



BUILDING APPROVALS NSW AND ACT

EMBARGO: 11:30AM (CANBERRA TIME) TUES 11 MAY 1999

MARCH KEY FIGURES

NEW SOUTH WALES (a)

TREND ESTIMATES	Mar 1999	% change Feb 1999 to Mar 1999	% change Mar 1998 to Mar 1999
Dwelling units approved			
Private sector houses	2 450	2.0	-3.1
Total dwelling units	4 304	-0.5	-4.0

SEASONALLY ADJUSTED	Mar 1999	% change Feb 1999 to Mar 1999	% change Mar 1998 to Mar 1999
Dwelling units approved			
Private sector houses	2 580	6.5	0.2
Total dwelling units	4 347	6.7	-6.2

MARCH KEY POINTS

NEW SOUTH WALES (a)

TREND ESTIMATES

- The trend for private sector houses has increased by 10.2% over the last seven months. It will take a fall of 14.6% in the seasonally adjusted estimate in April to halt this growth (over double the average monthly movement of 6%).
- The trend for total dwelling units has fallen by 1.3% over the last three months and is 4.0% below the level of a year ago.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses increased by 6.5% in March and follows an increase of 9.8% in February.
- The seasonally adjusted estimate for total dwelling units increased by 6.7% in March but follows a fall of 12.1% over the previous two months.

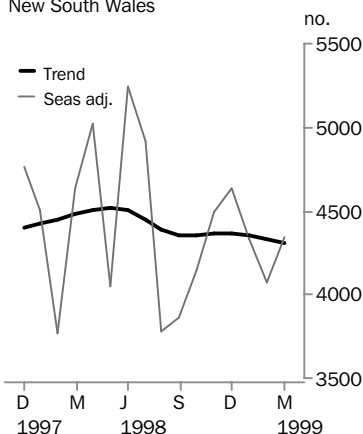
ORIGINAL ESTIMATES

- The total number of dwelling units increased by 12.0% or 461 dwellings to 4,307 (2,717 houses, 1,590 other dwellings). Houses increased by 616 dwelling units and other dwelling units fell by 155 dwelling units.
- The value of total building approved was \$994.8 million (residential building \$600.3 million, non-residential building \$394.5 million). Offices (\$128.8 million) and Health (\$72.1 million) accounted for most of the non-residential category.

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

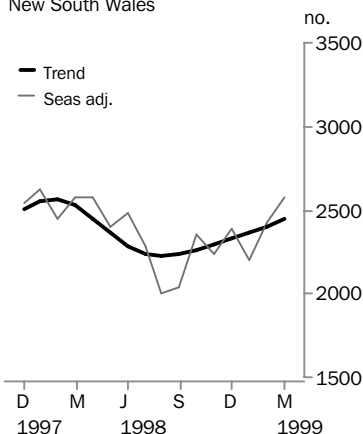
Dwelling units approved

New South Wales



Private sector houses approved

New South Wales



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

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
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
September 1999	9 November 1999



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

Geographic Coding - Dwelling approvals are geographically coded to the Census Collection District (CD) level. CD level information for the period October 1998 to December 1998 has been released 4 May 1999. Associated with this release was an update for the period July 1996 to September 1998 and a few revisions at the Statistical Local Area level.



REVISIONS THIS MONTH

There are no revisions this month.



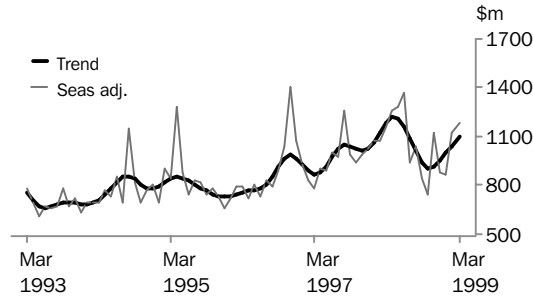
Gregory W. BRAY
Regional Director, New South Wales



VALUE OF BUILDING APPROVED: New South Wales

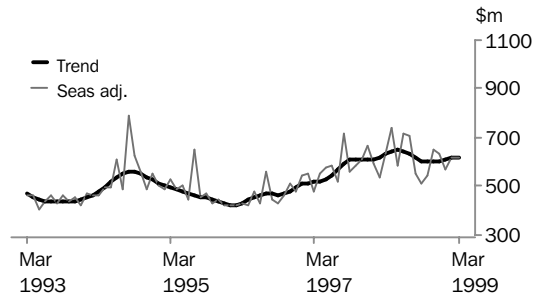
VALUE OF TOTAL BUILDING

The trend has grown by 21.4% over the last five months but is still 6.9% below the level of March 1998.



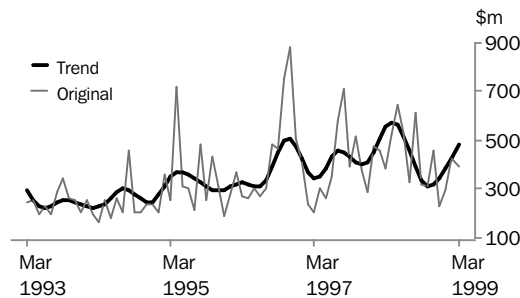
VALUE OF RESIDENTIAL BUILDING

The trend has been relatively flat over the last year. It has increased by 3.7% over the last five months but is still 1.6% below the level of a year ago.



