

BUILDING APPROVALS NSW AND ACT

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

MAY KEY FIGURES

NEW SOUTH WALES (a)

TREND ESTIMATES	May 1999	% change Apr 1999 to May 1999	% change May 1998 to May 1999
Dwelling units approved			
Private sector houses	2 453	1.6	3.4
Total dwelling units	4 204	-0.4	-6.6

SEASONALLY ADJUSTED	May 1999	% change Apr 1999 to May 1999	% change May 1998 to May 1999
Dwelling units approved			
Private sector houses	2 582	14.1	5.4
Total dwelling units	4 256	0.5	0.7

MAY KEY POINTS

NEW SOUTH WALES (a)

TREND ESTIMATES

- The trend for private sector houses is now showing growth of over 1% per month for the last four months. It has increased by 9.1% since August 1998.
- The trend for total dwelling units has decreased by 6.6% over the last year.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses has increased by 14.1% in May but follows a fall of 7.4% in April.
- While total dwelling units have increased by 19.8% in original terms the seasonally adjusted estimate has increased by just 0.5% in May.

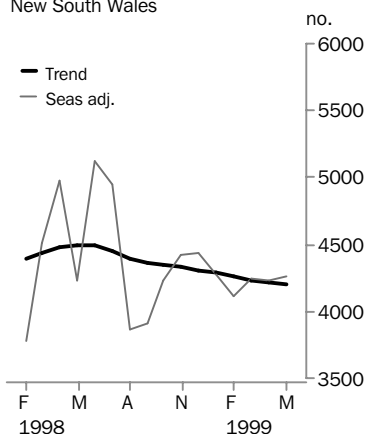
ORIGINAL ESTIMATES

- The total number of dwelling units increased by 786 (+19.8%) in May.
- The total value of building approved was \$1094.2 million, an increase of \$315.4 million or 40.5% on April. All components contributed to the increase.

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

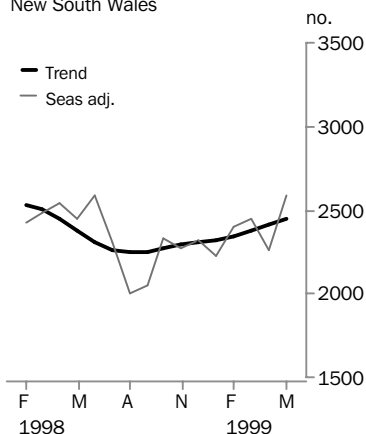
Dwelling units approved

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

ISSUE

RELEASE DATE

June 1999

6 August 1999

July 1999

7 September 1999

August 1999

8 October 1999

September 1999

9 November 1999

October 1999

7 December 1999

November 1999

13 January 2000

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CHANGES IN THIS ISSUE

Seasonally adjusted and trend estimates to April 1999 have been revised as a result of the annual reanalysis of the seasonal factors.

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DATA NOTES

There are no data notes for this issue.

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REVISIONS THIS MONTH

There are no revisions this month.

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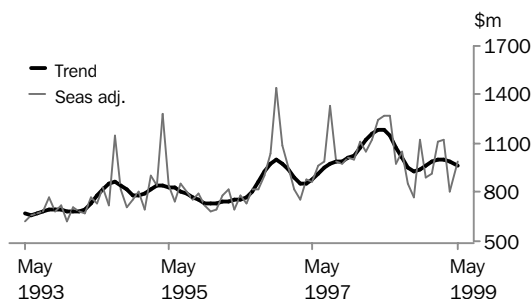
Gregory W. Bray

Regional Director, New South Wales

VALUE OF BUILDING APPROVED: New South Wales

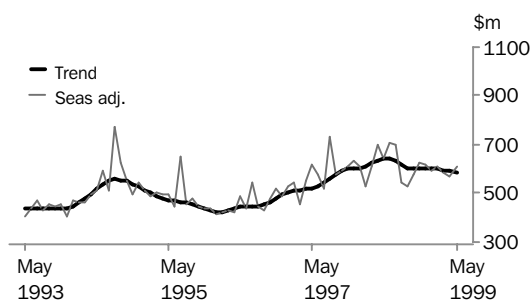
VALUE OF TOTAL BUILDING

The trend has fallen by 3.3% in the last two months and is 18.5% below the level of a year ago.



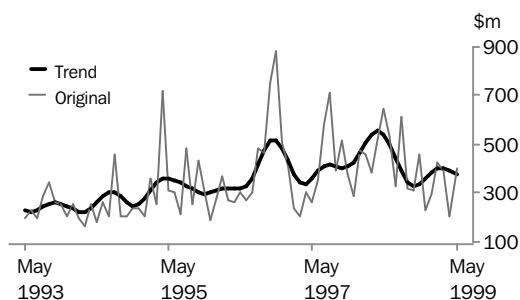
VALUE OF RESIDENTIAL BUILDING

While there was a small period of low growth late 1998 the trend has fallen by 9.0% over the last year.



VALUE OF NON-RESIDENTIAL BUILDING

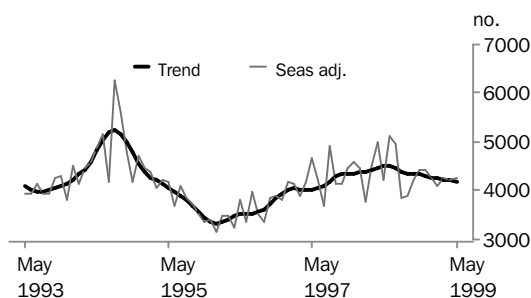
The trend has fallen 6.2% in the last two months following an increase of 22.4% in the previous five months. The level is still 31.9% below the peak in April 1998.



DWELLINGS APPROVED: New South Wales

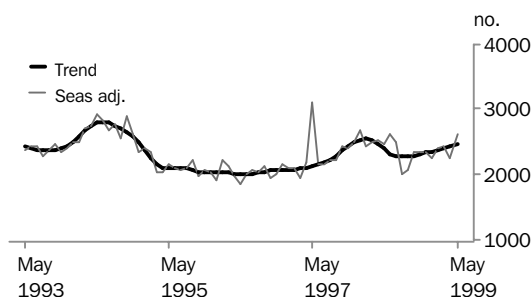
TOTAL DWELLING UNITS

The trend has fallen by 6.6% over the last year.



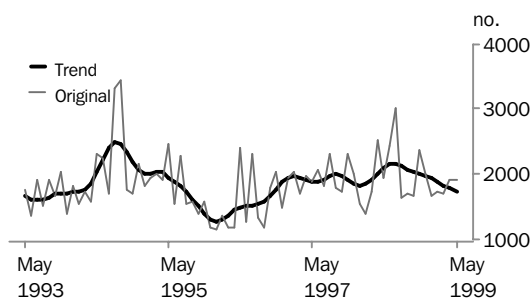
PRIVATE SECTOR HOUSES

The trend has risen by 9.1% over the last nine months following a fall of 11.1% over the previous six months. It will take a fall of 12.3% in the June 1999 seasonally adjusted estimate to halt the growth in trend. The average seasonally adjusted movement is 5.9%.



