



BUILDING APPROVALS NSW AND ACT

EMBARGO: 11:30AM (CANBERRA TIME) WED 8 MAR 2000

JANUARY KEY FIGURES

NEW SOUTH WALES (a)

TREND ESTIMATES	Jan 2000	% change Dec 1999 to Jan 2000	% change Jan 1999 to Jan 2000
Dwelling units approved			
Private sector houses	2 788	1.4	19.8
Total dwelling units	4 100	-1.7	-4.2

SEASONALLY ADJUSTED	Jan 2000	% change Dec 1999 to Jan 2000	% change Jan 1999 to Jan 2000
Dwelling units approved			
Private sector houses	2 649	-12.0	18.4
Total dwelling units	4 116	-2.7	-4.0

JANUARY KEY POINTS

NEW SOUTH WALES (a)

TREND ESTIMATES

- The trend for private sector houses has increased by 24.1% over the last 17 months. Growth will continue unless the seasonally adjusted estimate next month falls by more than 6.1% (average monthly movement is 6.2%).
- The trend estimate for total dwelling units decreased 10.0% over the last six months and follows an increase of 7.3% between February 1999 and July 1999.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses fell by 12.0% and follows a 31.9% increase over the previous 3 months.
- The seasonally adjusted estimate for total dwelling units fell 2.7% in January following a rise of 4.3% in December 1999.

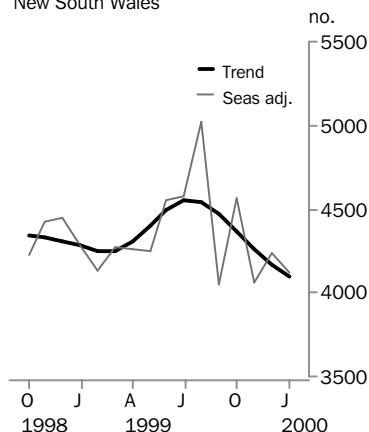
ORIGINAL ESTIMATES

- The total number of dwelling units approved in January fell by 15.6% (649 dwelling units) to 3,501 (2,265 houses and 1,236 other dwellings) and is the lowest number since August 1996 (3,426).
- The value of total building approved was \$925.7 million, representing a decrease of \$10.7 million (-1.1%) from December 1999, but an increase of \$168.5 million (22.3%) on January 1999. Residential approvals fell \$90.5 million from December 1999 while non-residential approvals increased by \$79.7 million.

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

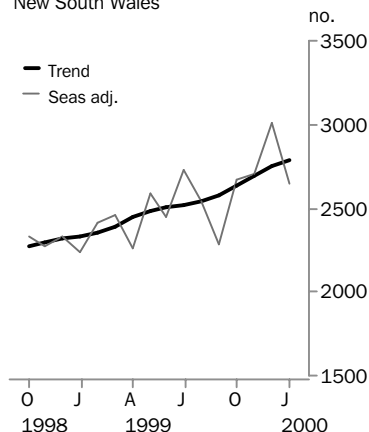
Dwelling units approved

New South Wales



Private sector houses approved

New South Wales



- For further information about these and related statistics, contact Roger Mableson on Adelaide 08 8237 7494 or Client Services in any ABS office as shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
February 2000	6 April 2000
March 2000	12 May 2000
April 2000	7 June 2000
May 2000	10 July 2000
June 2000	8 August 2000
July 2000	6 September 2000



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

There are no data notes for this issue.



REVISIONS THIS MONTH

There are no revisions this month.



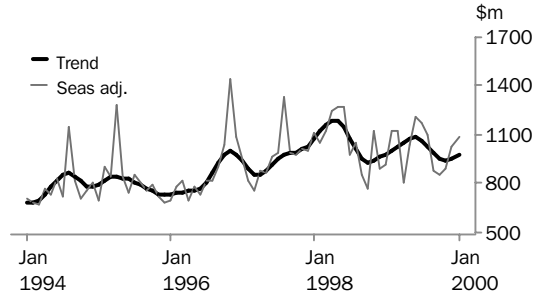
Gregory W. Bray
Regional Director, New South Wales



VALUE OF BUILDING APPROVED: New South Wales

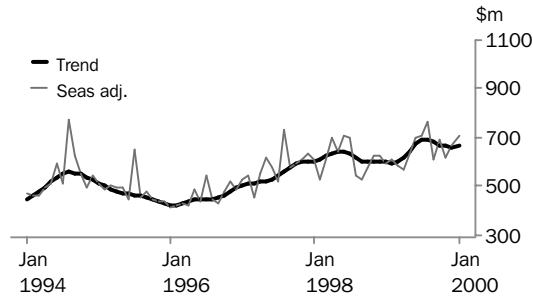
VALUE OF TOTAL BUILDING

The trend has been reversed and is now showing increases totalling 3.6% since November 1999.



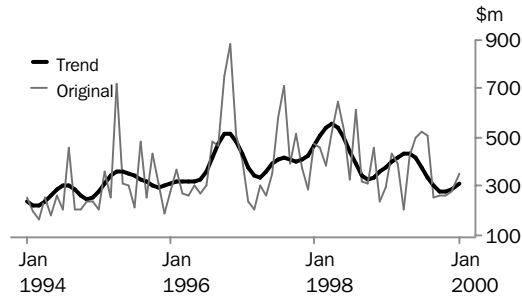
VALUE OF RESIDENTIAL BUILDING

The trend has recorded a rise of 0.3% following a decline of 4.3% over the previous five months.



VALUE OF NON-RESIDENTIAL BUILDING

Following a strong decline of 35.3% between May 1999 and November 1999, the trend has been reversed and is now showing an increase of 12.3% since November 1999.



VALUE OF BUILDING APPROVED: NSW

CHAIN VOLUME MEASURES

DECEMBER QUARTER 1999

Changes in the original series of value of building approvals in the December Quarter 1999 in chain volume measures are summarised below.

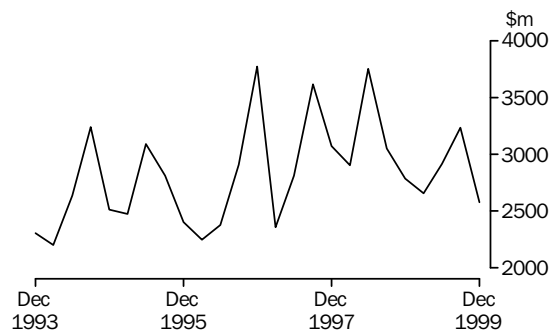
ORIGINAL SERIES

	<i>Sep Qtr 1999 to Dec Qtr 1999</i>	<i>Dec Qtr 1998 to Dec Qtr 1999</i>
	% change	% change
New residential building	-9.3	-1.5
Alterations and additions to residential buildings	-12.5	16.7
Non-residential building	-38.1	-23.3
Total building	-20.3	-7.4

The total value of building work approved in December 1999 quarter declined by \$656.3 million to \$2,579.4 million. This represents a decrease of 20.3% on the September 1999 quarter, with new houses being the only category to record an increase (2.3%).

A drop of 38.1% in the value of non-residential building had the greatest influence on the December quarter result.

QUARTERLY VALUE OF
BUILDING APPROVED
(chain volume measures)



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

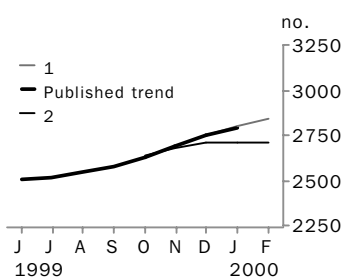
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

TREND REVISIONS

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

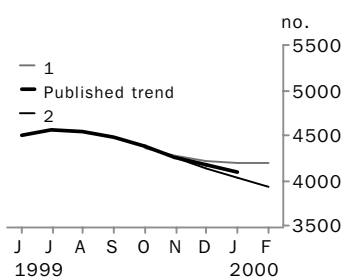
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the February seasonally adjusted estimate is higher than the January estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that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

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 6% on Jan 2000</i>	% change	2 <i>falls by 6% on Jan 2000</i>	% change
September 1999	2 579	1.5	2 579	1.5	2 589	1.7
October 1999	2 629	1.9	2 629	1.9	2 634	1.7
November 1999	2 689	2.3	2 691	2.3	2 677	1.6
December 1999	2 749	2.2	2 751	2.2	2 705	1.0
January 2000	2 788	1.4	2 796	1.7	2 709	0.2
February 2000	n.y.a.	n.y.a.	2 842	1.6	2 710	0.0

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 7% on Jan 2000</i>	% change	2 <i>falls by 7% on Jan 2000</i>	% change
September 1999	4 472	-1.6	4 467	-1.7	4 487	-1.5
October 1999	4 368	-2.3	4 364	-2.3	4 374	-2.5
November 1999	4 263	-2.4	4 274	-2.1	4 247	-2.9
December 1999	4 172	-2.1	4 221	-1.2	4 133	-2.7
January 2000	4 100	-1.7	4 198	-0.5	4 033	-2.4
February 2000	n.y.a.	n.y.a.	4 188	-0.2	3 938	-2.4

