496.8	121.9	618.7	286.0	904.6
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	624.6	94.0	718.6	461.5	1 180.1
December	523.2	80.7	603.8	234.7	838.5
1999					
January	376.2	83.0	459.2	297.1	756.3
February	469.6	91.9	561.5	428.9	990.4
SEASONALLY ADJUSTED					
1997					
December	529.0	140.7	669.7	n.a.	1 031.6
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	556.1	94.4	650.5	n.a.	1 130.5
December	547.8	90.6	638.4	n.a.	879.3
1999					
January	473.5	94.1	567.6	n.a.	869.4
February	515.0	106.2	621.2	n.a.	1 127.3
TREND ESTIMATES					
1997					
December	484.4	123.7	608.0	413.1	1 021.1
1998					
January	480.8	129.2	610.1	452.4	1 062.4
February	484.2	133.8	618.0	506.3	1 124.2
March	493.8	137.0	630.8	553.6	1 184.4
April	503.6	138.5	642.1	576.9	1 218.9
May	510.9	136.9	647.9	563.3	1 211.2
June	512.1	131.4	643.5	519.7	1 163.2
July	508.8	122.1	630.9	459.2	1 090.1
August	504.4	109.9	614.3	394.2	1 008.5
September	504.1	98.6	602.7	343.0	945.8
October	508.1	92.1	600.2	319.3	919.4
November	510.7	90.2	600.8	323.0	923.8
December	512.6	91.2	603.7	338.4	942.2
1999					
January	513.7	93.5	607.2	361.9	969.2
February	513.3	98.3	611.6	375.1	986.7

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change—NSW

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
1997					
December	-7.8	12.4	-4.4	-24.9	-12.0
1998					
January	-24.6	8.5	-18.1	66.8	8.8
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	34.7	10.7	31.0	47.2	36.9
December	-16.2	-14.1	-16.0	-49.1	-28.9
1999					
January	-28.1	2.9	-23.9	26.6	-9.8
February	24.8	10.7	22.3	44.4	31.0
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
December	5.1	35.9	10.4	n.a.	3.8
1998					
January	-14.9	2.3	-11.3	n.a.	3.9
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	18.8	19.2	18.9	n.a.	52.8
December	-1.5	-4.0	-1.9	n.a.	-22.2
1999					
January	-13.6	3.9	-11.1	n.a.	-1.1
February	8.8	12.9	9.4	n.a.	29.7
TREND ESTIMATES (% change from preceding month)					
1997					
December	-2.1	6.2	-0.5	2.5	0.7
1998					
January	-0.7	4.4	0.3	9.5	4.0
February	0.7	3.6	1.3	11.9	5.8
March	2.0	2.4	2.1	9.3	5.4
April	2.0	1.1	1.8	4.2	2.9
May	1.4	-1.2	0.9	-2.4	-0.6
June	0.2	-4.0	-0.7	-7.7	-4.0
July	-0.6	-7.1	-2.0	-11.6	-6.3
August	-0.9	-10.0	-2.6	-14.2	-7.5
September	-0.1	-10.3	-1.9	-13.0	-6.2
October	0.8	-6.6	-0.4	-6.9	-2.8
November	0.5	-2.1	0.1	1.2	0.5
December	0.4	1.1	0.5	4.8	2.0
1999					
January	0.2	2.5	0.6	6.9	2.9
February	-0.1	5.1	0.7	3.6	1.8

(a) Refer to Explanatory Notes paragraph 12.

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1995-1996	24 090	15 861	(b) 768	(b) 0	90	40 809
1996-1997	25 831	17 999	490	1 322	143	45 785
1997-1998	28 866	20 577	380	1 552	58	51 433
1998						
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	2 341	2 172	24	50	4	4 591
December	2 280	1 793	15	5	10	4 103
1999						
January	1 818	1 466	11	73	12	3 380
February	2 082	1 603	62	31	1	3 779
PUBLIC SECTOR (Number)						
1995-1996	360	1 389	(b) 23	(b) 0	3	1 775
1996-1997	206	1 862	10	8	7	2 093
1997-1998	209	1 033	8	0	10	1 260
1998						
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
February	16	50	1	0	0	67
TOTAL (Number)						
1995-1996	24 450	17 250	(b) 791	(b) 0	93	42 584
1996-1997	26 037	19 861	500	1 330	150	47 878
1997-1998	29 075	21 610	388	1 552	68	52 693
1998						
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	2 390	2 290	24	50	4	4 758
December	2 303	1 968	15	5	10	4 301
1999						
January	1 842	1 565	11	73	12	3 503
February	2 098	1 653	63	31	1	3 846

(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)								
1995-1996	2 700.0	1 637.1	(b) 52.3	973.9	(b) 0.0	5 364.6	2 684.6	8 049.2
1996-1997	3 030.8	1 817.6	39.7	994.5	107.2	5 990.0	4 143.2	10 133.2
1997-1998	3 526.0	2 363.6	58.9	1 191.4	168.9	7 308.5	4 457.0	11 765.6
1998								
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	302.6	305.3	4.5	83.5	4.9	700.8	340.0	1 040.8
December	296.6	205.7	2.0	77.4	0.4	582.2	163.7	745.9
1999								
January	233.6	131.0	1.1	71.0	9.7	446.4	220.0	666.3
February	281.5	181.6	5.3	82.7	2.0	553.1	341.5	894.6
PUBLIC SECTOR (\$ million)								
1995-1996	36.2	103.6	(b) 1.4	10.1	(b) 0.0	153.5	965.4	1 119.2
1996-1997	23.4	157.3	0.8	15.5	0.3	197.6	1 026.0	1 223.4
1997-1998	23.6	84.4	1.9	19.5	0.0	129.3	1 453.9	1 582.9
1998								
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
December	2.8	18.0	0.0	0.8	0.0	21.6	71.0	92.6
1999								
January	3.0	8.6	0.0	1.2	0.0	12.8	77.2	90.0
February	1.7	4.9	0.1	1.8	0.0	8.4	87.4	95.8
TOTAL (\$ million)								
1995-1996	2 736.3	1 740.7	(b) 53.8	984.0	(b) 0.0	5 518.6	3 650.3	9 168.6
1996-1997	3 054.2	1 975.1	40.4	1 009.8	107.5	6 187.3	5 169.2	11 356.6
1997-1998	3 549.6	2 447.8	60.6	1 210.9	168.9	7 438.0	5 910.9	13 348.6
1998								
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	308.9	315.7	4.5	84.6	4.9	718.6	461.5	1 180.1
December	299.4	223.7	2.0	78.2	0.4	603.8	234.7	838.5
1999								
January	236.6	139.6	1.1	72.2	9.7	459.2	297.1	756.3
February	283.1	186.5	5.4	84.5	2.0	561.5	428.9	990.4