OTHER DWELLINGS

The level of the trend has fallen by 427 dwellings or 19.7% over the last year to 1,740 dwelling units in May. It will take an increase of 18.3% in the seasonally adjusted estimate next month (average monthly movement is 15.8%) to halt the decline in trend.



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

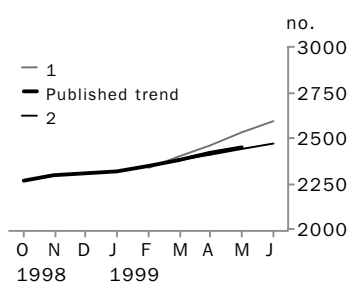
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

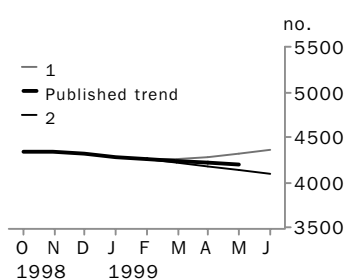
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the June seasonally adjusted estimate is higher than the May estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the June seasonally adjusted estimate is lower than the May 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:			
			1 rises by 6% on May 1999		2 falls by 6% on May 1999	
	no.	% change	no.	% change	no.	% change
January 1999	2 321	0.6	2 312	0.4	2 323	0.6
February 1999	2 346	1.1	2 341	1.3	2 346	1.0
March 1999	2 380	1.4	2 393	2.2	2 379	1.4
April 1999	2 416	1.5	2 457	2.7	2 412	1.4
May 1999	2 453	1.6	2 528	2.9	2 443	1.3
June 1999	n.y.a.	n.y.a.	2 594	2.6	2 466	1.0

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			1 rises by 7% on May 1999		2 falls by 7% on May 1999	
	no.	% change	no.	% change	no.	% change
January 1999	4 283	-0.6	4 271	-0.7	4 292	-0.5
February 1999	4 257	-0.6	4 251	-0.5	4 261	-0.7
March 1999	4 234	-0.5	4 250	0.0	4 222	-0.9
April 1999	4 220	-0.3	4 271	0.5	4 181	-1.0
May 1999	4 204	-0.4	4 309	0.9	4 138	-1.0
June 1999	n.y.a.	n.y.a.	4 359	1.2	4 101	-0.9

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						
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	1 558	1 691	4 260	4 408
April	2 050	2 057	1 866	1 921	3 916	3 978
May	2 833	2 857	1 823	1 907	4 656	4 764
SEASONALLY ADJUSTED						
1998						
March	2 484	2 502	n.a.	n.a.	4 409	4 516
April	2 537	2 545	n.a.	n.a.	4 866	4 982
May	2 449	2 463	n.a.	n.a.	4 129	4 226
June	2 585	2 628	n.a.	n.a.	5 027	5 116
July	2 305	2 492	n.a.	n.a.	4 628	4 954
August	1 999	2 016	n.a.	n.a.	3 696	3 866
September	2 051	2 072	n.a.	n.a.	3 810	3 903
October	2 336	2 346	n.a.	n.a.	4 062	4 224
November	2 272	2 337	n.a.	n.a.	4 109	4 420
December	2 323	2 348	n.a.	n.a.	4 263	4 440
1999						
January	2 229	2 254	n.a.	n.a.	4 173	4 278
February	2 395	2 410	n.a.	n.a.	4 036	4 108
March	2 446	2 453	n.a.	n.a.	4 128	4 248
April	2 264	2 269	n.a.	n.a.	4 170	4 236
May	2 582	2 611	n.a.	n.a.	4 178	4 256
TREND ESTIMATES						
1998						
March	2 501	2 521	1 829	1 920	4 330	4 442
April	2 443	2 463	1 921	2 014	4 365	4 478
May	2 373	2 393	2 017	2 108	4 390	4 501
June	2 308	2 327	2 072	2 167	4 381	4 494
July	2 266	2 286	2 060	2 166	4 325	4 452
August	2 248	2 271	2 001	2 126	4 249	4 397
September	2 249	2 275	1 938	2 082	4 187	4 357
October	2 270	2 299	1 891	2 046	4 161	4 345
November	2 293	2 322	1 855	2 010	4 147	4 332
December	2 308	2 336	1 829	1 971	4 137	4 307
1999						
January	2 321	2 346	1 817	1 938	4 138	4 283
February	2 346	2 366	1 793	1 892	4 139	4 257
March	2 380	2 396	1 761	1 839	4 141	4 234
April	2 416	2 429	1 730	1 791	4 145	4 220
May	2 453	2 464	1 694	1 740	4 147	4 204

DWELLING UNITS APPROVED, Percentage Change—NSW

	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS	
Month	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1998						
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	-8.0	-3.1	12.7	14.6
April	-24.1	-24.3	19.8	13.6	-8.1	-9.8
May	38.2	38.9	-2.3	-0.7	18.9	19.8
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
March	2.7	2.4	n.a.	n.a.	20.6	19.5
April	2.2	1.7	n.a.	n.a.	10.4	10.3
May	-3.5	-3.2	n.a.	n.a.	-15.2	-15.2
June	5.5	6.7	n.a.	n.a.	21.8	21.0
July	-10.8	-5.2	n.a.	n.a.	-7.9	-3.2
August	-13.3	-19.1	n.a.	n.a.	-20.1	-22.0
September	2.6	2.8	n.a.	n.a.	3.1	1.0
October	13.9	13.2	n.a.	n.a.	6.6	8.2
November	-2.7	-0.4	n.a.	n.a.	1.2	4.6
December	2.2	0.5	n.a.	n.a.	3.8	0.5
1999						
January	-4.1	-4.0	n.a.	n.a.	-2.1	-3.7
February	7.5	6.9	n.a.	n.a.	-3.3	-4.0
March	2.1	1.8	n.a.	n.a.	2.3	3.4
April	-7.4	-7.5	n.a.	n.a.	1.0	-0.3
May	14.1	15.0	n.a.	n.a.	0.2	0.5
TREND ESTIMATES (% change from preceding month)						
1998						
March	-1.1	-1.1	3.9	4.0	0.9	1.0
April	-2.3	-2.3	5.0	4.9	0.8	0.8
May	-2.9	-2.9	5.0	4.7	0.6	0.5
June	-2.7	-2.7	2.8	2.8	-0.2	-0.2
July	-1.8	-1.8	-0.6	0.0	-1.3	-0.9
August	-0.8	-0.7	-2.9	-1.8	-1.8	-1.2
September	0.0	0.2	-3.2	-2.1	-1.5	-0.9
October	0.9	1.1	-2.4	-1.7	-0.6	-0.3
November	1.0	1.0	-1.9	-1.8	-0.3	-0.3
December	0.7	0.6	-1.4	-1.9	-0.2	-0.6
1999						
January	0.6	0.4	-0.7	-1.7	0.0	-0.6
February	1.1	0.9	-1.3	-2.4	0.0	-0.6
March	1.4	1.3	-1.8	-2.8	0.0	-0.5
April	1.5	1.4	-1.8	-2.6	0.1	-0.3
May	1.6	1.4	-2.1	-2.8	0.0	-0.4