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						
November	2 341	2 390	2 250	2 368	4 591	4 758
December	2 290	2 313	1 823	1 998	4 113	4 311
1999						
January	1 826	1 850	1 561	1 660	3 387	3 510
February	2 100	2 117	1 694	1 745	3 794	3 862
March	2 716	2 750	1 558	1 691	4 274	4 441
April	2 052	2 063	1 887	1 942	3 939	4 005
May	2 833	2 857	1 818	1 902	4 651	4 759
June	2 494	2 506	1 985	2 108	4 479	4 614
July	2 770	2 781	1 971	2 115	4 741	4 896
August	2 695	2 697	2 136	2 187	4 831	4 884
September	2 563	2 587	1 727	1 738	4 290	4 325
October	2 548	2 567	1 433	1 549	3 981	4 116
November	2 867	2 882	1 546	1 600	4 413	4 482
December	2 902	2 917	1 204	1 233	4 106	4 150
2000						
January	2 249	2 265	1 157	1 236	3 406	3 501
SEASONALLY ADJUSTED						
1998						
November	2 272	2 337	n.a.	n.a.	4 109	4 420
December	2 333	2 358	n.a.	n.a.	4 274	4 451
1999						
January	2 237	2 262	n.a.	n.a.	4 182	4 286
February	2 413	2 428	n.a.	n.a.	4 052	4 126
March	2 459	2 476	n.a.	n.a.	4 141	4 277
April	2 266	2 275	n.a.	n.a.	4 194	4 265
May	2 582	2 610	n.a.	n.a.	4 174	4 252
June	2 452	2 464	n.a.	n.a.	4 478	4 548
July	2 725	2 737	n.a.	n.a.	4 414	4 578
August	2 537	2 539	n.a.	n.a.	4 949	5 024
September	2 284	2 327	n.a.	n.a.	3 990	4 052
October	2 673	2 697	n.a.	n.a.	4 311	4 560
November	2 701	2 717	n.a.	n.a.	3 944	4 056
December	3 012	3 032	n.a.	n.a.	4 188	4 232
2000						
January	2 649	2 666	n.a.	n.a.	4 042	4 116
TREND ESTIMATES						
1998						
November	2 297	2 327	1 854	1 961	4 151	4 336
December	2 316	2 345	1 822	1 945	4 137	4 309
1999						
January	2 327	2 354	1 806	1 931	4 134	4 281
February	2 348	2 370	1 780	1 887	4 128	4 247
March	2 393	2 411	1 764	1 846	4 157	4 254
April	2 442	2 457	1 779	1 848	4 221	4 304
May	2 483	2 497	1 832	1 902	4 316	4 399
June	2 503	2 518	1 902	1 980	4 405	4 498
July	2 518	2 535	1 933	2 022	4 451	4 556
August	2 541	2 560	1 887	1 985	4 428	4 545
September	2 579	2 600	1 770	1 872	4 349	4 472
October	2 629	2 650	1 617	1 717	4 246	4 368
November	2 689	2 711	1 461	1 552	4 150	4 263
December	2 749	2 770	1 323	1 402	4 071	4 172
2000						
January	2 788	2 808	1 226	1 291	4 015	4 100

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						
November	3.7	5.5	40.1	40.5	18.8	20.4
December	-2.2	-3.2	-19.0	-15.6	-10.4	-9.4
1999						
January	-20.3	-20.0	-14.4	-16.9	-17.7	-18.6
February	15.0	14.4	8.5	5.1	12.0	10.0
March	29.3	29.9	-8.0	-3.1	12.7	15.0
April	-24.4	-25.0	21.1	14.8	-7.8	-9.8
May	38.1	38.5	-3.7	-2.1	18.1	18.8
June	-12.0	-12.3	9.2	10.8	-3.7	-3.0
July	11.1	11.0	-0.7	0.3	5.8	6.1
August	-2.7	-3.0	8.4	3.4	1.9	-0.2
September	-4.9	-4.1	-19.1	-20.5	-11.2	-11.4
October	-0.6	-0.8	-17.0	-10.9	-7.2	-4.8
November	12.5	12.3	7.9	3.3	10.9	8.9
December	1.2	1.2	-22.1	-22.9	-7.0	-7.4
2000						
January	-22.5	-22.4	-3.9	0.2	-17.0	-15.6
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
November	-2.7	-0.4	n.a.	n.a.	1.2	4.6
December	2.7	0.9	n.a.	n.a.	4.0	0.7
1999						
January	-4.1	-4.1	n.a.	n.a.	-2.1	-3.7
February	7.8	7.3	n.a.	n.a.	-3.1	-3.7
March	1.9	2.0	n.a.	n.a.	2.2	3.7
April	-7.8	-8.1	n.a.	n.a.	1.3	-0.3
May	14.0	14.7	n.a.	n.a.	-0.5	-0.3
June	-5.1	-5.6	n.a.	n.a.	7.3	7.0
July	11.1	11.1	n.a.	n.a.	-1.4	0.7
August	-6.9	-7.2	n.a.	n.a.	12.1	9.7
September	-10.0	-8.3	n.a.	n.a.	-19.4	-19.3
October	17.0	15.9	n.a.	n.a.	8.0	12.5
November	1.1	0.7	n.a.	n.a.	-8.5	-11.1
December	11.5	11.6	n.a.	n.a.	6.2	4.3
2000						
January	-12.0	-12.1	n.a.	n.a.	-3.5	-2.7
TREND ESTIMATES (% change from preceding month)						
1998						
November	1.1	1.1	-1.9	-1.0	-0.3	-0.2
December	0.8	0.8	-1.7	-0.8	-0.3	-0.6
1999						
January	0.5	0.4	-0.9	-0.7	-0.1	-0.6
February	0.9	0.7	-1.4	-2.3	-0.1	-0.8
March	1.9	1.7	-0.9	-2.2	0.7	0.2
April	2.1	1.9	0.9	0.1	1.6	1.2
May	1.7	1.6	3.0	2.9	2.2	2.2
June	0.8	0.8	3.8	4.1	2.1	2.3
July	0.6	0.7	1.6	2.1	1.0	1.3
August	0.9	1.0	-2.4	-1.8	-0.5	-0.2
September	1.5	1.6	-6.2	-5.7	-1.8	-1.6
October	1.9	1.9	-8.6	-8.3	-2.4	-2.3
November	2.3	2.3	-9.6	-9.6	-2.3	-2.4
December	2.2	2.2	-9.4	-9.7	-1.9	-2.1
2000						
January	1.4	1.4	-7.3	-7.9	-1.4	-1.7

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					
November	624.6	94.0	718.6	461.5	1 180.1
December	524.7	80.9	605.6	234.8	840.5
1999					
January	376.8	83.0	459.8	297.4	757.2
February	471.3	92.9	564.2	432.0	996.2
March	521.7	96.5	618.1	395.5	1 013.6
April	491.1	83.1	574.2	207.3	781.6
May	600.1	116.9	717.0	424.4	1 141.4
June	569.2	98.2	667.5	503.7	1 171.2
July	623.5	112.1	735.6	523.2	1 258.8
August	644.7	118.6	763.3	505.7	1 269.1
September	537.4	126.1	663.5	259.1	922.7
October	506.4	111.3	617.7	264.5	882.1
November	597.5	105.2	702.7	263.0	965.7
December	556.8	102.5	659.4	277.1	936.4
2000					
January	486.3	82.7	568.9	356.8	925.7
SEASONALLY ADJUSTED					
1998					
November	535.4	92.9	628.3	n.a.	1 119.6
December	530.7	91.9	622.6	n.a.	888.9
1999					
January	503.7	92.5	596.3	n.a.	920.9
February	508.7	104.8	613.4	n.a.	1 122.0
March	497.8	90.0	587.8	n.a.	1 125.9
April	482.8	89.1	571.9	n.a.	803.9
May	527.0	108.5	635.5	n.a.	1 037.1
June	605.4	91.1	696.5	n.a.	1 213.7
July	605.4	105.2	710.6	n.a.	1 171.0
August	648.7	117.8	766.4	n.a.	1 101.1
September	496.3	112.9	609.2	n.a.	878.3
October	570.8	119.9	690.6	n.a.	849.6
November	512.3	102.5	614.8	n.a.	892.6
December	554.2	114.6	668.8	n.a.	1 030.2
2000					
January	616.0	90.1	706.2	n.a.	1 081.7
TREND ESTIMATES					
1998					
November	510.9	91.5	602.5	338.3	940.8
December	510.0	91.8	601.8	360.1	961.8
1999					
January	506.3	93.3	599.6	381.1	980.8
February	502.9	94.3	597.2	400.7	997.9
March	507.9	94.8	602.7	419.7	1 022.4
April	523.1	96.0	619.1	431.6	1 050.7
May	547.2	98.3	645.5	432.6	1 078.1
June	570.6	102.0	672.6	416.4	1 089.0
July	582.6	106.7	689.3	379.8	1 069.1
August	580.9	110.7	691.7	340.4	1 032.1
September	570.2	112.6	682.8	307.0	989.8
October	558.7	112.0	670.7	283.1	953.8
November	553.9	109.8	663.7	279.7	943.4
December	555.1	106.8	662.0	290.9	952.9
2000					
January	561.1	102.6	663.8	314.0	977.8