(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			
NUMBER OF DWELLING UNITS										
1995-1996	24 450	4 238	3 909	8 147	2 491	2 568	4 044	9 103	17 250	41 700
1996-1997	26 037	3 418	4 313	7 731	2 843	3 398	5 889	12 130	19 861	45 898
1997-1998	29 075	3 513	4 071	7 584	2 572	3 718	7 736	14 026	21 610	50 685
1997										
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	2 390	226	444	670	145	303	1 172	1 620	2 290	4 680
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
February	2 098	223	300	523	87	283	760	1 130	1 653	3 751

VALUE (\$ million)

1995-1996	2 736.3	322.9	351.1	673.9	194.0	195.6	677.1	1 066.7	1 740.7	4 477.0
1996-1997	3 054.2	266.3	424.1	690.7	207.9	309.1	767.5	1 284.5	1 975.1	5 029.4
1997-1998	3 549.6	278.3	400.4	678.7	227.5	336.4	1 205.1	1 769.0	2 447.8	5 997.6
1997										
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	308.9	20.3	47.9	68.2	12.0	31.9	203.6	247.5	315.7	624.6
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
February	283.1	18.9	33.4	52.3	6.6	31.3	96.3	134.2	186.5	469.6

(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)							
1995-1996	2 746.9	1 776.4	4 523.6	1 045.0	5 568.5	3 731.9	9 307.1
1996-1997	3 054.4	1 975.2	5 029.6	1 157.9	6 187.4	5 169.1	11 356.6
1997-1998	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												
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
February	6	0.6	61	5.2	9	1.0	51	4.7	29	2.8	10	1.0
Value—\$200,000—\$499,999												
1998												
December	9	2.4	15	4.4	6	1.8	10	3.2	17	4.9	11	2.9
1999												
January	0	0.0	16	4.4	13	3.9	14	4.1	17	5.2	7	2.4
February	3	1.1	14	4.5	15	4.8	19	5.1	9	2.4	11	3.2
Value—\$500,000—\$999,999												
1998												
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
February	0	0.0	8	5.7	8	4.8	7	4.6	2	1.1	4	2.7
Value—\$1,000,000—\$4,999,999												
1998												
December	2	2.4	9	15.1	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
February	1	1.5	6	9.8	8	15.4	4	8.0	3	6.0	9	22.9
Value—\$5,000,000 and over												
1998												
December	1	11.0	0	0.0	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
February	0	0.0	4	68.3	0	0.0	6	113.3	3	45.8	3	18.8
Value—Total												
1995-1996	166	100.7	1 523	595.0	718	357.2	1 228	577.9	732	741.1	398	374.5
1996-1997	242	309.7	1 463	891.3	765	438.5	1 253	1 229.0	800	594.6	467	410.5
1997-1998	198	716.5	1 643	735.6	734	397.4	1 246	1 505.6	864	874.0	435	442.3
1998												
December	24	19.9	114	29.7	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
February	10	3.2	93	93.5	40	26.0	87	135.9	46	58.2	37	48.7

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										
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
February	4	0.6	7	0.7	12	1.0	18	1.6	207	19.4
Value—\$200,000–\$499,999										
1998										
December	0	0.0	3	1.0	8	2.4	4	1.1	83	24.1
1999										
January	0	0.0	5	1.8	6	1.7	6	1.8	84	25.2
February	3	0.8	4	1.1	2	0.6	4	1.1	84	24.7
Value—\$500,000–\$999,999										
1998										
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	0.0	46	30.8
February	0	0.0	4	2.3	7	4.4	1	0.6	41	26.2
Value—\$1,000,000–\$4,999,999										
1998										
December	1	2.1	3	7.4	8	22.9	1	1.7	43	92.3
1999										
January	0	0.0	4	7.8	3	8.6	1	4.3	39	85.9
February	0	0.0	2	3.5	5	13.5	2	6.4	40	87.1
Value—\$5,000,000 and over										
1998										
December	0	0.0	0	0.0	1	20.0	0	0.0	7	66.8
1999										
January	1	5.0	1	14.8	1	5.0	0	0.0	15	135.4
February	0	0.0	1	7.7	2	17.6	0	0.0	19	271.5
Value—Total										
1995-1996	74	50.7	239	340.1	443	383.9	355	129.6	5 876	3 650.3
1996-1997	66	22.1	260	234.2	481	906.7	402	132.6	6 199	5 169.2
1997-1998	70	28.7	263	376.7	370	636.0	370	198.2	6 193	5 910.9
1998										
December	6	3.2	28	13.4	27	47.2	22	6.4	431	234.7
1999										
January	6	6.4	29	28.3	20	19.0	23	7.5	399	297.1
February	7	1.4	18	15.2	28	37.1	25	9.7	391	428.9