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					
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	517.7	96.0	613.8	394.5	1 008.3
April	488.6	83.0	571.6	207.2	778.8
May	572.8	116.8	689.6	404.5	1 094.2
SEASONALLY ADJUSTED					
1998					
March	497.5	114.5	612.0	n.a.	1 119.5
April	554.4	146.3	700.7	n.a.	1 246.6
May	509.9	131.7	641.6	n.a.	1 271.0
June	569.3	141.9	711.2	n.a.	1 265.5
July	569.0	127.0	696.0	n.a.	982.9
August	453.9	94.1	548.0	n.a.	1 049.6
September	423.1	101.5	524.6	n.a.	858.9
October	488.4	88.7	577.1	n.a.	774.6
November	535.4	92.9	628.3	n.a.	1 119.6
December	529.2	91.6	620.7	n.a.	886.8
1999					
January	502.9	92.5	595.5	n.a.	919.8
February	506.9	103.6	610.5	n.a.	1 115.4
March	494.1	89.6	583.6	n.a.	1 120.0
April	480.3	89.0	569.3	n.a.	801.1
May	503.0	108.5	611.5	n.a.	994.2
TREND ESTIMATES					
1998					
March	489.3	133.9	623.3	540.7	1 164.0
April	502.3	134.6	636.9	554.2	1 191.1
May	513.0	132.8	645.7	537.9	1 183.7
June	516.7	128.1	644.8	498.1	1 142.9
July	513.7	120.3	634.1	446.6	1 080.6
August	507.9	110.2	618.0	393.2	1 011.3
September	505.0	100.3	605.3	347.8	953.1
October	507.5	94.0	601.5	329.1	930.6
November	510.9	91.4	602.3	338.4	940.7
December	511.7	91.6	603.3	362.9	966.2
1999					
January	509.9	93.2	603.1	384.7	987.8
February	505.4	94.4	599.8	399.5	999.3
March	499.5	95.7	595.2	402.7	997.9
April	494.2	97.3	591.5	397.8	989.2
May	488.8	98.6	587.4	377.6	965.0

(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					
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	10.2	4.5	9.3	-8.0	1.8
April	-5.6	-13.5	-6.9	-47.5	-22.8
May	17.2	40.7	20.6	95.2	40.5
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
March	21.8	-4.4	15.9	n.a.	6.1
April	11.4	27.8	14.5	n.a.	11.4
May	-8.0	-10.0	-8.4	n.a.	2.0
June	11.6	7.7	10.8	n.a.	-0.4
July	-0.1	-10.5	-2.1	n.a.	-22.3
August	-20.2	-25.9	-21.3	n.a.	6.8
September	-6.8	7.9	-4.3	n.a.	-18.2
October	15.4	-12.6	10.0	n.a.	-9.8
November	9.6	4.7	8.9	n.a.	44.5
December	-1.2	-1.4	-1.2	n.a.	-20.8
1999					
January	-5.0	1.0	-4.1	n.a.	3.7
February	0.8	12.0	2.5	n.a.	21.3
March	-2.5	-13.5	-4.4	n.a.	0.4
April	-2.8	-0.7	-2.5	n.a.	-28.5
May	4.7	21.9	7.4	n.a.	24.1
TREND ESTIMATES (% change from preceding month)					
1998					
March	1.9	1.7	1.9	6.2	3.8
April	2.7	0.5	2.2	2.5	2.3
May	2.1	-1.3	1.4	-2.9	-0.6
June	0.7	-3.5	-0.1	-7.4	-3.4
July	-0.6	-6.1	-1.7	-10.3	-5.5
August	-1.1	-8.4	-2.5	-12.0	-6.4
September	-0.6	-9.0	-2.1	-11.5	-5.8
October	0.5	-6.3	-0.6	-5.4	-2.4
November	0.7	-2.8	0.1	2.8	1.1
December	0.2	0.2	0.2	7.2	2.7
1999					
January	-0.4	1.7	0.0	6.0	2.2
February	-0.9	1.3	-0.5	3.8	1.2
March	-1.2	1.4	-0.8	0.8	-0.1
April	-1.1	1.7	-0.6	-1.2	-0.9
May	-1.1	1.3	-0.7	-5.1	-2.4

(a) Refer to Explanatory Notes paragraph 12.

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1995-1996	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						
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	1 468	11	77	5	4 260
April	2 050	1 732	17	116	1	3 916
May	2 827	1 709	20	92	8	4 656
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						
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
April	7	50	5	0	0	62
May	24	82	2	0	0	108
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						
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	1 600	11	77	6	4 408
April	2 057	1 782	22	116	1	3 978
May	2 851	1 791	22	92	8	4 764

(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								
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	149.7	1.1	83.7	6.1	596.2	302.7	898.9
April	276.0	207.3	1.1	67.4	12.1	564.0	175.8	739.8
May	382.0	180.3	1.9	100.8	12.1	677.1	357.3	1 034.4
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								
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
April	1.0	4.3	1.1	1.2	0.0	7.6	31.4	39.0
May	2.9	7.7	0.2	1.8	0.0	12.5	47.2	59.7
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								
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	160.3	1.1	88.8	6.1	613.8	394.5	1 008.3
April	277.0	211.6	2.3	68.6	12.1	571.6	207.2	778.8
May	384.8	187.9	2.1	102.6	12.1	689.6	404.5	1 094.2

(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										
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	544	931	1 600	4 314
April	2 057	318	296	614	95	307	766	1 168	1 782	3 839
May	2 851	306	493	799	210	173	609	992	1 791	4 642

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										
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	63.3	96.6	160.3	517.7
April	277.0	24.1	32.7	56.9	7.0	35.9	111.8	154.7	211.6	488.6
May	384.8	25.4	52.3	77.7	20.3	18.3	71.6	110.2	187.9	572.8

(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	2 745.6	1 773.9	4 519.7	1 044.8	5 564.6	3 742.8	9 315.7
1996-1997	3 054.3	1 975.1	5 029.5	1 158.0	6 187.3	5 169.1	11 356.5
1997-1998	3 495.0	2 309.8	5 804.7	1 418.1	7 222.9	5 572.1	12 794.9
1997							
December	873.0	608.6	1 481.6	334.9	1 816.6	1 125.4	2 941.9
1998							
March	835.0	365.4	1 200.4	345.6	1 546.0	1 239.6	2 785.6
June	942.2	659.1	1 601.3	423.1	2 024.4	1 577.6	3 602.0
September	880.8	559.4	1 440.3	344.7	1 785.0	1 152.5	2 937.5
December	870.6	648.3	1 518.9	251.9	1 770.8	912.1	2 682.9
1999							
March	850.7	438.3	1 289.0	262.7	1 551.6	1 003.2	2 554.8
ORIGINAL (% change from preceding quarter)							
1997							
December	3.3	-10.1	-2.6	6.5	-1.1	-30.9	-15.1
1998							
March	-4.4	-40.0	-19.0	3.2	-14.9	10.1	-5.3
June	12.8	80.4	33.4	22.4	30.9	27.3	29.3
September	-6.5	-15.1	-10.1	-18.5	-11.8	-26.9	-18.4
December	-1.2	15.9	5.5	-26.9	-0.8	-20.9	-8.7
1999							
March	-2.3	-32.4	-15.1	4.3	-12.4	10.0	-4.8

