



# BUILDING APPROVALS NSW AND ACT

EMBARGO: 11:30AM (CANBERRA TIME) MON 9 NOV 1998

## SEPTEMBER KEY FIGURES

### NEW SOUTH WALES (a)

TREND ESTIMATES	Sep 1998	% change Aug 1998 to Sep 1998	% change Sep 1997 to Sep 1998
Dwelling units approved			
Private sector houses	2 150	-1.6	-5.2
Total dwelling units	4 312	-2.6	1.7

SEASONALLY ADJUSTED	Sep 1998	% change Aug 1998 to Sep 1998	% change Sep 1997 to Sep 1998
Dwelling units approved			
Private sector houses	1 991	-0.5	-8.7
Total dwelling units	3 800	0.6	-4.1

## SEPTEMBER KEY POINTS

### NEW SOUTH WALES (a)

TREND ESTIMATES

- The trend for the total number of dwelling units has declined for the fourth consecutive month in September, decreasing 2.6% in the last month. It is 1.7% higher than the same period of a year ago.
- The trend for private sector houses decreased for the seventh consecutive month in September. While the rate of decline has slowed, it is now 16.2% below the level of the peak in February 1998.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units increased slightly by 0.6% in September following a fall of 30.0% in the previous two months.

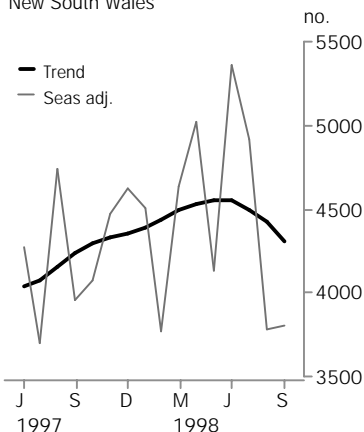
ORIGINAL ESTIMATES

- In original terms the total number of dwelling units approved in September increased by 7.2% to 4,010 (2,304 being houses and 1,706 other dwellings).
- The value of total building work approved was \$847.3 million. Of this total, residential building work approved contributed \$535.8 while non-residential building work approved was \$311.5 million (the lowest value recorded since December 1997).

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

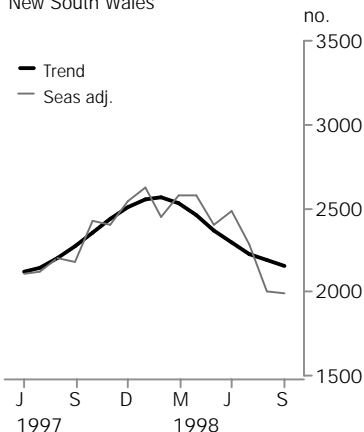
### Dwelling units approved

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
October 1998	8 December 1998
November 1998	14 January 1999
December 1998	10 February 1999
January 1999	9 March 1999
February 1999	8 April 1999
March 1999	11 May 1999

## CHANGES NEXT ISSUE

The Australian Bureau of Statistics (ABS) intends to replace all constant price estimates with chain Laspeyres volume measures. All future issues of this publication will contain chain volume measures rather than constant price estimates in table 8. For further information see *Information Paper: Introduction of Chained Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

## DATA NOTES

Disruptions flowing from NSW legislative changes are still having an impact on building series in this State (refer to the previous issue of this publication). It is expected that the new arrangements will take several months to settle down. The impact on the statistical series should become clearer once the October council returns have been received.

Most councils have now fully reported for August and September. However, it is likely that those yet to report fully will generate further minor upward revisions to published estimates for these months. In the light of the latest information received by ABS, the estimate for the backlog of unprocessed NSW approvals in August has been replaced by actual approvals data, totalling 371 dwellings, valued at \$50.3 million (table 12 'Building Approved in Statistical Areas - NSW' for August 1998 is available on request).

There are indications that some approvals were also brought forward in anticipation of the full implementation of the Act. Consequently the trend estimates for June and July have been adjusted downwards with a corresponding upwards adjustment in August and September. In brief, the effect of this adjustment to the trend series has been to reduce both the June and July trend figures by 500 dwellings and to increase August by 600 dwellings and September by 400 dwellings.

The legislative changes may also lead to revisions to the seasonal factors and consequently the seasonally adjusted series. However it will be some time before any new pattern is established with any certainty.