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	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1995-1996	99.7	563.0	351.7	432.3	593.9	122.6	50.7	83.3	300.1	87.8	2 684.6
1996-1997	302.3	830.0	414.0	1 092.3	409.4	127.2	22.0	156.9	717.6	71.5	4 143.2
1997-1998	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											
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	83.7	7.7	6.4	13.5	9.0	1.4	340.0
December	8.9	29.3	18.8	15.6	40.2	9.7	3.2	10.5	23.8	3.8	163.7
1999											
January	38.9	50.6	28.1	36.4	35.1	2.3	6.4	6.0	9.7	6.3	220.0
February	3.2	93.3	26.0	124.1	21.8	21.1	1.4	13.4	36.0	1.2	341.5
PUBLIC SECTOR (\$ million)											
1995-1996	1.0	32.4	5.6	145.4	147.2	251.8	0.0	256.7	83.5	42.0	965.4
1996-1997	7.5	61.4	24.6	136.7	185.0	283.3	0.2	77.4	189.2	61.1	1 026.0
1997-1998	12.3	8.5	5.3	111.3	249.0	277.6	0.0	270.1	396.4	123.4	1 453.9
1998											
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
February	0.0	0.2	0.0	11.8	36.4	27.6	0.0	1.8	1.1	8.5	87.4
TOTAL (\$ million)											
1995-1996	100.7	595.0	357.2	577.9	741.1	374.5	50.7	340.1	383.9	129.6	3 650.3
1996-1997	309.7	891.3	438.5	1 229.0	594.6	410.5	22.1	234.2	906.7	132.6	5 169.2
1997-1998	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											
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	118.6	28.0	6.4	64.7	17.0	5.0	461.5
December	19.9	29.7	18.8	24.0	41.1	31.1	3.2	13.4	47.2	6.4	234.7
1999											
January	38.9	50.6	28.1	42.9	38.6	36.7	6.4	28.3	19.0	7.5	297.1
February	3.2	93.5	26.0	135.9	58.2	48.7	1.4	15.2	37.1	9.7	428.9

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									
1996-1997	13 762	15 308	30 844	1 763 371	1 605 227	891 631	4 260 229	3 452 056	7 712 285
1997-1998	15 593	17 744	35 102	2 075 029	2 131 276	1 148 411	5 354 717	3 795 477	9 150 194
1998									
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	2 000	3 337	179 528	288 506	69 571	537 606	299 524	837 129
December	1 278	1 539	2 837	180 836	179 875	61 653	422 364	109 759	532 123
1999									
January	895	1 244	2 202	126 343	105 160	61 033	292 537	125 304	417 841
February	1 196	1 414	2 694	173 949	164 672	71 921	410 541	288 033	698 574
PUBLIC SECTOR									
1996-1997	117	1 360	1 500	13 007	116 526	13 122	142 655	711 015	853 669
1997-1998	88	647	745	10 066	51 882	17 157	79 104	1 170 717	1 249 822
1998									
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
February	10	42	53	984	4 073	1 871	6 929	16 607	23 535
TOTAL									
1996-1997	13 879	16 668	32 344	1 776 378	1 721 753	904 753	4 402 883	4 163 071	8 565 954
1997-1998	15 681	18 391	35 847	2 085 095	2 183 158	1 165 568	5 433 821	4 966 194	10 400 015
1998									
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	2 099	3 446	180 958	297 315	70 470	548 744	402 854	951 597
December	1 278	1 696	2 994	180 836	196 232	62 408	439 476	165 075	604 551
1999									
January	896	1 333	2 292	126 543	112 741	62 278	301 562	169 054	470 616
February	1 206	1 456	2 747	174 933	168 745	73 791	417 470	304 639	722 109