(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												
March	11	1.2	71	6.2	35	3.8	50	4.8	37	3.6	11	0.9
April	9	0.7	75	6.6	15	1.7	39	3.5	29	2.9	6	0.6
May	5	0.5	110	10.5	22	2.4	64	5.8	48	4.3	17	1.9
Value—\$200,000–\$499,999												
1999												
March	4	1.1	14	4.0	16	5.3	21	6.2	17	4.6	9	3.3
April	4	1.1	14	4.0	8	2.5	20	6.5	15	4.7	6	1.9
May	4	1.0	22	6.4	12	3.4	24	7.2	15	4.8	7	2.1
Value—\$500,000–\$999,999												
1999												
March	3	2.5	4	2.6	6	3.7	3	2.1	8	6.2	1	0.8
April	0	0.0	8	5.8	4	2.3	5	3.4	6	3.9	4	2.5
May	5	3.6	10	6.5	7	4.9	6	4.6	11	7.3	6	4.1
Value—\$1,000,000–\$4,999,999												
1999												
March	2	2.0	6	14.4	9	16.5	6	12.2	8	20.2	4	9.3
April	1	2.2	8	15.7	3	3.7	4	5.5	6	12.7	6	13.2
May	1	1.6	14	30.8	8	20.6	4	8.6	16	34.9	9	15.0
Value—\$5,000,000 and over												
1999												
March	1	20.0	0	0.0	0	0.0	5	103.7	0	0.0	4	28.8
April	2	19.4	0	0.0	0	0.0	1	20.2	1	7.0	1	6.7
May	3	40.8	1	15.0	2	17.8	2	29.2	3	22.2	1	7.0
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												
March	21	26.9	95	27.1	66	29.3	85	128.8	70	34.6	29	43.1
April	16	23.4	105	32.1	30	10.2	69	39.1	57	31.1	23	25.0
May	18	47.5	157	69.2	51	49.0	100	55.4	93	73.4	40	30.0

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
1999										
March	6	0.7	9	0.9	13	1.3	18	1.6	261	24.9
April	4	0.4	7	0.7	6	0.6	14	1.6	204	19.2
May	2	0.2	18	1.8	11	1.2	11	1.2	308	29.8
Value—\$200,000–\$499,999										
1999										
March	2	0.5	7	1.9	6	1.8	9	2.6	105	31.4
April	2	0.6	3	0.9	9	2.3	6	1.6	87	26.2
May	3	1.0	6	2.0	8	2.1	6	1.9	107	31.7
Value—\$500,000–\$999,999										
1999										
March	1	0.6	3	1.9	1	0.8	2	1.4	32	22.5
April	0	0.0	1	0.8	3	2.2	2	1.5	33	22.5
May	1	0.6	0	0.0	2	1.4	1	0.8	49	33.7
Value—\$1,000,000–\$4,999,999										
1999										
March	2	2.7	2	5.1	7	17.2	1	1.4	47	100.9
April	1	2.1	3	7.1	6	15.8	1	1.7	39	79.6
May	1	4.0	5	13.9	8	15.6	2	5.8	68	150.8
Value—\$5,000,000 and over										
1999										
March	0	0.0	4	62.3	0	0.0	0	0.0	14	214.7
April	0	0.0	1	6.5	0	0.0	0	0.0	6	59.8
May	0	0.0	2	13.1	2	13.5	0	0.0	16	158.6
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										
March	11	4.4	25	72.1	27	21.1	30	7.1	459	394.5
April	7	3.1	15	15.9	24	20.9	23	6.4	369	207.2
May	7	5.7	31	30.8	31	33.8	20	9.7	548	404.5

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											
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
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	39.5	71.6	15.0	5.7	23.1	30.5	6.3	357.3
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											
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
April	0.0	0.1	0.0	1.4	4.0	12.6	0.0	6.1	4.5	2.8	31.4
May	0.0	0.0	0.0	16.0	1.8	15.0	0.0	7.7	3.2	3.4	47.2
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											
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
April	23.4	32.1	10.2	39.1	31.1	25.0	3.1	15.9	20.9	6.4	207.2
May	47.5	69.2	49.0	55.4	73.4	30.0	5.7	30.8	33.8	9.7	404.5

BUILDING APPROVED IN THE SYDNEY STATISTICAL DIVISION: **Original**

DWELLINGS (no.).....

VALUE (\$'000).....

Period	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									
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	1 191	2 864	223 398	122 384	69 982	415 763	244 330	660 093
April	1 142	1 414	2 653	168 810	184 745	62 785	416 340	120 835	537 175
May	1 517	1 395	3 007	218 640	153 179	87 558	459 376	249 255	708 632
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									
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
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
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									
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	1 237	2 920	224 648	125 818	74 699	425 165	293 539	718 703
April	1 145	1 443	2 690	169 180	187 239	64 875	421 294	134 748	556 041
May	1 534	1 471	3 102	220 735	160 273	89 207	470 215	274 755	744 970

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

(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVED IN STATISTICAL AREAS—NSW