(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					
November	34.7	10.7	31.0	47.2	36.9
December	-16.0	-13.9	-15.7	-49.1	-28.8
1999					
January	-28.2	2.6	-24.1	26.7	-9.9
February	25.1	11.9	22.7	45.3	31.6
March	10.7	3.9	9.6	-8.4	1.7
April	-5.9	-13.9	-7.1	-47.6	-22.9
May	22.2	40.7	24.9	104.7	46.0
June	-5.1	-16.0	-6.9	18.7	2.6
July	9.5	14.2	10.2	3.9	7.5
August	3.4	5.8	3.8	-3.3	0.8
September	-16.6	6.3	-13.1	-48.8	-27.3
October	-5.8	-11.7	-6.9	2.1	-4.4
November	18.0	-5.5	13.8	-0.6	9.5
December	-6.8	-2.6	-6.2	5.4	-3.0
2000					
January	-12.7	-19.3	-13.7	28.8	-1.1
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
November	9.6	4.7	8.9	n.a.	44.5
December	-0.9	-1.1	-0.9	n.a.	-20.6
1999					
January	-5.1	0.7	-4.2	n.a.	3.6
February	1.0	13.3	2.9	n.a.	21.8
March	-2.1	-14.1	-4.2	n.a.	0.3
April	-3.0	-1.0	-2.7	n.a.	-28.6
May	9.2	21.8	11.1	n.a.	29.0
June	14.9	-16.0	9.6	n.a.	17.0
July	0.0	15.5	2.0	n.a.	-3.5
August	7.2	12.0	7.9	n.a.	-6.0
September	-23.5	-4.2	-20.5	n.a.	-20.2
October	15.0	6.2	13.4	n.a.	-3.3
November	-10.2	-14.5	-11.0	n.a.	5.1
December	8.2	11.8	8.8	n.a.	15.4
2000					
January	11.2	-21.4	5.6	n.a.	5.0
TREND ESTIMATES (% change from preceding month)					
1998					
November	0.7	-2.7	0.1	2.8	1.1
December	-0.2	0.3	-0.1	6.4	2.2
1999					
January	-0.7	1.6	-0.4	5.8	2.0
February	-0.7	1.1	-0.4	5.1	1.7
March	1.0	0.5	0.9	4.7	2.5
April	3.0	1.3	2.7	2.8	2.8
May	4.6	2.4	4.3	0.2	2.6
June	4.3	3.8	4.2	-3.7	1.0
July	2.1	4.6	2.5	-8.8	-1.8
August	-0.3	3.7	0.3	-10.4	-3.5
September	-1.8	1.7	-1.3	-9.8	-4.1
October	-2.0	-0.5	-1.8	-7.8	-3.6
November	-0.9	-2.0	-1.0	-1.2	-1.1
December	0.2	-2.7	-0.3	4.0	1.0
2000					
January	1.1	-3.9	0.3	7.9	2.6

(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)						
1996-1997	25 831	17 999	490	1 322	143	45 785
1997-1998	28 866	20 577	380	1 552	58	51 433
1998-1999	27 766	20 891	272	1 076	58	50 063
1999						
January	1 825	1 466	11	73	12	3 387
February	2 097	1 603	62	31	1	3 794
March	2 713	1 468	11	77	5	4 274
April	2 052	1 753	17	116	1	3 939
May	2 827	1 704	20	92	8	4 651
June	2 489	1 955	23	4	8	4 479
July	2 766	1 953	8	8	6	4 741
August	2 693	2 035	11	35	57	4 831
September	2 563	1 693	22	9	3	4 290
October	2 546	1 373	17	44	1	3 981
November	2 866	1 418	24	102	3	4 413
December	2 901	1 145	14	40	6	4 106
2000						
January	2 247	1 118	8	10	23	3 406
PUBLIC SECTOR (Number)						
1996-1997	206	1 862	10	8	7	2 093
1997-1998	209	1 033	8	0	10	1 260
1998-1999	408	1 173	22	0	2	1 605
1999						
January	24	99	0	0	0	123
February	17	50	1	0	0	68
March	34	132	0	0	1	167
April	11	50	5	0	0	66
May	24	82	2	0	0	108
June	12	119	4	0	0	135
July	11	137	7	0	0	155
August	2	51	0	0	0	53
September	24	11	0	0	0	35
October	19	116	0	0	0	135
November	15	54	0	0	0	69
December	15	28	1	0	0	44
2000						
January	16	76	3	0	0	95
TOTAL (Number)						
1996-1997	26 037	19 861	500	1 330	150	47 878
1997-1998	29 075	21 610	388	1 552	68	52 693
1998-1999	28 174	22 064	294	1 076	60	51 668
1999						
January	1 849	1 565	11	73	12	3 510
February	2 114	1 653	63	31	1	3 862
March	2 747	1 600	11	77	6	4 441
April	2 063	1 803	22	116	1	4 005
May	2 851	1 786	22	92	8	4 759
June	2 501	2 074	27	4	8	4 614
July	2 777	2 090	15	8	6	4 896
August	2 695	2 086	11	35	57	4 884
September	2 587	1 704	22	9	3	4 325
October	2 565	1 489	17	44	1	4 116
November	2 881	1 472	24	102	3	4 482
December	2 916	1 173	15	40	6	4 150
2000						
January	2 263	1 194	11	10	23	3 501

(a) See Glossary for definition.

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)								
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
1998-1999	3 643.7	2 364.6	27.7	1 016.9	113.0	7 166.1	3 243.2	10 409.6
1999								
January	234.2	131.0	1.1	71.0	9.7	447.0	220.2	667.2
February	283.1	181.6	5.3	83.7	2.0	555.7	344.6	900.3
March	357.4	149.7	1.1	84.1	6.1	598.5	303.4	901.9
April	276.4	209.0	1.1	67.5	12.1	566.2	175.8	742.0
May	382.0	207.6	1.9	100.8	12.1	704.4	376.9	1 081.4
June	338.7	217.7	1.7	93.5	0.1	651.7	246.8	898.5
July	371.3	236.6	0.6	109.7	0.7	718.9	386.8	1 105.6
August	369.4	270.7	0.8	114.6	2.8	758.2	379.6	1 137.7
September	351.3	181.9	2.6	121.9	0.8	658.6	208.3	866.9
October	351.3	131.9	1.8	104.0	5.5	594.5	228.9	823.5
November	394.4	196.2	1.6	96.5	6.0	694.7	207.0	901.7
December	394.6	157.5	1.5	95.2	3.6	652.4	247.6	900.0
2000								
January	313.1	163.0	0.8	78.3	1.2	556.3	291.8	848.2
PUBLIC SECTOR (\$ million)								
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
1998-1999	40.9	105.7	3.4	21.3	0.0	171.1	1 291.8	1 462.8
1999								
January	3.0	8.6	0.0	1.2	0.0	12.8	77.2	90.0
February	1.8	4.9	0.1	1.8	0.0	8.5	87.4	95.9
March	3.9	10.6	0.0	5.1	0.0	19.7	92.1	111.7
April	1.4	4.3	1.1	1.2	0.0	8.0	31.5	39.6
May	2.9	7.7	0.2	1.8	0.0	12.5	47.5	60.0
June	1.7	11.1	0.5	2.5	0.0	15.8	256.9	272.7
July	1.3	14.3	1.0	0.1	0.0	16.7	136.4	153.2
August	0.3	4.4	0.0	0.4	0.0	5.1	126.2	131.3
September	2.8	1.4	0.0	0.8	0.0	5.0	50.8	55.8
October	2.0	21.1	0.0	0.0	0.0	23.1	35.6	58.7
November	2.1	4.8	0.0	1.1	0.0	8.0	56.1	64.0
December	2.2	2.5	0.1	2.2	0.0	7.0	29.4	36.4
2000								
January	3.0	7.1	0.5	1.9	0.0	12.6	64.9	77.5
TOTAL (\$ million)								
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
1998-1999	3 684.4	2 470.2	31.0	1 038.4	113.0	7 337.3	4 534.9	11 872.4
1999								
January	237.2	139.6	1.1	72.3	9.7	459.8	297.4	757.2
February	284.8	186.5	5.4	85.5	2.0	564.2	432.0	996.2
March	361.3	160.3	1.1	89.2	6.1	618.1	395.5	1 013.6
April	277.8	213.3	2.3	68.7	12.1	574.2	207.3	781.6
May	384.8	215.2	2.1	102.6	12.1	717.0	424.4	1 141.4
June	340.5	228.8	2.1	96.0	0.1	667.5	503.7	1 171.2
July	372.6	250.9	1.7	109.8	0.7	735.6	523.2	1 258.8
August	369.6	275.1	0.8	115.0	2.8	763.3	505.7	1 269.1
September	354.1	183.3	2.6	122.7	0.8	663.5	259.1	922.7
October	353.3	153.0	1.8	104.0	5.5	617.7	264.5	882.1
November	396.4	201.1	1.6	97.6	6.0	702.7	263.0	965.7
December	396.9	160.0	1.6	97.4	3.6	659.4	277.1	936.4
2000								
January	316.1	170.1	1.3	80.2	1.2	568.9	356.8	925.7

(a) See Glossary for definition.

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										
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
1998-1999	28 174	3 596	4 694	8 290	1 890	3 000	8 884	13 774	22 064	50 238
1998										
November	2 390	226	444	670	145	303	1 172	1 620	2 290	4 680
December	2 313	331	328	659	138	289	882	1 309	1 968	4 281
1999										
January	1 849	255	263	518	108	238	701	1 047	1 565	3 414
February	2 114	223	300	523	87	283	760	1 130	1 653	3 767
March	2 747	287	382	669	249	138	544	931	1 600	4 347
April	2 063	318	296	614	95	328	766	1 189	1 803	3 866
May	2 851	306	545	851	210	173	552	935	1 786	4 637
June	2 501	395	532	927	171	398	578	1 147	2 074	4 575
July	2 777	398	588	986	160	146	798	1 104	2 090	4 867
August	2 695	226	372	598	185	208	1 095	1 488	2 086	4 781
September	2 587	404	272	676	85	203	740	1 028	1 704	4 291
October	2 565	240	302	542	84	45	818	947	1 489	4 054
November	2 881	224	194	418	172	155	727	1 054	1 472	4 353
December	2 916	197	430	627	62	70	414	546	1 173	4 089
2000										
January	2 263	189	240	429	69	129	567	765	1 194	3 457

VALUE (\$ million)