## REVISIONS THIS MONTH

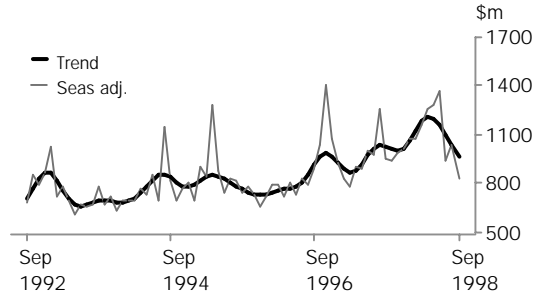
See Data Notes paragraph 2.

Gregory W. BRAY  
Regional Director, New South Wales

# VALUE OF BUILDING APPROVED: New South Wales

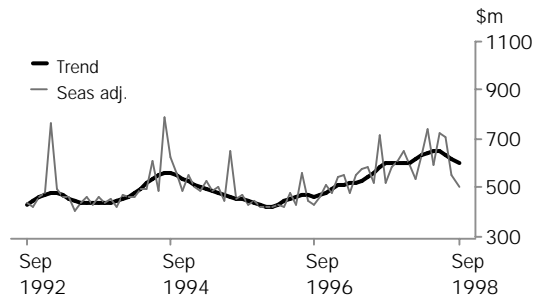
## VALUE OF TOTAL BUILDING

The trend is now showing a strong decline due to the 39.4% drop in the seasonally adjusted estimate since June 1998.



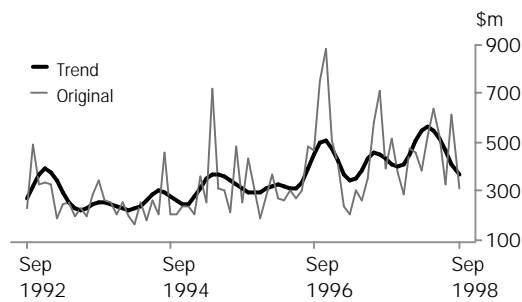
## VALUE OF RESIDENTIAL BUILDING

The trend series is now in decline, falling 7.6% since May 1998.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate continues to fall and is now 35.3% lower than April 1998.



## NEW HOUSES APPROVED: 1997-98

### BY SELECTED MATERIALS OF OUTER WALLS

#### NEW HOUSES

The number of new houses approved in New South Wales during 1997-98 is shown in the table below, for selected types of material of outer walls, together with the distribution of each material type as a percentage of total new houses approved.

#### NEW HOUSES BY SELECTED MATERIALS OF OUTER WALLS

<i>Material of outer wall</i>	<i>Number of new houses</i>	<i>% of total new houses</i>
Double brick	3 119	10.7
Brick veneer	18 753	64.5
Stone or concrete	179	0.6
Fibre cement	790	2.7
Timber	1 394	4.8
Steel, aluminium and other	707	2.4
Not stated	4 133	14.2
<b>Total</b>	<b>29 075</b>	<b>100</b>

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

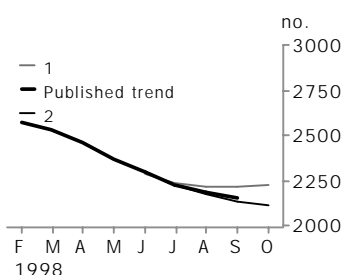
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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.

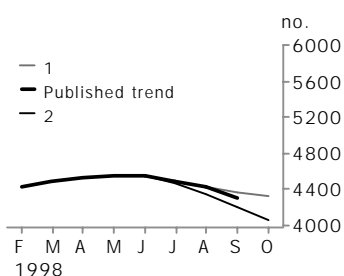
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the October seasonally adjusted estimate is higher than the September estimate by 6% for the number of private sector houses approved and 8% for total dwelling units approved; and that the October seasonally adjusted estimate is lower than the September estimate by 6% for the number of private sector houses approved and 8% 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	<b>1</b> <i>rises by 6% on Sep 1998</i>	% change	<b>2</b> <i>falls by 6% on Sep 1998</i>	% change
May 1998	2 371	-3.5	2 366	-3.6	2 375	-3.4
June 1998	2 292	-3.3	2 288	-3.3	2 293	-3.5
July 1998	2 229	-2.7	2 238	-2.2	2 226	-2.9
August 1998	2 185	-2.0	2 215	-1.0	2 175	-2.3
September 1998	2 150	-1.6	2 211	-0.2	2 135	-1.8
October 1998	n.y.a.	n.y.a.	2 223	0.5	2 108	-1.3