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									
NEW SOUTH WALES	2 851	1 791	4 764	384 831	187 924	116 851	689 606	404 546	1 094 152
Sydney (SD)	1 534	1 471	3 102	220 731	160 275	89 213	470 219	274 756	744 975
Inner Sydney (SSD)	7	214	275	838	35 560	13 710	50 108	63 377	113 485
Botany Bay (C)	0	4	23	0	500	3 158	3 658	50	3 708
Leichhardt (A)	7	93	100	838	9 990	2 586	13 414	575	13 989
Marrickville (A)	0	0	0	0	0	0	0	60	60
South Sydney (C)	0	104	139	0	16 870	7 566	24 436	21 327	45 763
Sydney (C)—Inner	0	0	0	0	0	400	400	38 115	38 515
Sydney (C)—Remainder	0	13	13	0	8 200	0	8 200	3 250	11 450
Eastern Suburbs (SSD)	15	400	420	5 094	36 688	10 630	52 412	19 549	71 961
Randwick (C)	9	103	115	1 784	10 488	1 916	14 188	14 190	28 378
Waverley (A)	1	23	25	280	4 350	2 069	6 699	327	7 026
Woolollahra (A)	5	274	280	3 030	21 850	6 645	31 525	5 032	36 557
St George—Sutherland (SSD)	74	110	186	12 154	9 635	6 216	28 005	8 145	36 150
Hurstville (C)	13	45	59	1 911	3 760	357	6 028	840	6 868
Kogarah (A)	26	23	49	3 589	1 810	491	5 890	1 400	7 290
Rockdale (C)	5	20	25	766	1 815	377	2 958	1 250	4 208
Sutherland Shire (A)	30	22	53	5 888	2 250	4 991	13 129	4 655	17 784
Canterbury—Bankstown (SSD)	29	79	111	5 094	6 859	4 901	16 854	4 669	21 523
Bankstown (C)	17	64	84	2 986	5 676	2 363	11 025	3 773	14 798
Canterbury (C)	12	15	27	2 108	1 183	2 538	5 829	896	6 725
Fairfield—Liverpool (SSD)	351	76	428	46 589	6 668	2 030	55 287	18 614	73 901
Fairfield (C)	86	47	133	11 141	4 353	786	16 280	13 667	29 947
Liverpool (C)	265	29	295	35 448	2 315	1 244	39 007	4 947	43 954
Outer South Western Sydney (SSD)	144	2	146	18 418	197	1 929	20 544	6 178	26 722
Camden (A)	68	0	68	8 709	0	348	9 057	1 399	10 456
Campbelltown (C)	50	2	52	6 526	197	1 106	7 829	4 779	12 608
Wollondilly (A)	26	0	26	3 183	0	475	3 658	0	3 658
Inner Western Sydney (SSD)	15	138	153	3 130	21 941	2 635	27 706	17 877	45 583
Ashfield (A)	3	49	52	300	4 500	919	5 719	8 700	14 419
Burwood (A)	4	20	24	990	2 700	625	4 315	1 239	5 554
Concord (A)	1	69	70	259	14 741	0	15 000	4 000	19 000
Drummoyne (A)	2	0	2	550	0	316	866	150	1 016
Strathfield (A)	5	0	5	1 031	0	775	1 806	3 788	5 594
Central Western Sydney (SSD)	55	111	167	6 602	8 808	3 088	18 498	11 354	29 852
Auburn (A)	9	0	9	1 221	0	574	1 795	800	2 595
Holroyd (C)	10	43	53	1 402	3 621	688	5 711	1 863	7 574
Parramatta (C)	36	68	105	3 979	5 187	1 826	10 992	8 691	19 683
Outer Western Sydney (SSD)	147	59	208	19 424	4 555	5 111	29 090	3 889	32 979
Blue Mountains (C)	31	6	38	4 617	495	1 721	6 833	710	7 543
Hawkesbury (C)	30	19	50	4 367	1 480	1 526	7 373	100	7 473
Penrith (C)	86	34	120	10 440	2 580	1 864	14 884	3 079	17 963
Blacktown—Baulkham Hills (SSD)	325	14	342	44 968	1 449	4 492	50 909	35 403	86 312
Baulkham Hills (A)	135	12	148	23 383	1 324	2 405	27 112	10 989	38 101
Blacktown (C)	190	2	194	21 585	125	2 087	23 797	24 414	48 211
Lower Northern Sydney (SSD)	30	75	130	10 033	6 648	12 946	29 627	64 127	93 754
Hunter's Hill (A)	1	0	1	50	0	255	305	400	705
Lane Cove (A)	2	0	2	380	0	895	1 275	7 250	8 525
Mosman (A)	4	0	4	2 931	0	2 163	5 094	263	5 357
North Sydney (A)	1	0	26	400	0	5 587	5 987	3 885	9 872
Ryde (C)	16	15	31	3 260	1 473	2 507	7 240	46 681	53 921
Willoughby (C)	6	60	66	3 012	5 175	1 539	9 726	5 648	15 374

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)	44	2	46	9 230	160	7 839	17 229	6 370	23 599
Hornsby (A)	27	2	29	4 568	160	3 404	8 132	6 130	14 262
Ku-ring-gai (A)	17	0	17	4 662	0	4 435	9 097	240	9 337
Northern Beaches (SSD)	32	36	68	7 467	4 526	6 481	18 474	1 160	19 634
Manly (A)	2	2	4	600	276	1 076	1 952	100	2 052
Pittwater (A)	8	7	15	1 908	1 050	1 268	4 226	0	4 226
Warringah (A)	22	27	49	4 959	3 200	4 137	12 296	1 060	13 356
Gosford–Wyong (SSD)	266	155	422	31 690	16 581	7 205	55 476	14 044	69 520
Gosford (C)	69	111	180	9 819	11 551	3 789	25 159	9 085	34 244
Wyong (A)	197	44	242	21 871	5 030	3 416	30 317	4 959	35 276
Hunter (SD)	327	158	505	43 346	14 276	8 252	65 874	49 375	115 249
Newcastle (SSD)	273	147	440	36 884	13 224	7 126	57 234	47 612	104 846
Cessnock (C)	14	0	14	2 530	0	333	2 863	2 860	5 723
Lake Macquarie (C)	96	50	146	12 815	3 385	1 884	18 084	3 686	21 770
Maitland (C)	59	0	59	8 014	0	575	8 589	460	9 049
Newcastle (C)–Inner	2	13	16	300	1 700	226	2 226	1 670	3 896
Newcastle (C)–Remainder	46	53	118	5 784	5 013	3 334	14 131	32 178	46 309
Port Stephens (A)	56	31	87	7 441	3 126	774	11 341	6 758	18 099
Hunter SD Balance (SSD)	54	11	65	6 462	1 052	1 126	8 640	1 763	10 403
Dungog (A)	10	0	10	1 327	0	238	1 565	75	1 640
Gloucester (A)	1	0	1	45	0	0	45	81	126
Great Lakes (A)	31	9	40	3 547	838	453	4 838	702	5 540
Merriwa (A)	0	0	0	0	0	0	0	0	0
Murrurundi (A)	1	0	1	69	0	0	69	0	69
Muswellbrook (A)	5	2	7	779	214	69	1 062	335	1 397
Scone (A)	2	0	2	240	0	270	510	220	730
Singleton (A)	4	0	4	455	0	96	551	350	901
Illawarra (SD)	264	52	318	35 292	4 382	7 039	46 713	17 683	64 396
Wollongong (SSD)	166	41	207	21 898	3 470	4 252	29 620	9 560	39 180
Kiama (A)	11	0	11	1 400	0	802	2 202	325	2 527
Shellharbour (C)	71	6	77	8 448	470	722	9 640	615	10 255
Wollongong (C)	84	35	119	12 050	3 000	2 728	17 778	8 620	26 398
Illawarra SD Balance (SSD)	98	11	111	13 394	912	2 787	17 093	8 123	25 216
Shoalhaven (C)	55	2	58	6 781	162	1 508	8 451	2 775	11 226
Wingecarribee (A)	43	9	53	6 613	750	1 279	8 642	5 348	13 990
Richmond–Tweed (SD)	115	15	130	12 561	1 143	1 236	14 940	3 659	18 599
Tweed Heads (SSD)	59	11	70	6 570	897	574	8 041	2 484	10 525
Tweed (A)–Pt A	59	11	70	6 570	897	574	8 041	2 484	10 525
Richmond–Tweed SD Balance (SSD)	56	4	60	5 991	246	662	6 899	1 175	8 074
Ballina (A)	15	2	17	1 902	146	237	2 285	0	2 285
Byron (A)	10	0	10	971	0	100	1 071	332	1 403
Casino (A)	0	0	0	0	0	14	14	184	198
Kyogle (A)	8	0	8	567	0	18	585	0	585
Lismore (C)	5	0	5	609	0	78	687	339	1 026
Richmond River (A)	6	0	6	703	0	0	703	0	703
Tweed (A)–Pt B	12	2	14	1 239	100	215	1 554	320	1 874