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
1998-1999	3 684.4	304.9	498.8	803.8	167.3	306.1	1 192.9	1 666.3	2 470.2	6 154.7
1998										
November	308.9	20.3	47.9	68.2	12.0	31.9	203.6	247.5	315.7	624.6
December	301.0	26.9	36.9	63.8	12.3	25.9	121.7	159.9	223.7	524.7
1999										
January	237.2	21.2	26.3	47.6	9.5	20.4	62.1	92.0	139.6	376.8
February	284.8	18.9	33.4	52.3	6.6	31.3	96.3	134.2	186.5	471.3
March	361.3	26.3	37.4	63.7	19.9	13.3	63.3	96.6	160.3	521.7
April	277.8	24.1	32.7	56.9	7.0	37.6	111.8	156.4	213.3	491.1
May	384.8	25.4	57.3	82.6	20.3	18.3	94.0	132.6	215.2	600.1
June	340.5	33.6	59.5	93.1	14.4	41.1	80.2	135.7	228.8	569.2
July	372.6	39.1	56.6	95.7	16.2	17.0	122.0	155.2	250.9	623.5
August	369.6	19.8	38.4	58.2	16.0	16.8	184.1	216.9	275.1	644.7
September	354.1	34.9	29.9	64.8	10.5	19.6	88.4	118.5	183.3	537.4
October	353.3	19.2	30.1	49.3	8.3	4.1	91.3	103.7	153.0	506.4
November	396.4	19.4	19.4	38.8	19.6	16.5	126.1	162.2	201.1	597.5
December	396.9	17.3	43.4	60.7	4.8	7.6	87.0	99.3	160.0	556.8
2000										
January	316.1	17.8	23.1	40.9	5.9	12.5	110.9	129.2	170.1	486.3

(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)							
1996-1997	3 102.4	2 090.8	5 194.4	1 176.3	6 369.8	5 493.3	11 855.6
1997-1998	3 549.8	2 447.9	5 997.6	1 440.4	7 437.9	5 910.9	13 348.8
1998-1999	3 612.5	2 333.4	5 946.0	1 160.6	7 106.6	4 310.9	11 417.5
1998							
September	894.5	590.4	1 484.9	350.2	1 835.1	1 222.2	3 057.3
December	885.6	679.3	1 564.9	256.1	1 821.0	964.2	2 785.2
1999							
March	869.9	455.6	1 325.6	268.2	1 593.8	1 062.1	2 655.9
June	962.5	608.1	1 570.6	286.1	1 856.7	1 062.4	2 919.1
September	1 049.3	650.0	1 699.2	341.6	2 040.9	1 194.9	3 235.7
December	1 073.6	467.6	1 541.1	298.8	1 839.9	739.5	2 579.4
ORIGINAL (% change from preceding quarter)							
1998							
September	-6.5	-15.5	-10.3	-18.5	-12.0	-26.9	-18.5
December	-1.0	15.1	5.4	-26.9	-0.8	-21.1	-8.9
1999							
March	-1.8	-32.9	-15.3	4.7	-12.5	10.2	-4.6
June	10.6	33.5	18.5	6.7	16.5	0.0	9.9
September	9.0	6.9	8.2	19.4	9.9	12.5	10.8
December	2.3	-28.1	-9.3	-12.5	-9.8	-38.1	-20.3

(a) Reference year of chain volume measures is 1997-1998.
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	Hotels, motels and other short term accommodation		Shops.....		Factories.....		Offices.....		Other business premises.....		Educational.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
1999												
November	7	0.6	96	8.6	22	2.3	50	4.7	47	4.9	18	1.8
December	6	0.6	61	5.4	25	2.6	37	4.0	28	2.5	26	2.4
2000												
January	7	0.7	80	7.4	7	0.8	57	5.3	32	3.3	12	1.2
Value—\$200,000—\$499,999												
1999												
November	4	1.3	20	5.7	18	5.4	18	5.3	25	7.2	9	2.7
December	7	2.2	11	3.2	16	4.5	11	3.8	10	3.1	7	2.7
2000												
January	5	1.7	19	5.0	14	4.3	23	6.8	10	2.5	3	1.1
Value—\$500,000—\$999,999												
1999												
November	2	1.6	5	3.4	3	2.0	3	2.0	7	4.3	3	1.9
December	3	2.4	5	2.7	13	9.0	6	4.0	7	4.8	5	3.0
2000												
January	2	1.3	6	4.7	1	0.6	6	4.5	6	4.0	2	1.3
Value—\$1,000,000—\$4,999,999												
1999												
November	2	2.9	4	5.9	5	10.9	11	18.9	11	24.1	8	17.6
December	1	1.4	6	11.7	4	10.8	2	5.5	3	9.7	9	20.1
2000												
January	2	2.3	5	9.5	2	6.0	9	18.6	12	26.8	3	4.5
Value—\$5,000,000 and over												
1999												
November	1	5.1	2	20.5	1	5.2	4	30.6	0	0.0	1	14.5
December	2	54.0	3	26.7	0	0.0	1	15.2	2	23.0	0	0.0
2000												
January	2	38.8	3	28.3	1	7.0	2	62.0	2	11.2	3	33.2
Value—Total												
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
1998-1999	196	298.5	1 456	643.0	591	341.3	1 071	856.8	821	911.9	378	388.1
1999												
November	16	11.4	127	44.1	49	25.6	86	61.5	90	40.5	39	38.6
December	19	60.5	86	49.7	58	26.9	57	32.5	50	43.0	47	28.2
2000												
January	18	44.8	113	55.0	25	18.8	97	97.2	62	47.8	23	41.2

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										
November	3	0.4	9	1.0	7	0.7	17	1.4	276	26.2
December	4	0.4	4	0.4	9	1.2	20	1.9	220	21.4
2000										
January	2	0.1	4	0.4	14	1.7	7	0.6	222	21.5
Value—\$200,000–\$499,999										
1999										
November	1	0.3	4	1.3	8	2.6	4	1.0	111	32.7
December	1	0.3	2	0.7	5	1.6	7	2.2	77	24.1
2000										
January	0	0.0	1	0.4	7	2.0	4	1.1	86	25.1
Value—\$500,000–\$999,999										
1999										
November	0	0.0	2	1.1	6	4.2	4	2.9	35	23.4
December	2	1.5	3	1.8	1	0.9	2	1.7	47	31.6
2000										
January	0	0.0	1	0.7	2	1.2	3	2.5	29	20.6
Value—\$1,000,000–\$4,999,999										
1999										
November	0	0.0	3	6.4	1	1.1	2	5.0	47	92.8
December	1	2.5	6	10.9	3	6.5	1	1.9	36	81.0
2000										
January	2	3.0	2	4.1	5	14.8	2	3.3	44	92.8
Value—\$5,000,000 and over										
1999										
November	0	0.0	0	0.0	2	11.9	0	0.0	11	87.8
December	0	0.0	0	0.0	0	0.0	0	0.0	8	118.9
2000										
January	0	0.0	1	7.2	1	9.0	0	0.0	15	196.7
Value—Total										
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
1998-1999	89	46.2	271	518.6	324	409.0	303	121.6	5 500	4 534.9
1999										
November	4	0.6	18	9.8	24	20.5	27	10.2	480	263.0
December	8	4.7	15	13.8	18	10.1	30	7.7	388	277.1
2000										
January	4	3.1	9	12.8	29	28.6	16	7.5	396	356.8

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)											
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
1998-1999	286.8	639.0	338.2	773.7	509.8	140.4	46.2	208.5	249.7	50.8	3 243.2
1999											
January	38.9	50.6	28.1	36.4	35.3	2.3	6.4	6.0	9.7	6.3	220.2
February	3.5	93.4	26.0	124.1	21.8	21.1	3.6	13.4	36.4	1.2	344.6
March	26.9	27.0	29.3	127.7	31.0	11.0	4.4	32.0	12.5	1.5	303.4
April	23.4	32.1	10.2	37.7	27.2	12.4	3.1	9.8	16.4	3.6	175.8
May	47.5	69.2	49.0	43.1	71.6	15.0	5.7	39.1	30.5	6.3	376.9
June	22.0	41.8	23.0	43.4	53.9	17.5	3.0	20.3	15.3	6.5	246.8
July	22.9	86.6	35.6	111.0	45.5	21.4	8.9	32.5	17.3	5.2	386.8
August	10.3	199.8	14.9	30.2	59.9	10.1	1.8	14.8	33.7	4.2	379.6
September	30.3	47.3	27.7	25.9	39.4	10.7	4.0	5.3	16.1	1.7	208.3
October	67.2	26.2	28.3	40.6	29.4	1.9	2.5	6.9	24.8	1.2	228.9
November	11.4	43.6	25.5	53.4	30.0	11.1	0.6	5.9	20.1	5.5	207.0
December	60.4	49.7	26.9	31.6	39.7	9.0	4.7	10.6	9.8	5.2	247.6
2000											
January	44.3	55.0	18.6	90.8	36.9	4.4	3.1	9.4	24.8	4.4	291.8
PUBLIC SECTOR (\$ million)											
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
1998-1999	11.7	4.0	3.2	83.2	402.2	247.7	0.0	310.2	159.1	71.0	1 291.8
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	5.8	92.1
April	0.0	0.1	0.0	1.5	4.0	12.6	0.0	6.1	4.5	2.8	31.5
May	0.0	0.0	0.0	16.3	1.8	15.0	0.0	7.7	3.2	3.4	47.5
June	0.0	1.8	0.1	17.1	25.4	5.6	0.0	151.5	30.0	25.4	256.9
July	0.2	1.4	0.0	19.2	5.7	43.5	0.0	21.8	35.0	9.7	136.4
August	6.8	2.0	0.2	1.9	15.4	30.3	0.0	55.5	11.5	2.7	126.2
September	2.0	0.2	0.2	13.6	8.4	20.1	0.0	1.8	1.8	2.6	50.8
October	0.1	0.1	1.3	3.7	9.8	9.7	0.0	0.8	3.2	7.0	35.6
November	0.0	0.6	0.2	8.2	10.5	27.5	0.0	3.9	0.5	4.8	56.1
December	0.1	0.0	0.0	0.9	3.3	19.1	0.0	3.2	0.3	2.6	29.4
2000											
January	0.5	0.0	0.1	6.4	10.9	36.8	0.0	3.3	3.8	3.1	64.9
TOTAL (\$ million)											
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
1998-1999	298.5	643.0	341.3	856.8	911.9	388.1	46.2	518.6	409.0	121.6	4 534.9
1999											
January	38.9	50.6	28.1	42.9	38.8	36.8	6.4	28.3	19.0	7.5	297.4
February	3.5	93.6	26.0	135.9	58.2	48.7	3.6	15.2	37.5	9.7	432.0
March	26.9	27.2	29.3	128.8	34.6	43.7	4.4	72.1	21.1	7.3	395.5
April	23.4	32.1	10.2	39.2	31.1	25.0	3.1	15.9	20.9	6.4	207.3
May	47.5	69.2	49.0	59.3	73.4	30.0	5.7	46.8	33.8	9.7	424.4
June	22.0	43.6	23.1	60.5	79.3	23.1	3.0	171.9	45.4	31.9	503.7
July	23.2	87.9	35.6	130.1	51.1	64.9	8.9	54.3	52.3	14.9	523.2
August	17.1	201.8	15.0	32.1	75.3	40.4	1.8	70.3	45.2	6.9	505.7
September	32.3	47.5	27.9	39.5	47.8	30.8	4.0	7.1	17.9	4.3	259.1
October	67.3	26.3	29.6	44.3	39.2	11.6	2.5	7.6	28.0	8.2	264.5
November	11.4	44.1	25.6	61.5	40.5	38.6	0.6	9.8	20.5	10.2	263.0
December	60.5	49.7	26.9	32.5	43.0	28.2	4.7	13.8	10.1	7.7	277.1
2000											
January	44.8	55.0	18.8	97.2	47.8	41.2	3.1	12.8	28.6	7.5	356.8