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 8% on Sep 1998</i>	% change	<b>2</b> <i>falls by 8% on Sep 1998</i>	% change
May 1998	4 558	0.5	4 555	0.5	4 577	0.7
June 1998	4 548	-0.2	4 546	-0.2	4 557	-0.4
July 1998	4 494	-1.2	4 497	-1.1	4 468	-1.9
August 1998	4 428	-1.5	4 433	-1.4	4 339	-2.9
September 1998	4 312	-2.6	4 372	-1.4	4 195	-3.3
October 1998	n.y.a.	n.y.a.	4 330	-0.9	4 063	-3.1

## DWELLING UNITS APPROVED-NSW

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
	no.	no.	no.	no.	no.	no.
ORIGINAL						
<b>1997</b>						
July	2 345	2 361	1 763	1 828	4 108	4 189
August	2 224	2 228	2 203	2 331	4 427	4 559
September	2 499	2 502	1 573	1 656	4 072	4 158
October	2 445	2 454	1 716	1 726	4 161	4 180
November	2 403	2 411	2 307	2 318	4 710	4 729
December	2 480	2 493	1 770	1 887	4 250	4 380
<b>1998</b>						
January	2 182	2 211	1 437	1 542	3 619	3 753
February	2 111	2 137	1 314	1 399	3 425	3 536
March	2 591	2 626	1 631	1 724	4 222	4 350
April	2 413	2 423	2 415	2 520	4 828	4 943
May	2 588	2 600	1 936	2 051	4 524	4 651
June	2 607	2 651	2 409	2 543	5 016	5 194
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	2 289	2 304	1 659	1 706	3 948	4 010
SEASONALLY ADJUSTED						
<b>1997</b>						
July	2 122	2 134	n.a.	n.a.	3 621	3 700
August	2 198	2 203	n.a.	n.a.	4 622	4 742
September	2 181	2 186	n.a.	n.a.	3 844	3 961
October	2 424	2 434	n.a.	n.a.	4 045	4 077
November	2 399	2 411	n.a.	n.a.	4 424	4 470
December	2 545	2 563	n.a.	n.a.	4 476	4 620
<b>1998</b>						
January	2 621	2 648	n.a.	n.a.	4 395	4 506
February	2 451	2 482	n.a.	n.a.	3 635	3 767
March	2 574	2 592	n.a.	n.a.	4 496	4 633
April	2 578	2 585	n.a.	n.a.	4 909	5 025
May	2 405	2 419	n.a.	n.a.	4 050	4 127
June	2 483	2 529	n.a.	n.a.	5 256	5 357
July	2 289	2 450	n.a.	n.a.	4 594	4 920
August	2 000	2 016	n.a.	n.a.	3 672	3 776
September	1 991	2 014	n.a.	n.a.	3 716	3 800
TREND ESTIMATES						
<b>1997</b>						
July	2 147	2 156	1 830	1 919	3 977	4 075
August	2 196	2 203	1 867	1 951	4 063	4 154
September	2 267	2 275	1 885	1 964	4 152	4 239
October	2 351	2 361	1 858	1 932	4 209	4 293
November	2 435	2 450	1 808	1 882	4 243	4 332
December	2 507	2 525	1 750	1 832	4 257	4 357
<b>1998</b>						
January	2 558	2 576	1 725	1 816	4 283	4 392
February	2 567	2 584	1 754	1 851	4 321	4 435
March	2 529	2 551	1 843	1 944	4 373	4 495
April	2 457	2 486	1 948	2 047	4 405	4 534
May	2 371	2 411	2 051	2 147	4 422	4 558
June	2 292	2 342	2 111	2 205	4 403	4 548
July	2 229	2 286	2 115	2 209	4 344	4 494
August	2 185	2 244	2 093	2 184	4 278	4 428
September	2 150	2 209	2 016	2 104	4 167	4 312

(a) See Glossary for definition.