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									
Mid-North Coast (SD)	182	57	239	20 833	4 591	2 625	28 049	13 200	41 249
Clarence (SSD)	75	45	120	8 654	3 555	1 217	13 426	11 640	25 066
Bellingen (A)	13	0	13	1 447	0	279	1 726	0	1 726
Coffs Harbour (C)	38	41	79	4 645	2 805	475	7 925	3 497	11 422
Copmanhurst (A)	5	0	5	352	0	20	372	0	372
Grafton (C)	2	0	2	315	0	52	367	243	610
Maclean (A)	11	4	15	1 220	750	127	2 097	7 800	9 897
Nambucca (A)	4	0	4	405	0	180	585	100	685
Nymboida (A)	0	0	0	0	0	25	25	0	25
Ullmarra (A)	2	0	2	270	0	59	329	0	329
Hastings (SSD)	107	12	119	12 179	1 036	1 408	14 623	1 560	16 183
Greater Taree (C)	25	6	31	3 362	515	477	4 354	455	4 809
Hastings (A)	67	6	73	7 533	521	703	8 757	1 005	9 762
Kempsey (A)	15	0	15	1 284	0	228	1 512	100	1 612
Lord Howe Island	0	0	0	0	0	0	0	0	0
Northern (SD)	43	2	45	4 714	156	1 046	5 916	10 830	16 746
Northern Slopes (SSD)	20	2	22	2 234	156	393	2 783	1 360	4 143
Barraba (A)	0	0	0	0	0	0	0	0	0
Bingara (A)	2	0	2	265	0	0	265	0	265
Gunnedah (A)	2	0	2	143	0	133	276	500	776
Inverell (A)—Pt A	0	0	0	0	0	32	32	0	32
Manilla (A)	2	0	2	209	0	0	209	0	209
Nundle (A)	0	0	0	0	0	0	0	0	0
Parry (A)	7	2	9	805	156	118	1 079	0	1 079
Quirindi (A)	0	0	0	0	0	44	44	0	44
Tamworth (C)	7	0	7	812	0	66	878	800	1 678
Yallaroi (A)	0	0	0	0	0	0	0	60	60
Northern Tablelands (SSD)	12	0	12	1 277	0	380	1 657	4 030	5 687
Armidale (C)	6	0	6	570	0	96	666	3 680	4 346
Dumaresq (A)	4	0	4	557	0	106	663	0	663
Glen Innes (A)	1	0	1	80	0	0	80	0	80
Guyra (A)	0	0	0	0	0	20	20	100	120
Inverell (A)—Pt B	0	0	0	0	0	0	0	0	0
Severn (A)	0	0	0	0	0	123	123	0	123
Tenterfield (A)	1	0	1	70	0	13	83	0	83
Uralla (A)	0	0	0	0	0	22	22	0	22
Walcha (A)	0	0	0	0	0	0	0	250	250
North Central Plain (SSD)	11	0	11	1 203	0	273	1 476	5 440	6 916
Moree Plains (A)	6	0	6	796	0	70	866	5 374	6 240
Narrabri (A)	5	0	5	407	0	203	610	66	676
North Western (SD)	40	2	42	5 026	183	641	5 850	1 585	7 435
Central Macquarie (SSD)	35	2	37	4 382	183	569	5 134	1 044	6 178
Coolah (A)	1	0	1	167	0	15	182	0	182
Coonabarabran (A)	1	0	1	140	0	0	140	110	250
Dubbo (C)	21	2	23	2 707	183	263	3 153	934	4 087
Gilgandra (A)	1	0	1	80	0	0	80	0	80
Mudgee (A)	10	0	10	1 167	0	60	1 227	0	1 227
Narromine (A)	1	0	1	121	0	80	201	0	201
Wellington (A)	0	0	0	0	0	151	151	0	151
Macquarie—Barwon (SSD)	2	0	2	219	0	38	257	541	798
Bogan (A)	0	0	0	0	0	0	0	0	0
Coonamble (A)	0	0	0	0	0	0	0	0	0
Walgett (A)	1	0	1	59	0	0	59	181	240
Warren (A)	1	0	1	160	0	38	198	360	558

DWELLINGS (no.).....

VALUE (\$'000).....

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
STATISTICAL AREAS									
North Western (SD) <i>continued</i>									
Upper Darling (SSD)	3	0	3	425	0	34	459	0	459
Bourke (A)	0	0	0	0	0	0	0	0	0
Brewarrina (A)	2	0	2	295	0	0	295	0	295
Cobar (A)	1	0	1	130	0	34	164	0	164
Central West (SD)	70	11	82	8 833	1 020	1 289	11 142	9 901	21 043
Bathurst–Orange (SSD)	41	8	50	4 913	770	625	6 308	5 510	11 818
Bathurst (C)	22	4	26	2 629	500	198	3 327	1 790	5 117
Blayney (A)–Pt A	2	0	2	249	0	11	260	2 200	2 460
Cabonne (A)–Pt A	0	0	0	0	0	0	0	0	0
Evans (A)–Pt A	0	0	0	0	0	15	15	0	15
Orange (C)	17	4	22	2 035	270	401	2 706	1 520	4 226
Central Tablelands (excl. Bathurst–Orange) (SSD)	12	0	12	2 050	0	374	2 424	527	2 951
Blayney (A)–Pt B	2	0	2	249	0	11	260	2 200	2 460
Cabonne (A) –Pt B	0	0	0	0	0	0	0	0	0
Evans (A)–Pt B	0	0	0	0	0	15	15	0	15
Greater Lithgow (C)	6	0	6	914	0	154	1 068	527	1 595
Oberon (A)	1	0	1	138	0	144	282	0	282
Rylstone (A)	1	0	1	270	0	38	308	0	308
Lachlan (SSD)	17	3	20	1 870	250	290	2 410	3 864	6 274
Bland (A)	3	3	6	260	250	0	510	50	560
Cabonne (A)–Pt C	0	0	0	0	0	0	0	0	0
Cowra (A)	6	0	6	738	0	35	773	2 500	3 273
Forbes (A)	1	0	1	190	0	86	276	100	376
Lachlan (A)	2	0	2	195	0	88	283	0	283
Parkes (A)	5	0	5	487	0	81	568	1 214	1 782
Weddin (A)	0	0	0	0	0	0	0	0	0
South Eastern (SD)	100	15	117	11 177	1 160	1 804	14 141	6 520	20 661
Queanbeyan (SSD)	32	0	32	4 241	0	218	4 459	0	4 459
Queanbeyan (C)	27	0	27	3 654	0	147	3 801	0	3 801
Yarrowlumla (A)–Pt A	5	0	5	587	0	71	658	0	658
Southern Tablelands (excl. Queanbeyan) (SSD)	24	0	24	2 685	0	304	2 989	6 140	9 129
Boorowa (A)	1	0	1	130	0	0	130	0	130
Crookwell (A)	2	0	2	168	0	0	168	0	168
Goulburn (C)	8	0	8	1 030	0	127	1 157	390	1 547
Gunning (A)	0	0	0	0	0	32	32	0	32
Harden (A)	2	0	2	108	0	70	178	0	178
Mulwaree (A)	0	0	0	0	0	17	17	0	17
Tallaganda (A)	4	0	4	325	0	0	325	0	325
Yarrowlumla (A)–Pt B	0	0	0	0	0	0	0	0	0
Yass (A)	3	0	3	419	0	36	455	0	455
Young (A)	4	0	4	505	0	22	527	5 750	6 277
Lower South Coast (SSD)	42	13	57	4 127	990	1 013	6 130	380	6 510
Bega Valley (A)	21	11	34	1 931	765	507	3 203	150	3 353
Eurobodalla (A)	21	2	23	2 196	225	506	2 927	230	3 157
Snowy (SSD)	2	2	4	124	170	269	563	0	563
Bombala (A)	0	0	0	0	0	20	20	0	20
Cooma–Monaro (A)	1	0	1	45	0	191	236	0	236
Snowy River (A)	1	2	3	79	170	58	307	0	307