(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	2 098	1 653	3 846	283 148	186 489	91 885	561 522	428 887	990 409
Sydney (SD)	1 206	1 456	2 747	174 933	168 747	73 791	417 471	304 640	722 111
Inner Sydney (SSD)	5	200	238	659	30 495	8 262	39 416	119 201	158 617
Botany Bay (C)	5	3	8	659	390	479	1 528	46 610	48 138
Leichhardt (A)	0	70	70	0	13 000	1 366	14 366	141	14 507
Marrickville (A)	0	0	8	0	0	2 962	2 962	5 170	8 132
South Sydney (C)	0	89	114	0	11 705	3 455	15 160	12 361	27 521
Sydney (C)—Inner	0	0	0	0	0	0	0	49 483	49 483
Sydney (C)—Remainder	0	38	38	0	5 400	0	5 400	5 436	10 836
Eastern Suburbs (SSD)	15	170	228	4 964	22 255	14 888	42 107	2 695	44 802
Randwick (C)	6	54	103	1 027	5 905	5 271	12 203	1 355	13 558
Waverley (A)	4	101	105	1 492	11 650	4 413	17 555	820	18 375
Woollahra (A)	5	15	20	2 445	4 700	5 204	12 349	520	12 869
St George—Sutherland (SSD)	69	216	286	11 367	21 468	7 379	40 214	5 374	45 588
Hurstville (C)	10	29	39	1 466	3 480	2 325	7 271	2 800	10 071
Kogarah (A)	9	141	150	1 566	14 100	775	16 441	1 280	17 721
Rockdale (C)	11	27	39	2 092	2 360	1 473	5 925	620	6 545
Sutherland Shire (A)	39	19	58	6 243	1 528	2 806	10 577	674	11 251
Canterbury—Bankstown (SSD)	27	92	119	4 157	7 686	2 926	14 769	4 366	19 135
Bankstown (C)	22	62	84	3 357	5 191	1 963	10 511	4 216	14 727
Canterbury (C)	5	30	35	800	2 495	963	4 258	150	4 408
Fairfield—Liverpool (SSD)	303	111	417	38 293	8 496	2 420	49 209	37 774	86 983
Fairfield (C)	49	29	79	7 115	2 175	957	10 247	8 633	18 880
Liverpool (C)	254	82	338	31 178	6 321	1 463	38 962	29 141	68 103
Outer South Western Sydney (SSD)	133	0	135	16 854	0	1 433	18 287	5 109	23 396
Camden (A)	64	0	64	7 710	0	264	7 974	90	8 064
Campbelltown (C)	40	0	41	5 442	0	835	6 277	5 019	11 296
Wollondilly (A)	29	0	30	3 702	0	334	4 036	0	4 036
Inner Western Sydney (SSD)	9	65	74	2 095	6 030	1 473	9 598	6 320	15 918
Ashfield (A)	0	0	0	0	0	215	215	4 740	4 955
Burwood (A)	1	0	1	200	0	256	456	0	456
Concord (A)	4	65	69	985	6 030	387	7 402	80	7 482
Drummoyne (A)	1	0	1	170	0	360	530	50	580
Strathfield (A)	3	0	3	740	0	255	995	1 450	2 445
Central Western Sydney (SSD)	39	123	163	4 929	9 143	3 479	17 551	21 775	39 326
Auburn (A)	9	0	9	1 169	0	151	1 320	1 618	2 938
Holroyd (C)	8	92	100	1 116	6 853	786	8 755	13 887	22 642
Parramatta (C)	22	31	54	2 644	2 290	2 542	7 476	6 270	13 746
Outer Western Sydney (SSD)	112	4	116	15 013	230	3 541	18 784	8 369	27 153
Blue Mountains (C)	33	0	33	4 280	0	1 563	5 843	476	6 319
Hawkesbury (C)	21	2	23	2 920	140	629	3 689	1 960	5 649
Penrith (C)	58	2	60	7 813	90	1 349	9 252	5 933	15 185
Blacktown—Baulkham Hills (SSD)	299	71	371	42 378	7 736	5 126	55 240	24 609	79 849
Baulkham Hills (A)	142	51	193	24 770	5 794	3 000	33 564	2 649	36 213
Blacktown (C)	157	20	178	17 608	1 942	2 126	21 676	21 960	43 636
Lower Northern Sydney (SSD)	12	138	151	4 188	21 803	12 193	38 184	62 500	100 684
Hunter's Hill (A)	1	62	63	248	8 850	369	9 467	85	9 552
Lane Cove (A)	0	0	0	0	0	0	0	0	0
Mosman (A)	2	36	38	1 345	7 180	6 874	15 399	0	15 399
North Sydney (A)	0	0	0	0	0	1 039	1 039	1 307	2 346
Ryde (C)	4	30	34	849	3 423	228	4 500	58 928	63 428
Willoughby (C)	5	10	16	1 746	2 350	3 683	7 779	2 180	9 959

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									
Sydney (SD) <i>continued</i>									
Hornsby–Ku-ring-gai (SSD)	47	155	202	9 290	18 591	5 855	33 736	1 785	35 521
Hornsby (A)	32	155	187	4 619	18 591	1 728	24 938	135	25 073
Ku-ring-gai (A)	15	0	15	4 671	0	4 127	8 798	1 650	10 448
Northern Beaches (SSD)	30	86	116	6 243	13 034	2 518	21 795	1 602	23 397
Manly (A)	1	0	1	119	0	222	341	0	341
Pittwater (A)	4	38	42	1 255	4 820	913	6 988	50	7 038
Warringah (A)	25	48	73	4 869	8 214	1 383	14 466	1 552	16 018
Gosford–Wyong (SSD)	106	25	131	14 503	1 780	2 298	18 581	3 161	21 742
Gosford (C)	75	11	86	11 201	830	1 456	13 487	2 161	15 648
Wyong (A)	31	14	45	3 302	950	842	5 094	1 000	6 094
Hunter (SD)	243	88	336	30 595	7 085	6 211	43 891	31 037	74 928
Newcastle (SSD)	196	82	283	24 613	6 469	5 763	36 845	29 560	66 405
Cessnock (C)	11	0	11	1 220	0	314	1 534	131	1 665
Lake Macquarie (C)	92	60	152	11 729	4 991	1 980	18 700	8 064	26 764
Maitland (C)	32	2	34	3 861	120	338	4 319	210	4 529
Newcastle (C)–Inner	0	0	0	0	0	0	0	1 050	1 050
Newcastle (C)–Remainder	31	10	46	3 826	680	2 528	7 034	20 105	27 139
Port Stephens (A)	30	10	40	3 977	678	603	5 258	0	5 258
Hunter SD Balance (SSD)	47	6	53	5 982	616	448	7 046	1 477	8 523
Dungog (A)	2	0	2	219	0	45	264	0	264
Gloucester (A)	1	0	1	138	0	0	138	0	138
Great Lakes (A)	32	6	38	3 657	616	139	4 412	450	4 862
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	235	0	0	235	0	235
Scone (A)	4	0	4	580	0	93	673	230	903
Singleton (A)	6	0	6	1 153	0	171	1 324	797	2 121
Illawarra (SD)	221	15	236	26 917	1 355	3 220	31 492	65 300	96 792
Wollongong (SSD)	122	7	129	14 115	660	1 766	16 541	2 329	18 870
Kiama (A)	5	4	9	712	380	304	1 396	0	1 396
Shellharbour (C)	22	0	22	2 899	0	57	2 956	0	2 956
Wollongong (C)	95	3	98	10 504	280	1 405	12 189	2 329	14 518
Illawarra SD Balance (SSD)	99	8	107	12 802	695	1 454	14 951	62 971	77 922
Shoalhaven (C)	65	3	68	7 682	195	699	8 576	62 739	71 315
Wingecarribee (A)	34	5	39	5 120	500	755	6 375	232	6 607
Richmond–Tweed (SD)	99	4	104	10 288	313	1 543	12 144	1 020	13 164
Tweed Heads (SSD)	29	2	31	2 843	150	165	3 158	60	3 218
Tweed (A)–Pt A	29	2	31	2 843	150	165	3 158	60	3 218
Richmond–Tweed SD Balance (SSD)	70	2	73	7 445	163	1 378	8 986	960	9 946
Ballina (A)	10	2	12	1 521	163	416	2 100	0	2 100
Byron (A)	22	0	22	2 139	0	490	2 629	250	2 879
Casino (A)	4	0	4	368	0	13	381	0	381
Kyogle (A)	1	0	1	55	0	0	55	70	125
Lismore (C)	13	0	14	1 482	0	269	1 751	150	1 901
Richmond River (A)	6	0	6	580	0	145	725	0	725
Tweed (A)–Pt B	14	0	14	1 300	0	45	1 345	490	1 835