## DWELLING UNITS APPROVED, Percentage Change–NSW

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
<b>1997</b>						
July	10.7	11.0	-3.4	-11.3	4.2	0.0
August	-5.2	-5.6	25.0	27.5	7.8	8.8
September	12.4	12.3	-28.6	-29.0	-8.0	-8.8
October	-2.2	-1.9	9.1	4.2	2.2	0.5
November	-1.7	-1.8	34.4	34.3	13.2	13.1
December	3.2	3.4	-23.3	-18.6	-9.8	-7.4
<b>1998</b>						
January	-12.0	-11.3	-18.8	-18.3	-14.8	-14.3
February	-3.3	-3.3	-8.6	-9.3	-5.4	-5.8
March	22.7	22.9	24.1	23.2	23.3	23.0
April	-6.9	-7.7	48.1	46.2	14.4	13.6
May	7.3	7.3	-19.8	-18.6	-6.3	-5.9
June	0.7	2.0	24.4	24.0	10.9	11.7
July	-5.9	-0.7	19.3	18.4	6.2	8.6
August	-15.0	-20.4	-46.0	-45.3	-31.8	-33.7
September	9.8	9.9	7.0	3.6	8.6	7.2
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1997</b>						
July	0.5	0.7	n.a.	n.a.	-12.1	-13.5
August	3.6	3.2	n.a.	n.a.	27.6	28.2
September	-0.8	-0.8	n.a.	n.a.	-16.8	-16.5
October	11.2	11.4	n.a.	n.a.	5.2	2.9
November	-1.1	-1.0	n.a.	n.a.	9.4	9.6
December	6.1	6.3	n.a.	n.a.	1.2	3.4
<b>1998</b>						
January	3.0	3.3	n.a.	n.a.	-1.8	-2.5
February	-6.5	-6.3	n.a.	n.a.	-17.3	-16.4
March	5.0	4.5	n.a.	n.a.	23.7	23.0
April	0.2	-0.3	n.a.	n.a.	9.2	8.5
May	-6.7	-6.4	n.a.	n.a.	-17.5	-17.9
June	3.2	4.6	n.a.	n.a.	29.8	29.8
July	-7.8	-3.1	n.a.	n.a.	-12.6	-8.2
August	-12.7	-17.7	n.a.	n.a.	-20.1	-23.2
September	-0.5	-0.1	n.a.	n.a.	1.2	0.6
TREND ESTIMATES (% change from preceding month)						
<b>1997</b>						
July	1.3	1.1	1.0	0.6	1.1	0.9
August	2.3	2.2	2.0	1.7	2.2	1.9
September	3.2	3.3	1.0	0.7	2.2	2.0
October	3.7	3.8	-1.4	-1.6	1.4	1.3
November	3.6	3.8	-2.7	-2.6	0.8	0.9
December	3.0	3.1	-3.2	-2.7	0.3	0.6
<b>1998</b>						
January	2.0	2.0	-1.4	-0.9	0.6	0.8
February	0.3	0.3	1.7	1.9	0.9	1.0
March	-1.5	-1.3	5.1	5.0	1.2	1.3
April	-2.9	-2.5	5.7	5.3	0.7	0.9
May	-3.5	-3.0	5.3	4.8	0.4	0.5
June	-3.3	-2.9	2.9	2.7	-0.4	-0.2
July	-2.7	-2.4	0.2	0.1	-1.3	-1.2
August	-2.0	-1.8	-1.1	-1.1	-1.5	-1.5
September	-1.6	-1.6	-3.7	-3.7	-2.6	-2.6

(a) See Glossary for definition.