VALUE OF NON-RESIDENTIAL BUILDING

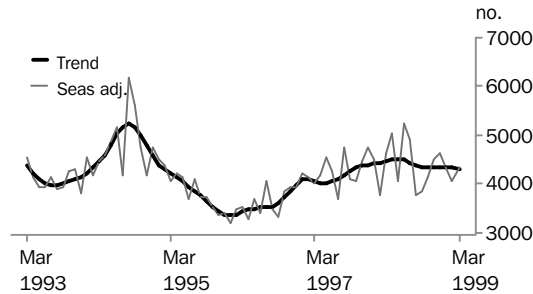
The trend has grown by 55.6% over the last five months but is still 12.9% below the level of March 1998. This is a volatile series and substantial movements will occur.



DWELLINGS APPROVED: New South Wales

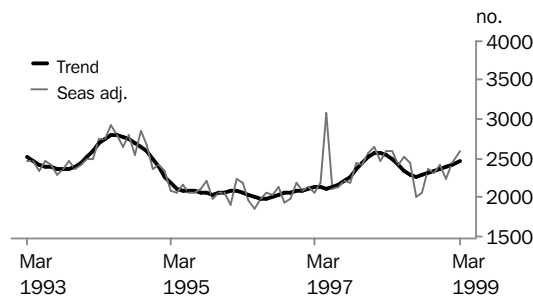
TOTAL DWELLING UNITS

The trend has fallen 1.3% over the last three months to be 4.0% below the level of March 1998. It requires an increase of 3% or more in the seasonally adjusted estimate in April to halt the decline. The average monthly movement is 7%.



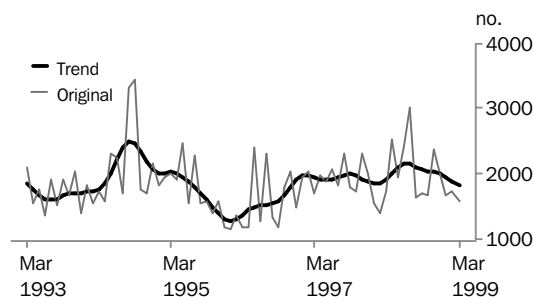
PRIVATE SECTOR HOUSES

The trend has grown by 10.2% over the last seven months. It will take a fall of 14.6% in the seasonally adjusted estimate next month to halt growth. This is more than double the average monthly movement of 6%.



OTHER DWELLINGS

The rate of decline has increased from -0.9% in October 1998 to -3.5% in March 1999. It will take an increase of more than the average monthly movement to halt the decline. However this is a volatile series and substantial movements are not uncommon.



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

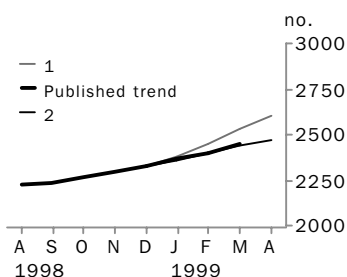
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

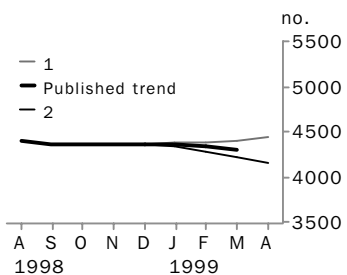
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the April seasonally adjusted estimate is higher than the March estimate by 9% for the number of private sector houses approved and 9% for total dwelling units approved; and that the April seasonally adjusted estimate is lower than the March estimate by 9% for the number of private sector houses approved and 9% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 9% on Mar 1999</i>	% change	2 <i>falls by 9% on Mar 1999</i>	% change
November 1998	2 300	1.5	2 289	1.4	2 300	1.6
December 1998	2 329	1.3	2 324	1.5	2 330	1.3
January 1999	2 363	1.4	2 374	2.1	2 360	1.3
February 1999	2 401	1.6	2 445	3.0	2 397	1.6
March 1999	2 450	2.0	2 526	3.3	2 437	1.7
April 1999	n.y.a.	n.y.a.	2 603	3.0	2 468	1.3

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 9% on Mar 1999</i>	% change	2 <i>falls by 9% on Mar 1999</i>	% change
November 1998	4 363	0.1	4 350	0.0	4 373	0.2
December 1998	4 362	0.0	4 354	0.1	4 366	-0.2
January 1999	4 351	-0.3	4 368	0.3	4 338	-0.6
February 1999	4 327	-0.5	4 381	0.3	4 283	-1.3
March 1999	4 304	-0.5	4 403	0.5	4 218	-1.5
April 1999	n.y.a.	n.y.a.	4 431	0.7	4 153	-1.5

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						
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
March	2 702	2 717	1 457	1 590	4 159	4 307
.....						
SEASONALLY ADJUSTED						
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
March	2 580	2 588	n.a.	n.a.	4 192	4 347
.....						
TREND ESTIMATES						
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	2 234	2 283	1 926	2 071	4 160	4 354
October	2 266	2 306	1 887	2 053	4 153	4 359
November	2 300	2 333	1 857	2 030	4 157	4 363
December	2 329	2 358	1 839	2 004	4 168	4 362
1999						
January	2 363	2 389	1 812	1 962	4 175	4 351
February	2 401	2 424	1 770	1 903	4 171	4 327
March	2 450	2 467	1 722	1 837	4 172	4 304
.....						