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									
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
1998-1999	15 119	17 633	33 932	2 153 325	2 052 659	897 663	5 103 646	2 557 049	7 660 694
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	290 233	700 774
March	1 592	1 191	2 864	223 398	122 384	69 982	415 763	244 330	660 093
April	1 142	1 435	2 674	168 810	186 445	62 785	418 040	120 835	538 875
May	1 517	1 390	3 002	218 640	180 504	87 558	486 701	268 855	755 557
June	1 411	1 579	3 009	205 070	182 836	72 319	460 225	203 790	664 015
July	1 496	1 545	3 061	216 694	204 668	85 681	507 044	320 337	827 381
August	1 437	1 782	3 313	215 112	248 472	92 189	555 773	298 973	854 746
September	1 246	1 392	2 662	189 569	156 707	95 870	442 146	137 221	579 367
October	1 347	1 182	2 583	204 822	117 093	83 747	405 662	181 870	587 532
November	1 560	1 172	2 851	231 683	165 129	77 916	474 728	167 633	642 360
December	1 605	978	2 630	231 841	140 901	73 787	446 530	161 684	608 214
2000									
January	1 154	927	2 116	173 470	144 567	59 972	378 009	249 511	627 520
PUBLIC SECTOR									
1997-1998	88	647	745	10 066	51 882	17 157	79 104	1 170 717	1 249 822
1998-1999	231	860	1 112	19 580	76 897	21 080	117 558	962 333	1 079 891
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
April	3	29	37	370	2 493	2 091	4 953	13 913	18 867
May	17	76	95	2 095	7 094	1 650	10 838	25 500	36 338
June	3	53	60	342	4 878	2 303	7 523	229 016	236 539
July	3	78	88	447	8 266	1 046	9 759	94 475	104 234
August	0	27	27	0	2 495	427	2 922	42 473	45 395
September	3	9	12	352	1 239	652	2 242	28 186	30 428
October	0	26	26	0	2 106	0	2 106	29 476	31 582
November	1	46	47	125	4 129	822	5 076	41 364	46 439
December	1	28	30	136	2 513	1 997	4 646	26 136	30 783
2000									
January	1	58	62	131	5 394	2 330	7 855	31 178	39 033
TOTAL									
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
1998-1999	15 350	18 493	35 044	2 172 905	2 129 556	918 743	5 221 204	3 519 382	8 740 585
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	306 839	724 309
March	1 602	1 237	2 920	224 648	125 818	74 699	425 165	293 539	718 703
April	1 145	1 464	2 711	169 180	188 939	64 875	422 994	134 748	557 741
May	1 534	1 466	3 097	220 735	187 598	89 207	497 540	294 355	791 895
June	1 414	1 632	3 069	205 412	187 715	74 621	467 748	432 806	900 555
July	1 499	1 623	3 149	217 141	212 934	86 727	516 803	414 812	931 615
August	1 437	1 809	3 340	215 112	250 967	92 616	558 695	341 446	900 140
September	1 249	1 401	2 674	189 921	157 946	96 522	444 388	165 406	609 795
October	1 347	1 208	2 609	204 822	119 199	83 747	407 768	211 346	619 114
November	1 561	1 218	2 898	231 808	169 258	78 738	479 803	208 996	688 800
December	1 606	1 006	2 660	231 977	143 415	75 784	451 176	187 821	638 996
2000									
January	1 155	985	2 178	173 601	149 961	62 302	385 864	280 689	666 553

(a) Refer to footnote (a) in Table 12.

(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVED IN STATISTICAL AREAS—NSW

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

	DWELLING (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
STATISTICAL AREAS									
NEW SOUTH WALES	2 263	1 194	3 501	316 125	170 128	82 678	568 931	356 755	925 686
Sydney (SD)	1 155	985	2 178	173 601	149 961	62 302	385 864	280 689	666 553
Inner Sydney (SSD)	8	191	227	1 160	47 040	5 604	53 804	130 337	184 141
Botany Bay (C)	0	0	0	0	0	204	204	1 058	1 262
Leichhardt (A)	1	0	9	80	0	1 834	1 914	520	2 434
Marrickville (A)	4	17	21	600	1 390	677	2 667	397	3 064
South Sydney (C)	3	14	19	480	8 650	2 869	11 999	13 905	25 904
Sydney (C)—Inner	0	95	98	0	25 000	0	25 000	88 288	113 288
Sydney (C)—Remainder	0	65	80	0	12 000	20	12 020	26 170	38 190
Eastern Suburbs (SSD)	9	74	83	3 457	12 505	7 992	23 954	4 044	27 999
Randwick (C)	7	55	62	2 124	4 995	1 811	8 930	480	9 410
Waverley (A)	0	0	0	0	0	505	505	3 490	3 995
Woollahra (A)	2	19	21	1 333	7 510	5 676	14 519	74	14 593
St George—Sutherland (SSD)	53	295	349	9 040	45 682	5 154	59 876	24 733	84 609
Hurstville (C)	13	38	51	2 003	4 190	407	6 600	0	6 600
Kogarah (A)	17	99	117	3 462	9 940	1 497	14 899	70	14 969
Rockdale (C)	10	62	72	1 577	5 433	625	7 635	912	8 546
Sutherland Shire (A)	13	96	109	1 998	26 119	2 625	30 742	23 751	54 493
Canterbury—Bankstown (SSD)	26	32	59	4 900	3 025	4 149	12 074	797	12 871
Bankstown (C)	10	12	22	1 827	1 265	2 343	5 435	597	6 032
Canterbury (C)	16	20	37	3 073	1 760	1 806	6 639	200	6 839
Fairfield—Liverpool (SSD)	157	27	185	22 923	2 082	1 273	26 278	5 496	31 774
Fairfield (C)	26	4	30	3 733	340	577	4 650	2 336	6 987
Liverpool (C)	131	23	155	19 191	1 742	695	21 628	3 160	24 788
Outer South Western Sydney (SSD)	148	10	160	19 344	900	2 182	22 426	1 170	23 596
Camden (A)	66	10	76	8 508	900	460	9 868	200	10 068
Campbelltown (C)	63	0	63	8 463	0	1 041	9 504	750	10 254
Wollondilly (A)	19	0	21	2 374	0	681	3 054	220	3 274
Inner Western Sydney (SSD)	11	68	79	2 633	8 640	3 371	14 643	1 460	16 103
Ashfield (A)	0	0	0	0	0	497	497	0	497
Burwood (A)	1	0	1	65	0	1 057	1 122	0	1 122
Concord (A)	2	0	2	528	0	377	905	110	1 015
Drummoyne (A)	2	68	70	294	8 640	1 203	10 138	0	10 138
Strathfield (A)	6	0	6	1 746	0	236	1 982	1 350	3 332
Central Western Sydney (SSD)	24	34	60	3 811	2 926	2 037	8 774	25 531	34 305
Auburn (A)	7	0	9	1 137	0	554	1 691	5 326	7 017
Holroyd (C)	11	6	17	1 702	480	459	2 640	135	2 775
Parramatta (C)	6	28	34	973	2 446	1 024	4 443	20 069	24 512
Outer Western Sydney (SSD)	144	38	183	19 803	3 448	3 614	26 865	2 440	29 305
Blue Mountains (C)	27	10	38	4 061	800	1 308	6 169	0	6 169
Hawkesbury (C)	31	18	49	4 822	1 659	913	7 395	1 550	8 945
Penrith (C)	86	10	96	10 920	989	1 393	13 301	890	14 191
Blacktown—Baulkham Hills (SSD)	287	142	429	41 165	15 337	2 659	59 161	25 637	84 797
Baulkham Hills (A)	114	113	227	19 130	13 100	1 067	33 297	3 060	36 357
Blacktown (C)	173	29	202	22 035	2 237	1 592	25 864	22 577	48 440
Lower Northern Sydney (SSD)	14	4	18	4 134	477	4 821	9 432	42 633	52 066
Hunter's Hill (A)	2	0	2	700	0	2 418	3 118	110	3 228
Lane Cove (A)	0	0	0	0	0	0	0	0	0
Mosman (A)	2	0	2	1 150	0	128	1 278	0	1 278
North Sydney (A)	2	0	2	800	0	1 229	2 029	412	2 441
Ryde (C)	8	4	12	1 484	477	1 046	3 007	42 111	45 118
Willoughby (C)	0	0	0	0	0	0	0	0	0