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)	107	69	178	12 307	7 291	2 325	21 923	6 508	28 431
Clarence (SSD)	45	28	75	4 754	2 280	1 166	8 200	5 268	13 468
Bellingen (A)	6	0	6	576	0	126	702	68	770
Coffs Harbour (C)	19	19	38	2 250	1 380	448	4 078	2 585	6 663
Copmanhurst (A)	2	0	2	115	0	11	126	0	126
Grafton (C)	2	5	7	335	300	219	854	65	919
Maclean (A)	6	4	10	598	600	105	1 303	0	1 303
Nambucca (A)	4	0	5	447	0	123	570	2 550	3 120
Nymboida (A)	1	0	1	80	0	0	80	0	80
Ulmarra (A)	5	0	6	353	0	134	487	0	487
Hastings (SSD)	62	41	103	7 553	5 011	1 159	13 723	1 240	14 963
Greater Taree (C)	13	2	15	1 656	171	406	2 233	330	2 563
Hastings (A)	39	39	78	4 979	4 840	525	10 344	740	11 084
Kempsey (A)	10	0	10	918	0	228	1 146	170	1 316
Lord Howe Island	0	0	0	0	0	0	0	0	0
Northern (SD)	19	3	22	2 232	180	1 366	3 778	1 801	5 579
Northern Slopes (SSD)	11	3	14	1 516	180	694	2 390	760	3 150
Barraba (A)	0	0	0	0	0	30	30	0	30
Bingara (A)	0	0	0	0	0	0	0	0	0
Gunnedah (A)	1	0	1	190	0	128	318	0	318
Inverell (A)—Pt A	1	0	1	56	0	0	56	0	56
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	120	0	0	120	0	120
Quirindi (A)	1	0	1	80	0	0	80	160	240
Tamworth (C)	7	3	10	1 070	180	500	1 750	600	2 350
Yallaroi (A)	0	0	0	0	0	36	36	0	36
Northern Tablelands (SSD)	3	0	3	272	0	590	862	384	1 246
Armidale (C)	1	0	1	100	0	177	277	384	661
Dumaresq (A)	0	0	0	0	0	0	0	0	0
Glen Innes (A)	0	0	0	0	0	0	0	0	0
Guyra (A)	0	0	0	0	0	55	55	0	55
Inverell (A)—Pt B	2	0	2	172	0	74	246	0	246
Severn (A)	0	0	0	0	0	67	67	0	67
Tenterfield (A)	0	0	0	0	0	162	162	0	162
Uralla (A)	0	0	0	0	0	55	55	0	55
Walcha (A)	0	0	0	0	0	0	0	0	0
North Central Plain (SSD)	5	0	5	444	0	82	526	657	1 183
Moree Plains (A)	3	0	3	286	0	43	329	657	986
Narrabri (A)	2	0	2	158	0	39	197	0	197
North Western (SD)	18	0	18	2 522	0	227	2 749	1 872	4 621
Central Macquarie (SSD)	15	0	15	2 139	0	214	2 353	205	2 558
Coolah (A)	0	0	0	0	0	19	19	0	19
Coonabarabran (A)	0	0	0	0	0	39	39	0	39
Dubbo (C)	9	0	9	1 181	0	35	1 216	205	1 421
Gilgandra (A)	0	0	0	0	0	0	0	0	0
Mudgee (A)	4	0	4	766	0	111	877	0	877
Narromine (A)	2	0	2	192	0	0	192	0	192
Wellington (A)	0	0	0	0	0	10	10	0	10
Macquarie—Barwon (SSD)	3	0	3	383	0	0	383	100	483
Bogan (A)	2	0	2	215	0	0	215	0	215
Coonamble (A)	0	0	0	0	0	0	0	0	0
Walgett (A)	1	0	1	168	0	0	168	100	268
Warren (A)	0	0	0	0	0	0	0	0	0