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)	73	2	75	9 037	208	1 650	10 895	8 004	18 899
Central Murrumbidgee (SSD)	49	0	49	5 942	0	1 251	7 193	5 424	12 617
Coolamon (A)	0	0	0	0	0	0	0	4 000	4 000
Cootamundra (A)	0	0	0	0	0	0	0	64	64
Gundagai (A)	5	0	5	492	0	0	492	0	492
Junee (A)	1	0	1	100	0	0	100	0	100
Lockhart (A)	0	0	0	0	0	0	0	156	156
Narrandera (A)	2	0	2	200	0	133	333	0	333
Temora (A)	3	0	3	280	0	0	280	314	594
Tumut (A)	2	0	2	215	0	170	385	0	385
Wagga Wagga (C)	36	0	36	4 655	0	948	5 603	890	6 493
Lower Murrumbidgee (SSD)	24	2	26	3 095	208	399	3 702	2 580	6 282
Carrathool (A)	2	0	2	166	0	0	166	1 535	1 701
Griffith (C)	9	2	11	1 554	208	260	2 022	890	2 912
Hay (A)	0	0	0	0	0	10	10	0	10
Leeton (A)	12	0	12	1 268	0	129	1 397	155	1 552
Murrumbidgee (A)	1	0	1	107	0	0	107	0	107
Murray (SD)	103	6	109	13 281	530	1 969	15 780	8 833	24 613
Albury (SSD)	79	6	85	10 658	530	1 554	12 742	7 828	20 570
Albury (C)	77	6	83	10 417	530	1 345	12 292	7 828	20 120
Hume (A)	2	0	2	241	0	209	450	0	450
Upper Murray (excl. Albury) (SSD)	5	0	5	470	0	205	675	580	1 255
Corowa (A)	5	0	5	470	0	40	510	180	690
Culcairn (A)	0	0	0	0	0	0	0	0	0
Holbrook (A)	0	0	0	0	0	30	30	400	430
Tumbarumba (A)	0	0	0	0	0	135	135	0	135
Urana (A)	0	0	0	0	0	0	0	0	0
Central Murray (SSD)	14	0	14	1 714	0	190	1 904	200	2 104
Berrigan (A)	1	0	1	75	0	34	109	140	249
Conargo (A)	0	0	0	0	0	0	0	0	0
Deniliquin (A)	0	0	0	0	0	106	106	60	166
Jerilderie (A)	1	0	1	106	0	50	156	0	156
Murray (A)	12	0	12	1 533	0	0	1 533	0	1 533
Wakool (A)	0	0	0	0	0	0	0	0	0
Windouran (A)	0	0	0	0	0	0	0	0	0
Murray–Darling (SSD)	5	0	5	439	0	20	459	225	684
Balranald (A)	0	0	0	0	0	0	0	0	0
Wentworth(A)	5	0	5	439	0	20	459	225	684
Far West (SD)	0	0	0	0	0	87	87	200	287
Far West (SSD)	0	0	0	0	0	87	87	200	287
Broken Hill (C)	0	0	0	0	0	87	87	200	287
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	273	147	440	36 884	13 224	7 126	57 234	47 612	104 846
Wollongong NSW	166	41	207	21 898	3 470	4 252	29 620	9 560	39 180
Bathurst–Orange NSW	41	8	50	4 913	770	625	6 308	5 510	11 818
Albury–Wodonga NSW/VIC	79	6	85	10 658	530	1 554	12 742	7 828	20 570
Canberra–Queanbeyan ACT/NSW	32	0	32	4 241	0	218	4 459	0	4 459
Gold Coast–Tweed Heads QLD/NSW	59	11	70	6 570	897	574	8 041	2 484	10 525

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

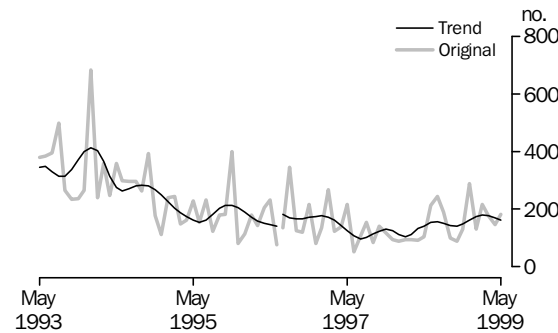
(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVALS KEY FEATURES: ACT

KEY FIGURES

		% change Apr 1999 to May 1999	% change May 1998 to May 1999
Trend estimates			
Dwelling units approved			
Total dwelling units	161	-5.8	15.0
Original			
Dwelling units approved			
Private sector houses	147	79.3	79.3
Total dwelling units	183	24.5	74.3

DWELLING UNITS APPROVED



KEY POINTS

- Original Estimates**
- There were 183 dwellings approved in May 1999, 36 more than April and 78 more than May 1998.
 - The number of houses approved rose by 35 and other dwellings by 1.
 - The value of total building approved was \$58.2 million, an increase of \$16.2 million or 38.5% on April 1999. New residential building increased by \$7.3 million, alterations and additions to residential building by \$3.4 million and non-residential building by \$5.4 million.