BUILDING APPROVED IN STATISTICAL AREAS—NSW *continued*

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
STATISTICAL AREAS									
Sydney (SD) <i>continued</i>									
Hornsby–Ku-ring-gai (SSD)	48	12	60	9 767	1 380	8 557	19 704	3 229	22 933
Hornsby (A)	32	10	42	5 290	960	2 954	9 204	860	10 064
Ku-ring-gai (A)	16	2	18	4 477	420	5 603	10 500	2 369	12 869
Northern Beaches (SSD)	25	12	39	5 805	1 600	6 331	13 736	8 137	21 873
Manly (A)	2	4	6	410	700	1 803	2 913	547	3 460
Pittwater (A)	2	0	4	333	0	1 672	2 005	120	2 125
Warringah (A)	21	8	29	5 062	900	2 856	8 818	7 470	16 288
Gosford–Wyong (SSD)	201	46	247	25 659	4 919	4 559	35 137	5 045	40 181
Gosford (C)	56	17	73	8 390	1 510	2 226	12 126	1 755	13 881
Wyong (A)	145	29	174	17 269	3 409	2 333	23 011	3 290	26 300
Hunter (SD)	359	36	399	47 529	3 805	6 776	58 111	31 785	89 895
Newcastle (SSD)	299	36	339	39 690	3 805	5 985	49 480	31 445	80 925
Cessnock (C)	13	3	16	1 420	335	307	2 063	3 093	5 156
Lake Macquarie (C)	86	14	100	10 446	1 269	859	12 574	460	13 034
Maitland (C)	53	0	53	6 471	0	196	6 667	1 463	8 130
Newcastle (C)–Inner	1	0	3	70	0	10	80	1 400	1 480
Newcastle (C)–Remainder	65	15	81	8 972	1 034	3 446	13 452	18 654	32 106
Port Stephens (A)	81	4	86	12 311	1 167	1 166	14 644	6 375	21 019
Hunter SD Balance (SSD)	60	0	60	7 838	0	792	8 630	340	8 970
Dungog (A)	4	0	4	421	0	32	453	0	453
Gloucester (A)	1	0	1	30	0	130	160	0	160
Great Lakes (A)	32	0	32	3 794	0	172	3 966	0	3 966
Merriwa (A)	2	0	2	300	0	0	300	0	300
Murrurundi (A)	0	0	0	0	0	0	0	0	0
Muswellbrook (A)	1	0	1	205	0	0	205	290	495
Scone (A)	3	0	3	280	0	155	435	0	435
Singleton (A)	17	0	17	2 809	0	303	3 111	50	3 161
Illawarra (SD)	167	45	213	20 219	5 500	3 730	29 449	1 504	30 953
Wollongong (SSD)	105	38	144	12 568	5 055	2 548	20 171	689	20 860
Kiama (A)	4	0	4	698	0	562	1 260	60	1 320
Shellharbour (C)	33	2	35	4 243	160	231	4 634	280	4 914
Wollongong (C)	68	36	105	7 627	4 895	1 754	14 276	349	14 625
Illawarra SD Balance (SSD)	62	7	69	7 651	445	1 182	9 279	815	10 093
Shoalhaven (C)	62	7	69	7 651	445	1 182	9 279	815	10 093
Wingecarribee (A)	0	0	0	0	0	0	0	0	0
Richmond–Tweed (SD)	77	27	104	8 988	2 596	1 220	12 805	1 261	14 066
Tweed Heads (SSD)	23	6	29	2 565	432	179	3 175	470	3 645
Tweed (A)–Pt A	23	6	29	2 565	432	179	3 175	470	3 645
Richmond–Tweed SD Balance (SSD)	54	21	75	6 423	2 164	1 041	9 629	791	10 420
Ballina (A)	13	19	32	1 791	1 888	151	3 830	380	4 210
Byron (A)	11	2	13	1 183	277	188	1 648	66	1 714
Casino (A)	0	0	0	0	0	19	19	0	19
Kyogle (A)	5	0	5	465	0	175	640	220	860
Lismore (C)	14	0	14	1 647	0	294	1 940	125	2 065
Richmond River (A)	4	0	4	651	0	0	651	0	651
Tweed (A)–Pt B	7	0	7	687	0	215	902	0	902

BUILDING APPROVED IN STATISTICAL AREAS—NSW *continued*

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

	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential buildings</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non residential building</i>	<i>Total building</i>
STATISTICAL AREAS									
Mid-North Coast (SD)	131	55	186	15 846	4 560	1 701	22 107	2 648	24 755
Clarence (SSD)	68	4	72	7 907	311	1 043	9 261	477	9 738
Bellingen (A)	5	0	5	618	0	0	618	78	696
Coffs Harbour (C)	40	4	44	4 895	311	412	5 618	110	5 728
Copmanhurst (A)	2	0	2	102	0	0	102	0	102
Grafton (C)	3	0	3	426	0	116	542	150	692
Maclean (A)	6	0	6	820	0	44	864	0	864
Nambucca (A)	7	0	7	650	0	471	1 121	0	1 121
Nymboida (A)	3	0	3	247	0	0	247	0	247
Ulmarra (A)	2	0	2	148	0	0	148	139	287
Hastings (SSD)	63	51	114	7 939	4 249	658	12 846	2 171	15 017
Greater Taree (C)	19	0	19	2 633	0	153	2 786	1 431	4 217
Hastings (A)	35	51	86	4 445	4 249	307	9 001	465	9 466
Kempsey (A)	9	0	9	861	0	198	1 059	275	1 334
Lord Howe Island	0	0	0	0	0	0	0	0	0
Northern (SD)	55	6	61	7 062	590	1 006	8 658	3 902	12 560
Northern Slopes (SSD)	29	0	29	4 051	0	630	4 681	2 243	6 924
Barraba (A)	0	0	0	0	0	0	0	0	0
Bingara (A)	0	0	0	0	0	0	0	0	0
Gunnedah (A)	5	0	5	849	0	0	849	195	1 044
Inverell (A)—Pt A	3	0	3	345	0	20	365	500	865
Manilla (A)	1	0	1	91	0	99	190	0	190
Nundle (A)	0	0	0	0	0	50	50	0	50
Parry (A)	6	0	6	652	0	151	803	0	803
Quirindi (A)	0	0	0	0	0	0	0	0	0
Tamworth (C)	13	0	13	1 939	0	310	2 249	1 048	3 297
Yallaroi (A)	1	0	1	175	0	0	175	500	675
Northern Tablelands (SSD)	12	3	15	1 285	315	345	1 945	659	2 604
Armidale (C)	2	3	5	197	315	156	668	240	908
Dumaresq (A)	1	0	1	245	0	0	245	300	545
Glen Innes (A)	1	0	1	140	0	0	140	119	259
Guyra (A)	0	0	0	0	0	0	0	0	0
Inverell (A)—Pt B	3	0	3	351	0	94	445	0	445
Severn (A)	1	0	1	95	0	30	125	0	125
Tenterfield (A)	3	0	3	128	0	0	128	0	128
Uralla (A)	1	0	1	129	0	66	195	0	195
Walcha (A)	0	0	0	0	0	0	0	0	0
North Central Plain (SSD)	14	3	17	1 727	275	30	2 032	1 000	3 032
Moree Plains (A)	7	3	10	1 000	275	30	1 305	1 000	2 305
Narrabri (A)	7	0	7	726	0	0	726	0	726
North Western (SD)	40	6	46	6 070	540	542	7 152	19 486	26 637
Central Macquarie (SSD)	36	6	42	5 646	540	542	6 727	19 040	25 767
Coolah (A)	2	0	2	190	0	51	241	0	241
Coonabarabran (A)	1	0	1	98	0	25	123	0	123
Dubbo (C)	19	2	21	2 869	110	163	3 142	18 602	21 744
Gilgandra (A)	0	0	0	0	0	111	111	0	111
Mudgee (A)	12	4	16	2 224	430	180	2 833	438	3 271
Narromine (A)	0	0	0	0	0	0	0	0	0
Wellington (A)	2	0	2	265	0	12	277	0	277
Macquarie—Barwon (SSD)	3	0	3	365	0	0	365	0	365
Bogan (A)	1	0	1	97	0	0	97	0	97
Coonamble (A)	0	0	0	0	0	0	0	0	0
Walgett (A)	0	0	0	0	0	0	0	0	0
Warren (A)	2	0	2	268	0	0	268	0	268