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	13	13	1 567	1 580
Bourke (A)	0	0	0	0	0	0	0	1 567	1 567
Brewarrina (A)	0	0	0	0	0	0	0	0	0
Cobar (A)	0	0	0	0	0	13	13	0	13
Central West (SD)	48	7	55	6 247	460	1 107	7 814	2 828	10 642
Bathurst–Orange (SSD)	26	5	31	3 591	265	372	4 228	265	4 493
Bathurst (C)	11	0	11	1 530	0	237	1 767	0	1 767
Blayney (A)–Pt A	2	0	2	180	0	0	180	0	180
Cabonne (A)–Pt A	0	0	0	0	0	0	0	0	0
Evans (A)–Pt A	0	0	0	0	0	13	13	0	13
Orange (C)	13	5	18	1 881	265	122	2 268	265	2 533
Central Tablelands (excl. Bathurst–Orange) (SSD)									
Bathurst–Orange (SSD)	10	2	12	1 252	195	593	2 040	155	2 195
Blayney (A)–Pt B	2	0	2	180	0	0	180	0	180
Cabonne (A)–Pt B	0	0	0	0	0	0	0	0	0
Evans (A)–Pt B	0	0	0	0	0	13	13	0	13
Greater Lithgow (C)	4	2	6	552	195	477	1 224	155	1 379
Oberon (A)	2	0	2	328	0	24	352	0	352
Rylstone (A)	2	0	2	100	0	0	100	0	100
Lachlan (SSD)									
Lachlan (SSD)	12	0	12	1 404	0	142	1 546	2 408	3 954
Bland (A)	0	0	0	0	0	0	0	0	0
Cabonne (A)–Pt C	0	0	0	0	0	0	0	2 332	2 332
Cowra (A)	2	0	2	230	0	39	269	0	269
Forbes (A)	5	0	5	685	0	12	697	0	697
Lachlan (A)	3	0	3	249	0	0	249	0	249
Parkes (A)	2	0	2	240	0	51	291	76	367
Weddin (A)	0	0	0	0	0	40	40	0	40
South Eastern (SD)	86	0	88	10 179	0	1 269	11 448	7 228	18 676
Queanbeyan (SSD)	22	0	22	3 129	0	239	3 368	3 064	6 432
Queanbeyan (C)	17	0	17	2 450	0	129	2 579	0	2 579
Yarrowlumla (A)–Pt A	5	0	5	679	0	110	789	3 064	3 853
Southern Tablelands (excl. Queanbeyan) (SSD)									
Queanbeyan (SSD)	19	0	21	1 785	0	404	2 189	1 885	4 074
Boorowa (A)	0	0	0	0	0	15	15	0	15
Crookwell (A)	1	0	1	83	0	105	188	0	188
Goulburn (C)	5	0	5	492	0	83	575	825	1 400
Gunning (A)	0	0	0	0	0	0	0	0	0
Harden (A)	0	0	0	0	0	10	10	0	10
Mulwaree (A)	6	0	8	430	0	55	485	0	485
Tallaganda (A)	0	0	0	0	0	24	24	0	24
Yarrowlumla (A)–Pt B	0	0	0	0	0	0	0	0	0
Yass (A)	3	0	3	332	0	63	395	80	475
Young (A)	4	0	4	448	0	49	497	980	1 477
Lower South Coast (SSD)									
Lower South Coast (SSD)	42	0	42	4 817	0	439	5 256	2 279	7 535
Bega Valley (A)	13	0	13	1 432	0	217	1 649	1 949	3 598
Eurobodalla (A)	29	0	29	3 385	0	222	3 607	330	3 937
Snowy (SSD)									
Snowy (SSD)	3	0	3	448	0	187	635	0	635
Bombala (A)	0	0	0	0	0	40	40	0	40
Cooma–Monaro (A)	2	0	2	358	0	147	505	0	505
Snowy River (A)	1	0	1	90	0	0	90	0	90

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)	31	3	34	4 039	280	593	4 912	5 347	10 259
Central Murrumbidgee (SSD)	11	0	11	1 299	0	399	1 698	1 956	3 654
Coolamon (A)	0	0	0	0	0	0	0	0	0
Cootamundra (A)	1	0	1	198	0	109	307	52	359
Gundagai (A)	2	0	2	268	0	103	371	0	371
Junee (A)	1	0	1	75	0	75	150	54	204
Lockhart (A)	1	0	1	71	0	0	71	0	71
Narrandera (A)	0	0	0	0	0	46	46	350	396
Temora (A)	1	0	1	110	0	48	158	0	158
Tumut (A)	5	0	5	577	0	18	595	0	595
Wagga Wagga (C)	0	0	0	0	0	0	0	1 500	1 500
Lower Murrumbidgee (SSD)	20	3	23	2 740	280	194	3 214	3 391	6 605
Carrathool (A)	1	0	1	83	0	0	83	95	178
Griffith (C)	9	3	12	1 770	280	119	2 169	2 626	4 795
Hay (A)	1	0	1	86	0	25	111	60	171
Leeton (A)	5	0	5	499	0	50	549	340	889
Murrumbidgee (A)	4	0	4	302	0	0	302	270	572
Murray (SD)	19	0	19	2 815	0	233	3 048	870	3 918
Albury (SSD)	1	0	1	210	0	90	300	0	300
Albury (C)	0	0	0	0	0	0	0	0	0
Hume (A)	1	0	1	210	0	90	300	0	300
Upper Murray (excl. Albury) (SSD)	6	0	6	1 046	0	75	1 121	70	1 191
Corowa (A)	5	0	5	596	0	0	596	0	596
Culcairn (A)	0	0	0	0	0	45	45	0	45
Holbrook (A)	0	0	0	0	0	0	0	0	0
Tumbarumba (A)	0	0	0	0	0	30	30	0	30
Urana (A)	1	0	1	450	0	0	450	70	520
Central Murray (SSD)	10	0	10	1 287	0	48	1 335	578	1 913
Berrigan (A)	2	0	2	271	0	12	283	82	365
Conargo (A)	0	0	0	0	0	0	0	0	0
Deniliquin (A)	0	0	0	0	0	24	24	496	520
Jerilderie (A)	1	0	1	160	0	0	160	0	160
Murray (A)	6	0	6	690	0	0	690	0	690
Wakool (A)	1	0	1	166	0	12	178	0	178
Windouran (A)	0	0	0	0	0	0	0	0	0
Murray–Darling (SSD)	2	0	2	272	0	20	292	222	514
Balranald (A)	2	0	2	272	0	20	292	122	414
Wentworth(A)	0	0	0	0	0	0	0	100	100
Far West (SD)	1	8	9	74	778	0	852	436	1 288
Far West (SSD)	1	8	9	74	778	0	852	436	1 288
Broken Hill (C)	1	8	9	74	778	0	852	436	1 288
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	196	82	283	24 613	6 469	5 763	36 845	29 560	66 405
Wollongong NSW	122	7	129	14 115	660	1 766	16 541	2 329	18 870
Bathurst–Orange NSW	26	5	31	3 591	265	372	4 228	265	4 493
Albury–Wodonga NSW/VIC	1	0	1	210	0	90	300	0	300
Canberra–Queanbeyan ACT/NSW	22	0	22	3 129	0	239	3 368	3 064	6 432
Gold Coast–Tweed Heads QLD/NSW	29	2	31	2 843	150	165	3 158	60	3 218