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)						
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
March	29.6	29.3	-14.0	-8.9	10.1	12.0
SEASONALLY ADJUSTED (% change from preceding month)						
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
March	6.5	6.1	n.a.	n.a.	4.9	6.7
TREND ESTIMATES (% change from preceding month)						
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	0.5	0.2	-3.4	-1.9	-1.3	-0.8
October	1.4	1.0	-2.0	-0.9	-0.2	0.1
November	1.5	1.1	-1.6	-1.1	0.1	0.1
December	1.3	1.1	-1.0	-1.3	0.3	0.0
1999						
January	1.4	1.3	-1.5	-2.1	0.2	-0.3
February	1.6	1.5	-2.3	-3.0	-0.1	-0.5
March	2.0	1.8	-2.7	-3.5	0.0	-0.5

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					
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
March	504.2	96.0	600.3	394.5	994.8
SEASONALLY ADJUSTED					
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
March	526.2	96.1	622.3	n.a.	1 186.1
TREND ESTIMATES					
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	503.7	98.4	602.0	337.8	939.8
October	507.4	91.5	598.8	309.9	908.7
November	510.5	90.0	600.5	318.2	918.7
December	513.3	91.7	605.0	348.9	954.0
1999					
January	516.0	94.6	610.6	387.5	998.1
February	517.4	97.6	615.0	429.3	1 044.3
March	521.4	99.4	620.8	482.3	1 103.1

(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)					
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
March	7.4	4.5	6.9	-8.0	0.4
SEASONALLY ADJUSTED (% change from preceding month)					
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
March	2.2	-9.5	0.2	n.a.	5.2
TREND ESTIMATES (% change from preceding month)					
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	-10.5	-2.0	-14.3	-6.8
October	0.7	-7.0	-0.5	-8.3	-3.3
November	0.6	-1.6	0.3	2.7	1.1
December	0.5	1.9	0.7	9.6	3.8
1999					
January	0.5	3.2	0.9	11.1	4.6
February	0.3	3.2	0.7	10.8	4.6
March	0.8	1.8	0.9	12.3	5.6

(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						
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
March	2 699	1 367	11	77	5	4 159
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						
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
March	15	132	0	0	1	148
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						
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
March	2 714	1 499	11	77	6	4 307

(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								
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
March	355.6	136.2	1.1	83.7	6.1	582.7	302.7	885.4
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								
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
March	1.8	10.6	0.0	5.1	0.0	17.6	91.8	109.4
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								
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
March	357.4	146.8	1.1	88.8	6.1	600.3	394.5	994.8

(a) See Glossary for definition.

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

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDING(a)—NSW: Original

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
1995-1996	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
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
March	2 714	287	382	669	249	138	443	830	1 499	4 213

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
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
March	357.4	26.3	37.4	63.7	19.9	13.3	49.8	83.1	146.8	504.2

(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)							
1995-1996	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 1996-1997.
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												
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
March	11	1.2	71	6.2	35	3.8	50	4.8	37	3.6	11	0.9
Value—\$200,000–\$499,999												
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
March	4	1.1	14	4.0	16	5.3	21	6.2	17	4.6	9	3.3
Value—\$500,000–\$999,999												
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
March	3	2.5	4	2.6	6	3.7	3	2.1	8	6.2	1	0.8
Value—\$1,000,000–\$4,999,999												
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
March	2	2.0	6	14.4	9	16.5	6	12.2	8	20.2	4	9.3
Value—\$5,000,000 and over												
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
March	1	20.0	0	0.0	0	0.0	5	103.7	0	0.0	4	28.8
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
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
March	21	26.9	95	27.1	66	29.3	85	128.8	70	34.6	29	43.1

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
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
March	6	0.7	9	0.9	13	1.3	18	1.6	261	24.9
Value—\$200,000–\$499,999										
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
March	2	0.5	7	1.9	6	1.8	9	2.6	105	31.4
Value—\$500,000–\$999,999										
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
March	1	0.6	3	1.9	1	0.8	2	1.4	32	22.5
Value—\$1,000,000–\$4,999,999										
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
March	2	2.7	2	5.1	7	17.2	1	1.4	47	100.9
Value—\$5,000,000 and over										
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
March	0	0.0	4	62.3	0	0.0	0	0.0	14	214.7
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
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
March	11	4.4	25	72.1	27	21.1	30	7.1	459	394.5

VALUE OF NON-RESIDENTIAL BUILDING APPROVED—NSW: Original

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total non-residential building
PRIVATE SECTOR (\$ million)											
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											
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
March	26.9	26.9	29.3	127.7	31.0	10.4	4.4	32.0	12.5	1.5	302.7
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											
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
March	0.0	0.2	0.0	1.1	3.5	32.7	0.0	40.2	8.6	5.6	91.8
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											
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
March	26.9	27.1	29.3	128.8	34.6	43.1	4.4	72.1	21.1	7.1	394.5

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									
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
March	1 592	1 090	2 763	223 398	108 884	69 982	402 263	244 330	646 593
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									
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
March	10	46	56	1 250	3 434	4 718	9 402	49 209	58 610
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									
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
March	1 602	1 136	2 819	224 648	112 318	74 699	411 665	293 539	705 203