	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)	1	0	1	60	0	0	60	446	506
Bourke (A)	1	0	1	60	0	0	60	95	155
Brewarrina (A)	0	0	0	0	0	0	0	351	351
Cobar (A)	0	0	0	0	0	0	0	0	0
Central West (SD)	80	0	80	11 078	0	1 983	13 061	985	14 045
Bathurst-Orange (SSD)	44	0	44	6 369	0	1 034	7 403	515	7 918
Bathurst (C)	28	0	28	3 936	0	512	4 449	300	4 749
Blayney (A)-Pt A	1	0	1	46	0	65	111	128	239
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)	15	0	15	2 386	0	457	2 843	87	2 930
Central Tablelands (excl.)									
Bathurst-Orange (SSD)	24	0	24	3 207	0	731	3 938	230	4 168
Blayney (A)-Pt B	0	0	0	0	0	0	0	0	0
Cabonne (A) -Pt B	0	0	0	0	0	0	0	0	0
Evans (A)-Pt B	1	0	1	74	0	51	124	0	124
Greater Lithgow (C)	11	0	11	1 560	0	114	1 674	0	1 674
Oberon (A)	9	0	9	1 189	0	567	1 756	230	1 986
Rylstone (A)	3	0	3	384	0	0	384	0	384
Lachlan (SSD)									
Bland (A)	0	0	0	0	0	92	92	0	92
Cabonne (A)-Pt C	0	0	0	0	0	0	0	0	0
Cowra (A)	5	0	5	569	0	11	580	240	820
Forbes (A)	1	0	1	130	0	27	157	0	157
Lachlan (A)	0	0	0	0	0	0	0	0	0
Parkes (A)	5	0	5	751	0	88	839	0	839
Weddin (A)	1	0	1	52	0	0	52	0	52
South Eastern (SD)	103	8	111	12 938	777	1 814	15 530	2 353	17 882
Queanbeyan (SSD)	29	8	37	4 243	777	470	5 490	0	5 490
Queanbeyan (C)	22	8	30	3 195	777	112	4 084	0	4 084
Yarrowlumla (A)-Pt A	7	0	7	1 048	0	358	1 406	0	1 406
Southern Tablelands (excl.)									
Queanbeyan (SSD)	24	0	24	2 643	0	271	2 914	464	3 378
Boorowa (A)	1	0	1	21	0	0	21	0	21
Crookwell (A)	3	0	3	206	0	100	306	0	306
Goulburn (C)	0	0	0	0	0	0	0	72	72
Gunning (A)	0	0	0	0	0	0	0	0	0
Harden (A)	1	0	1	93	0	11	104	0	104
Mulwara (A)	6	0	6	772	0	15	787	0	787
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)	9	0	9	1 099	0	110	1 209	150	1 359
Young (A)	4	0	4	453	0	12	465	242	707
Lower South Coast (SSD)									
Bega Valley (A)	15	0	15	1 891	0	199	2 090	0	2 090
Eurobodalla (A)	26	0	26	3 183	0	711	3 893	50	3 943
Snowy (SSD)									
Bombala (A)	0	0	0	0	0	0	0	0	0
Cooma-Monaro (A)	2	0	2	177	0	45	222	0	222
Snowy River (A)	7	0	7	802	0	119	921	1 839	2 759

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)	43	24	68	5 242	1 638	861	7 740	5 019	12 759
Central Murrumbidgee (SSD)	22	0	23	2 356	0	620	2 976	4 419	7 395
Coolamon (A)	2	0	2	186	0	0	186	0	186
Cootamundra (A)	1	0	1	62	0	25	87	0	87
Gundagai (A)	2	0	2	230	0	50	280	0	280
Junee (A)	0	0	0	0	0	35	35	0	35
Lockhart (A)	0	0	0	0	0	0	0	0	0
Narrandera (A)	0	0	0	0	0	40	40	74	115
Temora (A)	1	0	1	38	0	52	90	0	90
Tumut (A)	8	0	8	859	0	42	900	2 746	3 647
Wagga Wagga (C)	8	0	9	981	0	376	1 357	1 599	2 956
Lower Murrumbidgee (SSD)	21	24	45	2 886	1 638	240	4 764	600	5 364
Carrathool (A)	0	0	0	0	0	0	0	0	0
Griffith (C)	12	0	12	1 817	0	209	2 027	400	2 427
Hay (A)	0	0	0	0	0	0	0	0	0
Leeton (A)	5	24	29	552	1 638	31	2 221	200	2 421
Murrumbidgee (A)	4	0	4	517	0	0	517	0	517
Murray (SD)	51	2	53	7 242	160	744	8 146	7 125	15 270
Albury (SSD)	22	2	24	2 789	160	245	3 194	1 980	5 174
Albury (C)	19	2	21	2 257	160	235	2 652	1 980	4 632
Hume (A)	3	0	3	532	0	10	543	0	543
Upper Murray (excl. Albury) (SSD)	6	0	6	1 076	0	122	1 198	0	1 198
Corowa (A)	5	0	5	728	0	62	790	0	790
Culcairn (A)	0	0	0	0	0	0	0	0	0
Holbrook (A)	1	0	1	349	0	20	369	0	369
Tumbarumba (A)	0	0	0	0	0	40	40	0	40
Urana (A)	0	0	0	0	0	0	0	0	0
Central Murray (SSD)	22	0	22	2 976	0	377	3 353	5 076	8 429
Berrigan (A)	2	0	2	298	0	0	298	60	358
Conargo (A)	6	0	6	670	0	52	722	0	722
Deniliquin (A)	3	0	3	445	0	306	751	336	1 087
Jerilderie (A)	2	0	2	192	0	0	192	0	192
Murray (A)	6	0	6	922	0	19	942	80	1 022
Wakool (A)	3	0	3	450	0	0	450	4 600	5 049
Windouran (A)	0	0	0	0	0	0	0	0	0
Murray–Darling (SSD)	1	0	1	400	0	0	400	69	469
Balranald (A)	0	0	0	0	0	0	0	69	69
Wentworth(A)	1	0	1	400	0	0	400	0	400
Far West (SD)	2	0	2	310	0	0	310	0	310
Far West (SSD)	2	0	2	310	0	0	310	0	310
Broken Hill (C)	2	0	2	310	0	0	310	0	310
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	299	36	339	39 690	3 805	5 985	49 480	31 445	80 925
Wollongong NSW	105	38	144	12 568	5 055	2 548	20 171	689	20 860
Bathurst–Orange NSW	44	0	44	6 369	0	1 034	7 403	515	7 918
Albury–Wodonga NSW/VIC	44	4	48	5 648	276	720	6 644	2 740	9 384
Canberra–Queanbeyan ACT/NSW	144	140	284	19 746	14 334	5 737	39 816	7 080	46 896
Gold Coast–Tweed Heads QLD/NSW	252	265	519	31 382	24 920	1 173	57 475	6 960	64 435

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

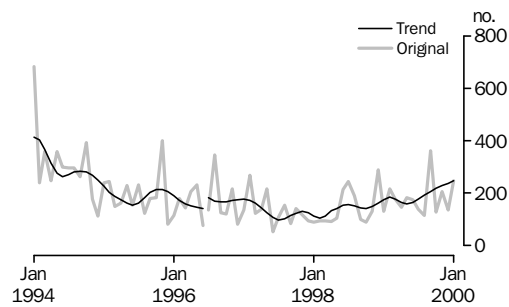
(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVALS KEY FEATURES: ACT

KEY FIGURES

	<i>Jan 2000</i>	<i>% change Dec 1999 to Jan 2000</i>	<i>% change Jan 1999 to Jan 2000</i>
Trend estimates			
Dwelling units approved			
Total dwelling units	249	5.5	41.6
Original			
Dwelling units approved			
Private sector houses	116	13.7	31.8
Total dwelling units	248	81.0	87.9

DWELLING UNITS APPROVED



KEY POINTS

Original Estimates

- There were 248 dwellings approved in January 2000, 111 more than December 1999 and 116 more than January 1999.
- The number of houses approved (116) rose by 10 while other residential (132) rose by 102 dwellings. Approvals were concentrated in Garran (84), Turner (35), Amaroo (29) and Nicholls (27).
- The value of total building was \$41.6 million, an increase of \$12.4 million on December 1999. This comprised of an increase of \$14.1 million in the value of residential building and a fall of \$1.7 million in the value of non-residential building.

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)							
1996-1997	1 185	717	3	0	3	1 908	n.a.
1997-1998	1 086	259	1	0	1	1 347	n.a.
1998-1999	1 202	622	0	133	0	1 957	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.
April	82	24	0	0	0	106	n.a.
May	147	21	0	0	0	168	n.a.
June	62	100	0	0	0	162	n.a.
July	83	46	0	0	0	129	n.a.
August	113	2	0	0	0	115	n.a.
September	185	174	2	0	0	361	n.a.
October	98	29	0	0	0	127	n.a.
November	127	43	0	0	0	170	n.a.
December	101	30	1	0	0	132	n.a.
2000							
January	116	132	0	0	0	248	n.a.
PUBLIC SECTOR (Number)							
1996-1997	39	10	0	0	0	49	n.a.
1997-1998	15	34	0	0	0	49	n.a.
1998-1999	95	22	0	0	0	117	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.
April	41	0	0	0	0	41	n.a.
May	11	4	0	0	0	15	n.a.
June	0	14	0	0	0	14	n.a.
July	8	2	0	0	0	10	n.a.
August	1	0	0	0	0	1	n.a.
September	0	0	0	0	0	0	n.a.
October	0	0	0	0	0	0	n.a.
November	5	30	0	0	0	35	n.a.
December	5	0	0	0	0	5	n.a.
2000							
January	0	0	0	0	0	0	n.a.
TOTAL (Number)							
1996-1997	1 224	727	3	0	3	1 957	n.a.
1997-1998	1 101	293	1	0	1	1 396	n.a.
1998-1999	1 297	644	0	133	0	2 074	n.a.
1999							
January	88	44	0	0	0	132	176
February	108	108	0	0	0	216	184
March	109	69	0	0	0	178	177
April	123	24	0	0	0	147	165
May	158	25	0	0	0	183	158
June	62	114	0	0	0	176	164
July	91	48	0	0	0	139	177
August	114	2	0	0	0	116	192
September	185	174	2	0	0	361	207
October	98	29	0	0	0	127	219
November	132	73	0	0	0	205	228
December	106	30	1	0	0	137	236
2000							
January	116	132	0	0	0	248	249