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							
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.
April	82	24	0	0	0	106	n.a.
May	147	21	0	0	0	168	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							
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.
April	41	0	0	0	0	41	n.a.
May	11	4	0	0	0	15	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							
May	83	22	0	0	0	105	140
June	125	90	0	0	0	215	153
July	166	78	0	0	0	244	157
August	128	62	0	0	0	190	152
September	82	19	0	0	0	101	145
October	88	0	0	0	0	88	142
November	118	12	0	0	0	130	149
December	67	89	0	133	0	289	162
1999							
January	88	44	0	0	0	132	176
February	108	108	0	0	0	216	180
March	109	69	0	0	0	178	177
April	123	24	0	0	0	147	171
May	158	25	0	0	0	183	161

(a) See Glossary for definition.

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

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

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ '000)								
1995-1996	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								
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
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
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								
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
April	3 776	0	0	0	0	3 776	2 502	6 278
May	992	402	0	0	0	1 394	1 092	2 486
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								
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
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	26 064	58 234

(a) See Glossary for definition.

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

BUILDING APPROVED IN STATISTICAL AREAS—ACT

DWELLINGS (no.).....

VALUE (\$'000).....

Statistical area(c)	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	158	25	183	21 638	3 447	7 084	32 169	26 063	58 232
Canberra (SD)	158	25	183	21 638	3 447	7 084	32 169	26 063	58 232
North Canberra (SSD)	25	0	25	3 437	0	1 510	4 947	22 052	26 999
Acton	0	0	0	0	0	0	0	0	0
Ainslie	4	0	4	467	0	371	838	0	838
Braddon	1	0	1	160	0	0	160	210	370
Campbell	15	0	15	2 246	0	342	2 588	0	2 588
City	0	0	0	0	0	0	0	21 188	21 188
Dickson	0	0	0	0	0	0	0	0	0
Downer	0	0	0	0	0	132	132	0	132
Duntroon	0	0	0	0	0	0	0	600	600
Hackett	0	0	0	0	0	50	50	0	50
Kowen	0	0	0	0	0	0	0	54	54
Lyneham	0	0	0	0	0	0	0	0	0
Majura	0	0	0	0	0	0	0	0	0
O'Connor	1	0	1	152	0	314	466	0	466
Reid	0	0	0	0	0	228	228	0	228
Russell	0	0	0	0	0	0	0	0	0
Turner	0	0	0	0	0	0	0	0	0
Watson	4	0	4	412	0	73	485	0	485
Belconnen (SSD)	28	3	31	3 438	453	1 384	5 275	0	5 275
Aranda	0	0	0	0	0	48	48	0	48
Belconnen Town Centre	0	0	0	0	0	0	0	0	0
Belconnen-SSD Bal	0	0	0	0	0	0	0	0	0
Bruce	2	3	5	294	453	0	747	0	747
Charnwood	1	0	1	108	0	0	108	0	108
Cook	0	0	0	0	0	61	61	0	61
Dunlop	23	0	23	2 814	0	10	2 824	0	2 824
Evatt	0	0	0	0	0	68	68	0	68
Florey	0	0	0	0	0	81	81	0	81
Flynn	1	0	1	118	0	0	118	0	118
Fraser	0	0	0	0	0	28	28	0	28
Giralang	0	0	0	0	0	0	0	0	0
Hawker	0	0	0	0	0	117	117	0	117
Higgins	0	0	0	0	0	218	218	0	218
Holt	1	0	1	104	0	17	121	0	121
Kaleen	0	0	0	0	0	537	537	0	537
Latham	0	0	0	0	0	0	0	0	0
McKellar	0	0	0	0	0	0	0	0	0
Macgregor	0	0	0	0	0	22	22	0	22
Macquarie	0	0	0	0	0	0	0	0	0
Melba	0	0	0	0	0	0	0	0	0
Page	0	0	0	0	0	0	0	0	0
Scullin	0	0	0	0	0	0	0	0	0
Spence	0	0	0	0	0	13	13	0	13
Weetangera	0	0	0	0	0	164	164	0	164
Woden Valley (SSD)	3	2	5	301	201	954	1 456	913	2 369
Chifley	2	0	2	201	0	115	316	0	316
Curtin	0	0	0	0	0	218	218	113	331
Farrer	0	0	0	0	0	372	372	0	372
Garran	0	0	0	0	0	156	156	0	156
Hughes	1	2	3	100	201	29	330	0	330
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	0	0	300	300
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	19	19	500	519
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	182	0	222	404	0	404
Chapman	0	0	0	0	0	47	47	0	47
Duffy	0	0	0	0	0	93	93	0	93
Fisher	0	0	0	0	0	13	13	0	13
Holder	1	0	1	182	0	39	221	0	221
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	30	30	0	30
Weston	0	0	0	0	0	0	0	0	0
Weston Creek–Stromlo – SSD Bal	0	0	0	0	0	0	0	0	0
Tuggeranong (SSD)	7	0	7	927	0	1 804	2 731	1 098	3 829
Banks	0	0	0	0	0	57	57	0	57
Bonython	0	0	0	0	0	73	73	0	73
Calwell	0	0	0	0	0	213	213	0	213
Chisholm	0	0	0	0	0	154	154	0	154
Conder	1	0	1	155	0	56	211	0	211
Fadden	0	0	0	0	0	56	56	0	56
Gilmore	0	0	0	0	0	124	124	0	124
Gordon	5	0	5	705	0	270	975	0	975
Gowrie	0	0	0	0	0	88	88	0	88
Greenway	0	0	0	0	0	0	0	1 098	1 098
Isabella Plains	0	0	0	0	0	52	52	0	52
Kambah	1	0	1	67	0	160	227	0	227
Macarthur	0	0	0	0	0	26	26	0	26
Monash	0	0	0	0	0	10	10	0	10
Oxley	0	0	0	0	0	59	59	0	59
Richardson	0	0	0	0	0	100	100	0	100
Theodore	0	0	0	0	0	191	191	0	191
Tuggeranong–SSD Bal	0	0	0	0	0	0	0	0	0
Wanniassa	0	0	0	0	0	115	115	0	115
South Canberra (SSD)	4	4	8	692	518	984	2 194	2 000	4 194
Barton	0	0	0	0	0	0	0	0	0
Deakin	0	0	0	0	0	157	157	2 000	2 157
Forrest	1	2	3	157	317	139	613	0	613
Fyshwick	0	0	0	0	0	0	0	0	0
Griffith	0	0	0	0	0	138	138	0	138
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	2	2	0	201	215	416	0	416
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	144	144	0	144
Symonston	0	0	0	0	0	0	0	0	0
Yarralumla	3	0	3	535	0	191	726	0	726
Gungahlin–Hall (SSD)	90	16	106	12 661	2 275	226	15 162	0	15 162
Amaroo	21	0	21	2 285	0	0	2 285	0	2 285
Gungahlin–Hall – SSD Bal	0	0	0	0	0	0	0	0	0
Hall	0	0	0	0	0	79	79	0	79
Mitchell	0	0	0	0	0	0	0	0	0
Ngunnawal	27	10	37	3 781	1 247	11	5 039	0	5 039
Nicholls	42	6	48	6 595	1 028	107	7 730	0	7 730
Palmerston	0	0	0	0	0	29	29	0	29
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



G L O S S A R Y

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.

G L O S S A R Y

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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