(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	2 714	1 499	4 307	357 409	146 848	96 044	600 301	394 489	994 790
Sydney (SD)	1 602	1 136	2 819	224 651	112 319	74 698	411 668	293 539	705 207
Inner Sydney (SSD)	4	59	128	675	6 700	11 602	18 977	61 939	80 916
Botany Bay (C)	4	0	4	675	0	322	997	4 060	5 057
Leichhardt (A)	0	0	0	0	0	0	0	0	0
Marrickville (A)	0	10	10	0	1 300	1 140	2 440	1 350	3 790
South Sydney (C)	0	49	114	0	5 400	9 825	15 225	4 511	19 736
Sydney (C)—Inner	0	0	0	0	0	75	75	9 628	9 703
Sydney (C)—Remainder	0	0	0	0	0	240	240	42 390	42 630
Eastern Suburbs (SSD)	11	50	72	6 446	10 837	9 152	26 435	11 554	37 989
Randwick (C)	3	18	22	571	1 867	1 843	4 281	10 649	14 930
Waverley (A)	2	0	2	450	0	677	1 127	0	1 127
Woollahra (A)	6	32	48	5 425	8 970	6 632	21 027	905	21 932
St George—Sutherland (SSD)	59	226	285	10 242	22 302	6 060	38 604	20 447	59 051
Hurstville (C)	10	31	41	1 447	2 840	690	4 977	245	5 222
Kogarah (A)	9	48	57	1 965	4 700	954	7 619	60	7 679
Rockdale (C)	7	89	96	1 211	9 742	839	11 792	250	12 042
Sutherland Shire (A)	33	58	91	5 619	5 020	3 577	14 216	19 892	34 108
Canterbury—Bankstown (SSD)	56	40	97	9 227	4 011	2 737	15 975	8 644	24 619
Bankstown (C)	37	30	67	6 410	2 984	1 529	10 923	7 444	18 367
Canterbury (C)	19	10	30	2 817	1 027	1 208	5 052	1 200	6 252
Fairfield—Liverpool (SSD)	231	75	308	30 390	5 292	2 439	38 121	13 859	51 980
Fairfield (C)	61	38	100	9 523	2 739	939	13 201	9 865	23 066
Liverpool (C)	170	37	208	20 867	2 553	1 500	24 920	3 994	28 914
Outer South Western Sydney (SSD)	238	12	250	27 510	900	1 716	30 126	4 261	34 387
Camden (A)	160	0	160	18 036	0	373	18 409	1 506	19 915
Campbelltown (C)	57	12	69	6 923	900	1 034	8 857	1 933	10 790
Wollondilly (A)	21	0	21	2 551	0	309	2 860	822	3 682
Inner Western Sydney (SSD)	6	21	27	1 635	3 600	1 793	7 028	1 666	8 694
Ashfield (A)	1	7	8	200	950	629	1 779	292	2 071
Burwood (A)	1	5	6	350	650	303	1 303	0	1 303
Concord (A)	0	0	0	0	0	0	0	74	74
Drummoyne (A)	0	9	9	0	2 000	609	2 609	500	3 109
Strathfield (A)	4	0	4	1 085	0	252	1 337	800	2 137
Central Western Sydney (SSD)	38	149	187	4 177	10 610	2 503	17 290	72 974	90 264
Auburn (A)	10	7	17	1 501	560	312	2 373	8 270	10 643
Holroyd (C)	12	125	137	1 056	8 690	685	10 431	3 413	13 844
Parramatta (C)	16	17	33	1 620	1 360	1 506	4 486	61 291	65 777
Outer Western Sydney (SSD)	178	55	233	20 666	3 864	4 308	28 838	11 060	39 898
Blue Mountains (C)	34	0	34	4 022	0	1 856	5 878	525	6 403
Hawkesbury (C)	27	9	36	4 072	649	1 029	5 750	4 565	10 315
Penrith (C)	117	46	163	12 572	3 215	1 423	17 210	5 970	23 180
Blacktown—Baulkham Hills (SSD)	409	61	471	56 285	5 731	3 631	65 647	16 059	81 706
Baulkham Hills (A)	196	34	230	31 496	3 695	1 635	36 826	5 250	42 076
Blacktown (C)	213	27	241	24 789	2 036	1 996	28 821	10 809	39 630
Lower Northern Sydney (SSD)	26	108	135	6 719	11 742	11 788	30 249	49 190	79 439
Hunter's Hill (A)	2	0	3	1 031	0	684	1 715	455	2 170
Lane Cove (A)	0	0	0	0	0	0	0	0	0
Mosman (A)	1	4	5	300	2 090	1 924	4 314	0	4 314
North Sydney (A)	4	10	14	1 156	1 900	2 894	5 950	15 350	21 300
Ryde (C)	13	76	89	2 485	5 437	1 244	9 166	31 070	40 236
Willoughby (C)	6	18	24	1 747	2 315	5 042	9 104	2 315	11 419