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

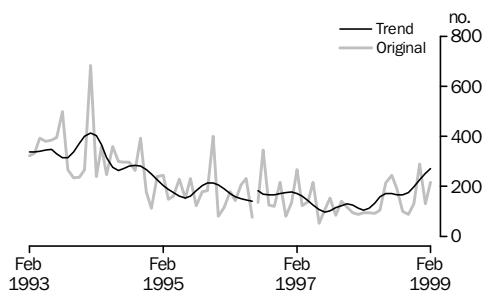
(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVALS KEY FEATURES: ACT

KEY FIGURES

		% change Jan 1999 to Feb 1999	% change Feb 1998 to Feb 1999
Trend estimates			
Dwelling units approved			
Total dwelling units	271	7.4	155.1
Original			
Dwelling units approved			
Private sector houses	96	9.1	18.5
Total dwelling units	216	63.6	127.4

DWELLING UNITS APPROVED



KEY POINTS

There were 216 dwellings (108 houses and 108 other residential units) approved in February compared with 132 approved in January. Two projects alone accounted for 100 of the new other residential dwelling units.

The trend for total dwelling units has more than doubled over the last year. The series has been strongly influenced by some large, irregular other dwelling projects.

The total value of building has jumped sharply to a high \$112.1 million but this has resulted from a single large "education" project in Acton.

DWELLING UNITS APPROVED, Private and Public Sector—ACT: Original & Trend Estimates

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)							
1995-1996	1 168	792	(b) 0	(b) 0	0	1 960	n.a.
1996-1997	1 185	717	3	0	3	1 908	n.a.
1997-1998	1 086	259	1	0	1	1 347	n.a.
1998							
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.
February	96	104	0	0	0	200	n.a.
PUBLIC SECTOR (Number)							
1995-1996	40	65	(b) 85	(b) 0	0	190	n.a.
1996-1997	39	10	0	0	0	49	n.a.
1997-1998	15	34	0	0	0	49	n.a.
1998							
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.
February	12	4	0	0	0	16	n.a.
TOTAL (Number)							
1995-1996	1 208	857	(b) 85	(b) 0	0	2 150	n.a.
1996-1997	1 224	727	3	0	3	1 957	n.a.
1997-1998	1 101	293	1	0	1	1 396	n.a.
1998							
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	167
September	82	19	0	0	0	101	166
October	88	0	0	0	0	88	175
November	118	12	0	0	0	130	198
December	67	89	0	133	0	289	227
1999							
January	88	44	0	0	0	132	252
February	108	108	0	0	0	216	271

(a) See Glossary for definition.

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

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ '000)								
1995-1996	132 947	72 090	(b) 0	47 032	(b) 0	252 069	125 323	377 392
1996-1997	140 828	63 709	133	56 638	0	261 309	147 055	408 364
1997-1998	134 548	24 867	80	52 567	413	212 474	157 063	369 537
1998								
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
February	12 846	8 808	0	3 080	0	24 734	1 507	26 241
PUBLIC SECTOR (\$ '000)								
1995-1996	3 534	9 466	(b)9 043	628	(b) 0	22 670	367 210	389 880
1996-1997	3 646	873	0	43	0	4 562	144 582	149 144
1997-1998	1 167	2 790	0	0	0	3 957	81 838	85 795
1998								
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
February	983	328	0	0	0	1 310	84 515	85 825
TOTAL (\$ '000)								
1995-1996	136 481	81 556	(b)9 043	47 660	(b) 0	274 739	492 533	767 273
1996-1997	144 474	64 582	133	56 681	0	265 871	291 637	557 508
1997-1998	135 715	27 657	80	52 567	413	216 432	238 901	455 333
1998								
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
February	13 828	9 136	0	3 080	0	26 045	86 021	112 066