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Private and Public Sector—ACT: Original

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ '000)								
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
1998-1999	158 883	64 691	0	52 702	9 874	286 150	147 809	433 958
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
April	10 901	3 107	0	3 641	0	17 650	18 111	35 761
May	20 647	3 046	0	7 084	0	30 777	24 971	55 748
June	9 295	10 810	0	2 865	0	22 971	1 487	24 458
July	13 270	5 283	0	6 336	0	24 888	20 749	45 636
August	15 199	228	0	6 788	0	22 215	7 864	30 079
September	25 038	20 860	265	5 781	0	51 944	3 014	54 958
October	12 905	3 277	0	5 835	0	22 017	6 784	28 801
November	17 554	3 917	0	5 599	0	27 070	6 584	33 653
December	14 304	1 547	252	4 057	0	20 159	7 540	27 699
2000								
January	15 710	13 557	0	4 067	0	33 333	6 804	40 137
PUBLIC SECTOR (\$ '000)								
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
1998-1999	7 836	1 695	0	18	0	9 549	161 104	170 652
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
April	3 776	0	0	0	0	3 776	2 502	6 278
May	992	402	0	0	0	1 394	1 695	3 089
June	0	966	0	0	0	966	10 714	11 679
July	653	141	0	0	0	794	664	1 459
August	284	0	0	3 250	0	3 534	4 284	7 818
September	0	0	0	0	0	0	994	994
October	0	0	0	0	0	0	6 620	6 620
November	313	1 875	0	0	0	2 188	44 530	46 718
December	261	0	0	0	0	261	1 240	1 501
2000								
January	0	0	0	1 200	0	1 200	275	1 475
TOTAL (\$ '000)								
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
1998-1999	166 719	66 385	0	52 720	9 874	295 699	308 912	604 611
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
April	14 677	3 107	0	3 641	0	21 426	20 614	42 039
May	21 639	3 448	0	7 084	0	32 170	26 667	58 837
June	9 295	11 776	0	2 865	0	23 936	12 201	36 137
July	13 923	5 424	0	6 336	0	25 682	21 413	47 095
August	15 483	228	0	10 038	0	25 749	12 148	37 897
September	25 038	20 860	265	5 781	0	51 944	4 008	55 952
October	12 905	3 277	0	5 835	0	22 017	13 404	35 421
November	17 866	5 792	0	5 599	0	29 257	51 114	80 371
December	14 566	1 547	252	4 057	0	20 420	8 780	29 200
2000								
January	15 710	13 557	0	5 267	0	34 533	7 080	41 612

(a) See Glossary for definition.

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	116	132	248	15 710	13 557	5 267	34 533	7 080	41 612
Canberra (SD)	115	132	247	15 503	13 557	5 267	34 326	7 080	41 406
North Canberra (SSD)	10	35	45	1 305	3 210	2 223	6 738	456	7 194
Acton	0	0	0	0	0	0	0	0	0
Ainslie	5	0	5	607	0	85	691	0	691
Braddon	0	0	0	0	0	133	133	0	133
Campbell	1	0	1	266	0	109	375	0	375
City	1	0	1	155	0	108	264	456	720
Dickson	0	0	0	0	0	70	70	0	70
Downer	1	0	1	61	0	146	207	0	207
Duntroon	0	0	0	0	0	1 200	1 200	0	1 200
Hackett	1	0	1	58	0	0	58	0	58
Kowen	0	0	0	0	0	0	0	0	0
Lyneham	0	0	0	0	0	87	87	0	87
Majura	0	0	0	0	0	0	0	0	0
O'Connor	1	0	1	158	0	164	322	0	322
Reid	0	0	0	0	0	122	122	0	122
Russell	0	0	0	0	0	0	0	0	0
Turner	0	35	35	0	3 210	0	3 210	0	3 210
Watson	0	0	0	0	0	0	0	0	0
Belconnen (SSD)	24	13	37	2 715	1 494	329	4 538	2 690	7 228
Aranda	0	0	0	0	0	0	0	0	0
Belconnen Town Centre	0	0	0	0	0	0	0	2 690	2 690
Belconnen-SSD Bal	0	0	0	0	0	0	0	0	0
Bruce	3	13	16	345	1 494	0	1 839	0	1 839
Charnwood	0	0	0	0	0	0	0	0	0
Cook	0	0	0	0	0	0	0	0	0
Dunlop	21	0	21	2 370	0	0	2 370	0	2 370
Evatt	0	0	0	0	0	58	58	0	58
Florey	0	0	0	0	0	60	60	0	60
Flynn	0	0	0	0	0	0	0	0	0
Fraser	0	0	0	0	0	48	48	0	48
Giralang	0	0	0	0	0	50	50	0	50
Hawker	0	0	0	0	0	0	0	0	0
Higgins	0	0	0	0	0	32	32	0	32
Holt	0	0	0	0	0	0	0	0	0
Kaleen	0	0	0	0	0	16	16	0	16
Latham	0	0	0	0	0	35	35	0	35
McKellar	0	0	0	0	0	12	12	0	12
Macgregor	0	0	0	0	0	0	0	0	0
Macquarie	0	0	0	0	0	17	17	0	17
Melba	0	0	0	0	0	0	0	0	0
Page	0	0	0	0	0	0	0	0	0
Scullin	0	0	0	0	0	0	0	0	0
Spence	0	0	0	0	0	0	0	0	0
Weetangera	0	0	0	0	0	0	0	0	0
Woden Valley (SSD)	3	84	87	435	8 852	519	9 805	500	10 305
Chifley	1	0	1	127	0	26	153	0	153
Curtin	0	0	0	0	0	160	160	0	160
Farrer	1	0	1	135	0	208	343	0	343
Garran	0	84	84	0	8 852	11	8 863	0	8 863
Hughes	1	0	1	173	0	0	173	0	173
Isaacs	0	0	0	0	0	0	0	0	0
Lyons	0	0	0	0	0	33	33	0	33
Mawson	0	0	0	0	0	81	81	0	81
O'Malley	0	0	0	0	0	0	0	0	0
Pearce	0	0	0	0	0	0	0	150	150
Phillip	0	0	0	0	0	0	0	350	350
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)	1	0	1	103	0	319	422	0	422
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	85	85	0	85
Holder	0	0	0	0	0	39	39	0	39
Rivett	0	0	0	0	0	76	76	0	76
Stirling	0	0	0	0	0	63	63	0	63
Stromlo	0	0	0	0	0	0	0	0	0
Waramanga	1	0	1	103	0	29	132	0	132
Weston	0	0	0	0	0	27	27	0	27
Weston Creek–Stromlo – SSD Bal	0	0	0	0	0	0	0	0	0
Tuggeranong (SSD)	2	0	2	365	0	1 236	1 602	242	1 844
Banks	0	0	0	0	0	0	0	0	0
Bonython	0	0	0	0	0	54	54	0	54
Calwell	0	0	0	0	0	22	22	0	22
Chisholm	0	0	0	0	0	124	124	0	124
Conder	0	0	0	0	0	53	53	0	53
Fadden	0	0	0	0	0	50	50	0	50
Gilmore	0	0	0	0	0	0	0	0	0
Gordon	2	0	2	365	0	236	602	0	602
Gowrie	0	0	0	0	0	25	25	0	25
Greenway	0	0	0	0	0	0	0	162	162
Isabella Plains	0	0	0	0	0	0	0	0	0
Kambah	0	0	0	0	0	337	337	0	337
Macarthur	0	0	0	0	0	0	0	0	0
Monash	0	0	0	0	0	23	23	0	23
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	199	199	0	199
Tuggeranong–SSD Bal	0	0	0	0	0	0	0	0	0
Wanniassa	0	0	0	0	0	112	112	80	192
South Canberra (SSD)	3	0	3	531	0	535	1 066	3 191	4 258
Barton	0	0	0	0	0	144	144	63	207
Deakin	0	0	0	0	0	34	34	600	634
Forrest	0	0	0	0	0	0	0	0	0
Fyshwick	0	0	0	0	0	0	0	241	241
Griffith	2	0	2	294	0	99	393	2 075	2 468
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	0	0	0	0	0	80	80	0	80
Oaks Estate	0	0	0	0	0	0	0	0	0
Parkes	0	0	0	0	0	0	0	213	213
Pialligo	0	0	0	0	0	0	0	0	0
Red Hill	0	0	0	0	0	179	179	0	179
Symonston	0	0	0	0	0	0	0	0	0
Yarralumla	1	0	1	237	0	0	237	0	237
Gungahlin–Hall (SSD)	72	0	72	10 050	0	105	10 154	0	10 154
Amaroo	29	0	29	3 496	0	0	3 496	0	3 496
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	5	0	5	782	0	0	782	0	782
Nicholls	27	0	27	4 375	0	85	4 460	0	4 460
Palmerston	11	0	11	1 396	0	20	1 416	0	1 416
Australian Capital Territory - Bal	1	0	1	207	0	0	207	0	207

(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 6076.

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 1997–1998). 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, 1999 Edition* (Cat. no. 1216.0), effective from 1 July 1999, 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.

SELF-HELP ACCESS TO STATISTICS

- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 75c per minute).

- DIAL-A-STATISTIC* For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 75c per minute).

- INTERNET* www.abs.gov.au

- LIBRARY* A range of ABS publications is available from public and tertiary libraries Australia-wide. Contact your nearest library to determine whether it has the ABS statistics you require.

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