	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)	75	6	81	15 847	1 065	7 436	24 348	755	25 103
Hornsby (A)	55	4	59	9 553	565	2 956	13 074	555	13 629
Ku-ring-gai (A)	20	2	22	6 294	500	4 480	11 274	200	11 474
Northern Beaches (SSD)	57	73	130	9 711	7 819	5 376	22 906	2 714	25 620
Manly (A)	1	18	19	200	2 200	1 754	4 154	164	4 318
Pittwater (A)	11	2	13	2 009	210	1 511	3 730	0	3 730
Warringah (A)	45	53	98	7 502	5 409	2 111	15 022	2 550	17 572
Gosford–Wyong (SSD)	214	201	415	25 121	17 846	4 157	47 124	18 417	65 541
Gosford (C)	95	184	279	13 698	16 499	3 141	33 338	8 564	41 902
Wyong (A)	119	17	136	11 423	1 347	1 016	13 786	9 853	23 639
Hunter (SD)	246	88	336	29 508	8 442	6 523	44 473	30 860	75 333
Newcastle (SSD)	194	83	278	23 850	8 008	5 645	37 503	25 125	62 628
Cessnock (C)	14	0	14	1 522	0	382	1 904	16 643	18 547
Lake Macquarie (C)	62	10	72	8 615	1 664	1 948	12 227	1 230	13 457
Maitland (C)	45	2	48	5 235	192	670	6 097	1 650	7 747
Newcastle (C)–Inner	0	12	12	0	1 400	290	1 690	180	1 870
Newcastle (C)–Remainder	44	38	82	4 728	2 840	1 668	9 236	541	9 777
Port Stephens (A)	29	21	50	3 750	1 912	687	6 349	4 881	11 230
Hunter SD Balance (SSD)	52	5	58	5 658	434	878	6 970	5 735	12 705
Dungog (A)	7	0	8	678	0	316	994	405	1 399
Gloucester (A)	0	0	0	0	0	30	30	0	30
Great Lakes (A)	30	2	32	3 079	180	182	3 441	1 000	4 441
Merriwa (A)	1	0	1	72	0	0	72	0	72
Murrurundi (A)	0	0	0	0	0	0	0	0	0
Muswellbrook (A)	2	3	5	302	254	17	573	4 060	4 633
Scone (A)	4	0	4	539	0	20	559	0	559
Singleton (A)	8	0	8	988	0	313	1 301	270	1 571
Illawarra (SD)	225	110	336	28 891	12 554	4 226	45 671	12 247	57 918
Wollongong (SSD)	91	89	180	11 013	10 747	1 773	23 533	9 415	32 948
Kiama (A)	9	10	19	1 718	835	603	3 156	80	3 236
Shellharbour (C)	8	0	8	966	0	181	1 147	0	1 147
Wollongong (C)	74	79	153	8 329	9 912	989	19 230	9 335	28 565
Illawarra SD Balance (SSD)	134	21	156	17 878	1 807	2 453	22 138	2 832	24 970
Shoalhaven (C)	97	19	117	11 476	1 547	1 465	14 488	2 122	16 610
Wingecarribee (A)	37	2	39	6 402	260	988	7 650	710	8 360
Richmond–Tweed (SD)	140	60	200	14 244	4 450	1 167	19 861	9 417	29 278
Tweed Heads (SSD)	44	8	52	4 564	544	59	5 167	392	5 559
Tweed (A)–Pt A	44	8	52	4 564	544	59	5 167	392	5 559
Richmond–Tweed SD Balance (SSD)	96	52	148	9 680	3 906	1 108	14 694	9 025	23 719
Ballina (A)	22	2	24	2 555	200	125	2 880	8 220	11 100
Byron (A)	37	39	76	3 289	2 630	438	6 357	70	6 427
Casino (A)	0	0	0	0	0	12	12	0	12
Kyogle (A)	9	0	9	981	0	0	981	0	981
Lismore (C)	11	9	20	1 166	886	251	2 303	50	2 353
Richmond River (A)	7	0	7	765	0	30	795	455	1 250
Tweed (A)–Pt B	10	2	12	924	190	252	1 366	230	1 596

DWELLINGS (no.)..... VALUE (\$'000).....

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
STATISTICAL AREAS									
Mid-North Coast (SD)	161	72	233	20 432	6 526	2 749	29 707	7 775	37 482
Clarence (SSD)	79	34	113	9 923	3 050	2 010	14 983	6 252	21 235
Bellingen (A)	7	4	11	855	467	46	1 368	0	1 368
Coffs Harbour (C)	34	21	55	4 955	1 794	608	7 357	4 405	11 762
Copmanhurst (A)	4	0	4	375	0	212	587	0	587
Grafton (C)	3	0	3	368	0	45	413	165	578
Maclean (A)	22	7	29	2 476	580	199	3 255	1 682	4 937
Nambucca (A)	2	2	4	260	209	844	1 313	0	1 313
Nymboida (A)	4	0	4	429	0	0	429	0	429
Ulmarra (A)	3	0	3	205	0	56	261	0	261
Hastings (SSD)	82	38	120	10 509	3 476	739	14 724	1 523	16 247
Greater Taree (C)	19	4	23	2 932	330	215	3 477	0	3 477
Hastings (A)	54	34	88	6 446	3 146	434	10 026	457	10 483
Kempsey (A)	9	0	9	1 131	0	90	1 221	1 066	2 287
Lord Howe Island	0	0	0	0	0	0	0	0	0
Northern (SD)	50	2	53	6 334	190	1 326	7 850	2 072	9 922
Northern Slopes (SSD)	32	0	33	3 912	0	605	4 517	323	4 840
Barraba (A)	0	0	0	0	0	0	0	0	0
Bingara (A)	2	0	2	99	0	0	99	0	99
Gunnedah (A)	5	0	5	859	0	118	977	211	1 188
Inverell (A)—Pt A	4	0	4	506	0	94	600	0	600
Manilla (A)	1	0	1	144	0	40	184	0	184
Nundle (A)	0	0	0	0	0	38	38	0	38
Parry (A)	6	0	7	585	0	66	651	0	651
Quirindi (A)	1	0	1	80	0	32	112	50	162
Tamworth (C)	13	0	13	1 639	0	164	1 803	62	1 865
Yallaroi (A)	0	0	0	0	0	53	53	0	53
Northern Tablelands (SSD)	11	2	13	1 471	190	446	2 107	1 249	3 356
Armidale (C)	1	0	1	187	0	106	293	678	971
Dumaresq (A)	4	0	4	569	0	23	592	0	592
Glen Innes (A)	1	0	1	85	0	73	158	361	519
Guyra (A)	0	0	0	0	0	90	90	0	90
Inverell (A)—Pt B	0	0	0	0	0	105	105	0	105
Severn (A)	2	0	2	262	0	12	274	150	424
Tenterfield (A)	2	0	2	219	0	22	241	60	301
Uralla (A)	0	0	0	0	0	0	0	0	0
Walcha (A)	1	2	3	149	190	15	354	0	354
North Central Plain (SSD)	7	0	7	951	0	275	1 226	500	1 726
Moree Plains (A)	5	0	5	685	0	93	778	440	1 218
Narrabri (A)	2	0	2	266	0	182	448	60	508
North Western (SD)	43	2	45	4 669	110	481	5 260	1 240	6 500
Central Macquarie (SSD)	37	2	39	4 038	110	396	4 544	941	5 485
Coolah (A)	1	0	1	76	0	0	76	0	76
Coonabarabran (A)	4	0	4	214	0	90	304	0	304
Dubbo (C)	21	0	21	2 580	0	110	2 690	575	3 265
Gilgandra (A)	1	0	1	110	0	0	110	366	476
Mudgee (A)	5	0	5	703	0	0	703	0	703
Narromine (A)	2	2	4	256	110	49	415	0	415
Wellington (A)	3	0	3	99	0	147	246	0	246
Macquarie—Barwon (SSD)	4	0	4	446	0	36	482	0	482
Bogan (A)	1	0	1	120	0	0	120	0	120
Coonamble (A)	0	0	0	0	0	20	20	0	20
Walgett (A)	1	0	1	107	0	0	107	0	107
Warren (A)	2	0	2	219	0	16	235	0	235