(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	108	18	216	13 828	9 137	3 080	26 045	86 022	112 067
Canberra (SD)	108	18	216	13 828	9 137	3 080	26 045	86 022	112 067
North Canberra (SSD)	7	69	76	878	6 461	174	7 513	85 042	92 555
Acton	0	0	0	0	0	0	0	80 460	80 460
Ainslie	0	0	0	0	0	60	60	0	60
Braddon	0	0	0	0	0	40	40	0	40
Campbell	2	0	2	269	0	0	269	0	269
City	0	0	0	0	0	0	0	4 362	4 362
Dickson	0	0	0	0	0	0	0	220	220
Downer	0	0	0	0	0	33	33	0	33
Duntroon	0	0	0	0	0	0	0	0	0
Hackett	0	0	0	0	0	0	0	0	0
Kowen	0	0	0	0	0	0	0	0	0
Lyneham	1	0	1	160	0	0	160	0	160
Majura	0	0	0	0	0	0	0	0	0
O'Connor	0	0	0	0	0	0	0	0	0
Reid	1	0	1	144	0	10	154	0	154
Russell	0	0	0	0	0	0	0	0	0
Turner	2	0	2	234	0	31	265	0	265
Watson	1	69	70	71	6 461	0	6 532	0	6 532
Belconnen (SSD)	7	0	7	944	0	727	1 671	0	1 671
Aranda	0	0	0	0	0	116	116	0	116
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	6	0	6	798	0	0	798	0	798
Charnwood	0	0	0	0	0	0	0	0	0
Cook	0	0	0	0	0	20	20	0	20
Dunlop	1	0	1	146	0	0	146	0	146
Evatt	0	0	0	0	0	252	252	0	252
Florey	0	0	0	0	0	14	14	0	14
Flynn	0	0	0	0	0	55	55	0	55
Fraser	0	0	0	0	0	21	21	0	21
Giralang	0	0	0	0	0	0	0	0	0
Hawker	0	0	0	0	0	0	0	0	0
Higgins	0	0	0	0	0	0	0	0	0
Holt	0	0	0	0	0	31	31	0	31
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	0	0	0	0
Macgregor	0	0	0	0	0	0	0	0	0
Macquarie	0	0	0	0	0	68	68	0	68
Melba	0	0	0	0	0	0	0	0	0
Page	0	0	0	0	0	32	32	0	32
Scullin	0	0	0	0	0	0	0	0	0
Spence	0	0	0	0	0	50	50	0	50
Weetangera	0	0	0	0	0	68	68	0	68
Woden Valley (SSD)	1	0	1	164	0	481	645	230	875
Chifley	0	0	0	0	0	0	0	0	0
Curtin	0	0	0	0	0	178	178	60	238
Farrer	0	0	0	0	0	119	119	0	119
Garran	0	0	0	0	0	10	10	0	10
Hughes	1	0	1	164	0	47	211	0	211
Isaacs	0	0	0	0	0	39	39	0	39
Lyons	0	0	0	0	0	11	11	0	11
Mawson	0	0	0	0	0	10	10	0	10
O'Malley	0	0	0	0	0	0	0	0	0
Pearce	0	0	0	0	0	0	0	0	0
Phillip	0	0	0	0	0	67	67	170	237
Torrens	0	0	0	0	0	0	0	0	0

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	131	131	0	131
Chapman	0	0	0	0	0	0	0	0	0
Duffy	0	0	0	0	0	0	0	0	0
Fisher	0	0	0	0	0	62	62	0	62
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	54	54	0	54
Weston	0	0	0	0	0	15	15	0	15
Weston Creek–Stromlo – SSD Bal	0	0	0	0	0	0	0	0	0
Tuggeranong (SSD)	15	0	15	1 931	0	734	2 665	400	3 065
Banks	0	0	0	0	0	30	30	0	30
Bonython	0	0	0	0	0	0	0	0	0
Calwell	0	0	0	0	0	17	17	0	17
Chisholm	0	0	0	0	0	72	72	0	72
Conder	1	0	1	139	0	0	139	0	139
Fadden	0	0	0	0	0	128	128	0	128
Gilmore	0	0	0	0	0	0	0	0	0
Gordon	12	0	12	1 431	0	0	1 431	0	1 431
Gowrie	0	0	0	0	0	0	0	0	0
Greenway	0	0	0	0	0	0	0	0	0
Isabella Plains	0	0	0	0	0	15	15	0	15
Kambah	2	0	2	361	0	311	672	250	922
Macarthur	0	0	0	0	0	0	0	0	0
Monash	0	0	0	0	0	0	0	0	0
Oxley	0	0	0	0	0	0	0	0	0
Richardson	0	0	0	0	0	0	0	0	0
Theodore	0	0	0	0	0	29	29	0	29
Tuggeranong–SSD Bal	0	0	0	0	0	0	0	0	0
Wanniassa	0	0	0	0	0	132	132	150	282
South Canberra (SSD)	23	4	27	3 105	328	715	4 148	350	4 498
Barton	0	0	0	0	0	0	0	0	0
Deakin	1	0	1	302	0	238	540	0	540
Forrest	0	0	0	0	0	104	104	0	104
Fyshwick	0	0	0	0	0	0	0	239	239
Griffith	0	0	0	0	0	175	175	60	235
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	13	4	17	1 170	328	168	1 666	0	1 666
Oaks Estate	0	0	0	0	0	0	0	0	0
Parkes	0	0	0	0	0	0	0	51	51
Pialligo	1	0	1	227	0	0	227	0	227
Red Hill	1	0	1	146	0	30	176	0	176
Symonston	0	0	0	0	0	0	0	0	0
Yarralumla	7	0	7	1 260	0	0	1 260	0	1 260
Gungahlin–Hall (SSD)	55	35	90	6 806	2 348	118	9 272	0	9 272
Amaroo	14	0	14	1 816	0	16	1 832	0	1 832
Gungahlin–Hall – SSD Bal	0	0	0	0	0	0	0	0	0
Hall	1	0	1	200	0	0	200	0	200
Mitchell	0	0	0	0	0	0	0	0	0
Ngunnawal	21	31	52	2 119	1 948	44	4 111	0	4 111
Nicholls	19	4	23	2 671	400	58	3 129	0	3 129
Palmerston	0	0	0	0	0	0	0	0	0
Australian Capital Territory - Bal	0	0	0	0	0	0	0	0	0

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

(b) Refer to Explanatory Notes paragraph 12.

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

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS *continued*

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

EXPLANATORY NOTES

TREND ESTIMATES

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

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

CHAIN VOLUME MEASURES

20 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 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 Substatistical 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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