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)	2	0	2	185	0	49	234	299	533
Bourke (A)	2	0	2	185	0	16	201	299	500
Brewarrina (A)	0	0	0	0	0	0	0	0	0
Cobar (A)	0	0	0	0	0	33	33	0	33
Central West (SD)	56	18	79	6 543	1 300	1 256	9 099	7 024	16 123
Bathurst–Orange (SSD)	33	0	37	3 918	0	474	4 392	2 992	7 384
Bathurst (C)	12	0	16	1 549	0	131	1 680	2 502	4 182
Blayney (A)–Pt A	3	0	3	265	0	41	306	0	306
Cabonne (A)–Pt A	0	0	0	0	0	0	0	0	0
Evans (A)–Pt A	0	0	0	0	0	0	0	0	0
Orange (C)	18	0	18	2 104	0	302	2 406	490	2 896
Central Tablelands (excl.)									
Bathurst–Orange) (SSD)	7	14	21	827	950	310	2 087	147	2 234
Blayney (A)–Pt B	3	0	3	265	0	41	306	0	306
Cabonne (A) –Pt B	0	0	0	0	0	0	0	0	0
Evans (A)–Pt B	0	0	0	0	0	0	0	0	0
Greater Lithgow (C)	3	0	3	252	0	221	473	87	560
Oberon (A)	4	0	4	575	0	24	599	0	599
Rylstone (A)	0	14	14	0	950	0	950	60	1 010
Lachlan (SSD)	16	4	21	1 798	350	472	2 620	3 885	6 505
Bland (A)	4	0	4	265	0	41	306	100	406
Cabonne (A)–Pt C	0	0	0	0	0	0	0	0	0
Cowra (A)	4	0	4	486	0	83	569	0	569
Forbes (A)	5	4	10	700	350	113	1 163	85	1 248
Lachlan (A)	2	0	2	233	0	0	233	100	333
Parkes (A)	1	0	1	114	0	235	349	0	349
Weddin (A)	0	0	0	0	0	0	0	3 600	3 600
South Eastern (SD)	121	2	126	13 547	212	2 261	16 020	2 845	18 865
Queanbeyan (SSD)	35	0	35	4 409	0	409	4 818	50	4 868
Queanbeyan (C)	24	0	24	2 940	0	130	3 070	0	3 070
Yarrowlumla (A)–Pt A	11	0	11	1 469	0	279	1 748	50	1 798
Southern Tablelands (excl.)									
Queanbeyan) (SSD)	46	0	46	4 440	0	821	5 261	1 920	7 181
Boorowa (A)	1	0	1	77	0	0	77	100	177
Crookwell (A)	2	0	2	163	0	25	188	0	188
Goulburn (C)	9	0	9	988	0	424	1 412	410	1 822
Gunning (A)	1	0	1	95	0	42	137	80	217
Harden (A)	0	0	0	0	0	0	0	0	0
Mulwaree (A)	13	0	13	1 307	0	180	1 487	0	1 487
Tallaganda (A)	6	0	6	484	0	20	504	80	584
Yarrowlumla (A)–Pt B	0	0	0	0	0	0	0	0	0
Yass (A)	10	0	10	941	0	33	974	1 250	2 224
Young (A)	4	0	4	385	0	97	482	0	482
Lower South Coast (SSD)	36	2	41	4 343	212	940	5 495	250	5 745
Bega Valley (A)	12	0	14	1 331	0	309	1 640	50	1 690
Eurobodalla (A)	24	2	27	3 012	212	631	3 855	200	4 055
Snowy (SSD)	4	0	4	355	0	91	446	625	1 071
Bombala (A)	0	0	0	0	0	0	0	0	0
Cooma–Monaro (A)	2	0	2	95	0	31	126	215	341
Snowy River (A)	2	0	2	260	0	60	320	410	730

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)	38	6	45	4 685	595	780	6 060	6 440	12 500
Central Murrumbidgee (SSD)	15	0	15	1 878	0	290	2 168	186	2 354
Coolamon (A)	2	0	2	206	0	0	206	0	206
Cootamundra (A)	1	0	1	70	0	42	112	0	112
Gundagai (A)	2	0	2	333	0	0	333	0	333
Junee (A)	3	0	3	418	0	0	418	0	418
Lockhart (A)	1	0	1	92	0	0	92	0	92
Narrandera (A)	0	0	0	0	0	96	96	0	96
Temora (A)	2	0	2	305	0	38	343	0	343
Tumut (A)	4	0	4	454	0	114	568	186	754
Wagga Wagga (C)	0	0	0	0	0	0	0	0	0
Lower Murrumbidgee (SSD)	23	6	30	2 807	595	490	3 892	6 254	10 146
Carrathool (A)	1	0	1	103	0	0	103	0	103
Griffith (C)	12	4	16	1 503	415	371	2 289	5 894	8 183
Hay (A)	4	0	4	470	0	52	522	300	822
Leeton (A)	3	2	6	425	180	55	660	60	720
Murrumbidgee (A)	3	0	3	306	0	12	318	0	318
Murray (SD)	30	3	33	3 733	150	400	4 283	21 030	25 313
Albury (SSD)	4	0	4	375	0	271	646	320	966
Albury (C)	1	0	1	112	0	35	147	200	347
Hume (A)	3	0	3	263	0	236	499	120	619
Upper Murray (excl. Albury) (SSD)	10	3	13	1 149	150	95	1 394	20 448	21 842
Corowa (A)	4	3	7	482	150	55	687	20 105	20 792
Culcairn (A)	3	0	3	333	0	40	373	100	473
Holbrook (A)	2	0	2	275	0	0	275	243	518
Tumbarumba (A)	0	0	0	0	0	0	0	0	0
Urana (A)	1	0	1	59	0	0	59	0	59
Central Murray (SSD)	13	0	13	1 569	0	34	1 603	262	1 865
Berrigan (A)	0	0	0	0	0	15	15	142	157
Conargo (A)	0	0	0	0	0	0	0	0	0
Deniliquin (A)	2	0	2	201	0	19	220	60	280
Jerilderie (A)	1	0	1	139	0	0	139	0	139
Murray (A)	8	0	8	969	0	0	969	0	969
Wakool (A)	2	0	2	260	0	0	260	60	320
Windouran (A)	0	0	0	0	0	0	0	0	0
Murray–Darling (SSD)	3	0	3	640	0	0	640	0	640
Balranald (A)	0	0	0	0	0	0	0	0	0
Wentworth(A)	3	0	3	640	0	0	640	0	640
Far West (SD)	2	0	2	172	0	177	349	0	349
Far West (SSD)	2	0	2	172	0	177	349	0	349
Broken Hill (C)	1	0	1	145	0	177	322	0	322
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	194	83	278	23 850	8 008	5 645	37 503	25 125	62 628
Wollongong NSW	91	89	180	11 013	10 747	1 773	23 533	9 415	32 948
Bathurst–Orange NSW	33	0	37	3 918	0	474	4 392	2 992	7 384
Albury–Wodonga NSW/VIC	4	0	4	375	0	271	646	320	966
Canberra–Queanbeyan ACT/NSW	35	0	35	4 409	0	409	4 818	50	4 868
Gold Coast–Tweed Heads QLD/NSW	44	8	52	4 564	544	59	5 167	392	5 559

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

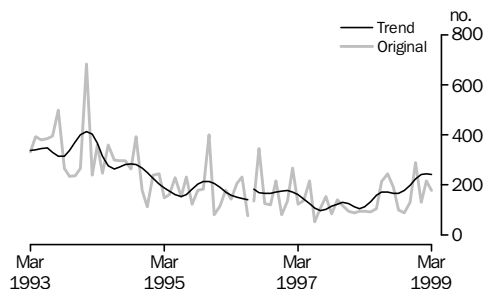
(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVALS KEY FEATURES: ACT

KEY FIGURES

		% change Feb 1999 to Mar 1999	% change Mar 1998 to Mar 1999
Trend estimates			
Dwelling units approved			
Total dwelling units	242	-1.4	114.5
Original			
Dwelling units approved			
Private sector houses	108	12.5	14.9
Total dwelling units	178	-17.6	71.2

DWELLING UNITS APPROVED



KEY POINTS

- There were 178 dwellings (109 houses, 69 other dwellings) approved in March compared to 216 dwellings approved in February and 104 approved in March 1998.
- The trend has fallen for the first time in seven months but is still more than double the level of a year ago.
- The value of total building is \$56.2 million (residential building \$27.5 million, non-residential building \$28.7 million).
- There were two large shopping projects valued at \$17.7 million (one in Greenway and the other in Phillip).

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							
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.
March	108	69	0	0	0	177	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							
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.
March	1	0	0	0	0	1	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							
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	167
October	88	0	0	0	0	88	178
November	118	12	0	0	0	130	199
December	67	89	0	133	0	289	225
1999							
January	88	44	0	0	0	132	242
February	108	108	0	0	0	216	246
March	109	69	0	0	0	178	242

(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								
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
March	14 392	9 450	0	3 536	0	27 377	26 134	53 511
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								
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
March	55	0	0	18	0	74	2 568	2 641
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								
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
March	14 447	9 450	0	3 554	0	27 451	28 702	56 152

(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	109	69	178	14 447	9 448	3 558	27 453	28 702	56 155
Canberra (SD)	109	69	178	14 447	9 448	3 558	27 453	28 702	56 155
North Canberra (SSD)	4	5	9	723	708	386	1 817	3 265	5 082
Acton	0	0	0	0	0	0	0	163	163
Ainslie	0	0	0	0	0	62	62	0	62
Braddon	0	5	5	0	708	0	708	0	708
Campbell	0	0	0	0	0	10	10	0	10
City	0	0	0	0	0	0	0	408	408
Dickson	0	0	0	0	0	0	0	2 694	2 694
Downer	0	0	0	0	0	0	0	0	0
Duntroon	0	0	0	0	0	0	0	0	0
Hackett	0	0	0	0	0	34	34	0	34
Kowen	0	0	0	0	0	0	0	0	0
Lyneham	1	0	1	263	0	115	378	0	378
Majura	0	0	0	0	0	0	0	0	0
O'Connor	3	0	3	460	0	48	508	0	508
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	66	66	0	66
Watson	0	0	0	0	0	51	51	0	51
Belconnen (SSD)	17	36	53	1 798	5 068	539	7 405	4 277	11 682
Aranda	0	0	0	0	0	0	0	0	0
Belconnen Town Centre	0	0	0	0	0	0	0	3 080	3 080
Belconnen-SSD Bal	0	0	0	0	0	0	0	0	0
Bruce	3	24	27	453	3 557	0	4 010	1 197	5 207
Charnwood	0	0	0	0	0	0	0	0	0
Cook	0	0	0	0	0	28	28	0	28
Dunlop	14	0	14	1 345	0	0	1 345	0	1 345
Evatt	0	0	0	0	0	118	118	0	118
Florey	0	0	0	0	0	0	0	0	0
Flynn	0	12	12	0	1 511	12	1 523	0	1 523
Fraser	0	0	0	0	0	0	0	0	0
Giralang	0	0	0	0	0	42	42	0	42
Hawker	0	0	0	0	0	26	26	0	26
Higgins	0	0	0	0	0	0	0	0	0
Holt	0	0	0	0	0	22	22	0	22
Kaleen	0	0	0	0	0	75	75	0	75
Latham	0	0	0	0	0	20	20	0	20
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	0	0	0	0
Melba	0	0	0	0	0	0	0	0	0
Page	0	0	0	0	0	94	94	0	94
Scullin	0	0	0	0	0	0	0	0	0
Spence	0	0	0	0	0	102	102	0	102
Weetangera	0	0	0	0	0	0	0	0	0
Woden Valley (SSD)	0	0	0	0	0	829	829	8 140	8 969
Chifley	0	0	0	0	0	196	196	0	196
Curtin	0	0	0	0	0	173	173	0	173
Farrer	0	0	0	0	0	82	82	0	82
Garran	0	0	0	0	0	30	30	1 850	1 880
Hughes	0	0	0	0	0	120	120	0	120
Isaacs	0	0	0	0	0	0	0	0	0
Lyons	0	0	0	0	0	45	45	0	45
Mawson	0	0	0	0	0	57	57	0	57
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	10	10	6 290	6 300
Torrens	0	0	0	0	0	116	116	0	116

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	232	232	0	232
Chapman	0	0	0	0	0	47	47	0	47
Duffy	0	0	0	0	0	52	52	0	52
Fisher	0	0	0	0	0	31	31	0	31
Holder	0	0	0	0	0	39	39	0	39
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	13	13	0	13
Weston	0	0	0	0	0	50	50	0	50
Weston Creek–Stromlo – SSD Bal	0	0	0	0	0	0	0	0	0
Tuggeranong (SSD)	44	28	72	6 144	3 672	880	10 696	12 030	22 726
Banks	0	0	0	0	0	0	0	0	0
Bonython	0	0	0	0	0	84	84	0	84
Calwell	0	0	0	0	0	129	129	0	129
Chisholm	0	0	0	0	0	26	26	0	26
Conder	1	0	1	124	0	44	168	330	498
Fadden	0	0	0	0	0	86	86	0	86
Gilmore	0	0	0	0	0	65	65	0	65
Gordon	9	2	11	1 399	148	0	1 547	0	1 547
Gowrie	0	0	0	0	0	68	68	0	68
Greenway	0	0	0	0	0	0	0	11 700	11 700
Isabella Plains	0	0	0	0	0	30	30	0	30
Kambah	0	0	0	0	0	72	72	0	72
Macarthur	0	0	0	0	0	0	0	0	0
Monash	34	26	60	4 621	3 524	182	8 327	0	8 327
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	94	94	0	94
Tuggeranong–SSD Bal	0	0	0	0	0	0	0	0	0
Wanniassa	0	0	0	0	0	0	0	0	0
South Canberra (SSD)	5	0	5	713	0	660	1 373	990	2 363
Barton	0	0	0	0	0	0	0	55	55
Deakin	2	0	2	226	0	119	345	0	345
Forrest	0	0	0	0	0	12	12	0	12
Fyshwick	0	0	0	0	0	0	0	160	160
Griffith	0	0	0	0	0	151	151	400	551
Harman	0	0	0	0	0	0	0	0	0
Hume	0	0	0	0	0	0	0	300	300
Jerrabomberra	0	0	0	0	0	0	0	0	0
Kingston	0	0	0	0	0	0	0	75	75
Narrabundah	2	0	2	201	0	145	346	0	346
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	51	51	0	51
Symonston	0	0	0	0	0	0	0	0	0
Yarralumla	1	0	1	286	0	182	468	0	468
Gungahlin–Hall (SSD)	39	0	39	5 069	0	32	5 101	0	5 101
Amaroo	10	0	10	1 292	0	0	1 292	0	1 292
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	13	0	13	1 716	0	12	1 728	0	1 728
Nicholls	16	0	16	2 061	0	20	2 081	0	2 081
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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