## 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					
<b>1997</b>					
July	466.2	105.6	571.8	584.9	1 156.7
August	593.7	101.7	695.5	710.5	1 405.9
September	451.1	110.4	561.5	396.4	958.0
October	492.7	110.1	602.8	520.3	1 123.1
November	539.0	108.5	647.5	380.6	1 028.0
December	496.8	103.1	599.9	286.0	885.8
<b>1998</b>					
January	374.6	132.3	507.0	477.0	984.0
February	375.7	106.3	482.0	461.8	943.8
March	489.9	112.6	602.5	386.4	988.9
April	592.0	144.1	736.1	527.0	1 263.2
May	555.0	139.3	694.3	640.7	1 335.0
June	544.3	147.4	691.8	523.1	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	423.8	112.0	535.8	311.5	847.3
SEASONALLY ADJUSTED					
<b>1997</b>					
July	427.2	95.3	522.5	n.a.	974.4
August	614.2	99.5	713.7	n.a.	1 264.6
September	430.3	93.8	524.0	n.a.	949.1
October	479.4	108.9	588.3	n.a.	943.9
November	503.1	103.5	606.6	n.a.	994.1
December	529.0	119.0	648.0	n.a.	1 010.1
<b>1998</b>					
January	450.2	144.0	594.2	n.a.	1 072.2
February	413.4	122.5	536.0	n.a.	1 072.5
March	522.9	112.7	635.7	n.a.	1 161.0
April	577.0	160.4	737.4	n.a.	1 255.9
May	463.7	129.4	593.2	n.a.	1 285.7
June	588.9	139.1	728.0	n.a.	1 367.7
July	564.1	142.5	706.6	n.a.	939.0
August	465.5	91.3	556.7	n.a.	1 041.4
September	408.5	96.5	505.0	n.a.	828.9
TREND ESTIMATES					
<b>1997</b>					
July	470.4	94.2	564.6	455.7	1 020.3
August	487.9	96.5	584.4	452.5	1 036.8
September	497.6	100.6	598.2	432.1	1 030.3
October	495.6	105.8	601.4	412.1	1 013.5
November	488.6	111.9	600.5	403.0	1 003.5
December	481.4	118.4	599.8	413.4	1 013.2
<b>1998</b>					
January	480.5	124.6	605.1	452.7	1 057.8
February	485.6	130.6	616.2	506.1	1 122.3
March	496.0	135.6	631.7	552.5	1 184.2
April	505.5	137.7	643.2	569.2	1 212.4
May	514.1	136.0	650.1	553.0	1 203.1
June	516.9	131.0	647.9	513.3	1 161.2
July	513.2	123.6	636.8	463.8	1 100.6
August	506.8	115.1	621.9	413.3	1 035.2
September	494.4	106.2	600.6	368.1	968.6

(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)					
<b>1997</b>					
July	9.2	-14.3	4.0	65.7	28.1
August	27.3	-3.7	21.6	21.5	21.5
September	-24.0	8.6	-19.3	-44.2	-31.9
October	9.2	-0.3	7.4	31.3	17.2
November	9.4	-1.5	7.4	-26.8	-8.5
December	-7.8	-5.0	-7.4	-24.9	-13.8
<b>1998</b>					
January	-24.6	28.3	-15.5	66.8	11.1
February	0.3	-19.7	-4.9	-3.2	-4.1
March	30.4	5.9	25.0	-16.3	4.8
April	20.8	28.0	22.2	36.4	27.7
May	-6.3	-3.3	-5.7	21.6	5.7
June	-1.9	5.8	-0.4	-18.4	-9.0
July	15.6	-2.2	11.8	-36.9	-9.2
August	-28.3	-34.0	-29.4	85.5	5.0
September	-6.0	17.8	-1.9	-49.1	-26.8
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1997</b>					
July	-7.3	-25.1	-11.1	n.a.	-2.3
August	43.8	4.4	36.6	n.a.	29.8
September	-29.9	-5.7	-26.6	n.a.	-24.9
October	11.4	16.1	12.3	n.a.	-0.5
November	4.9	-5.0	3.1	n.a.	5.3
December	5.1	15.0	6.8	n.a.	1.6
<b>1998</b>					
January	-14.9	21.0	-8.3	n.a.	6.1
February	-8.2	-14.9	-9.8	n.a.	0.0
March	26.5	-8.0	18.6	n.a.	8.3
April	10.3	42.3	16.0	n.a.	8.2
May	-19.6	-19.3	-19.6	n.a.	2.4
June	27.0	7.5	22.7	n.a.	6.4
July	-4.2	2.4	-2.9	n.a.	-31.3
August	-17.5	-35.9	-21.2	n.a.	10.9
September	-12.2	5.7	-9.3	n.a.	-20.4
TREND ESTIMATES (% change from preceding month)					
<b>1997</b>					
July	3.8	1.1	3.3	5.8	4.4
August	3.7	2.4	3.5	-0.7	1.6
September	2.0	4.2	2.4	-4.5	-0.6
October	-0.4	5.2	0.5	-4.6	-1.6
November	-1.4	5.8	-0.1	-2.2	-1.0
December	-1.5	5.8	-0.1	2.6	1.0
<b>1998</b>					
January	-0.2	5.2	0.9	9.5	4.4
February	1.1	4.8	1.8	11.8	6.1
March	2.1	3.8	2.5	9.2	5.5
April	1.9	1.5	1.8	3.0	2.4
May	1.7	-1.2	1.1	-2.8	-0.8
June	0.5	-3.7	-0.3	-7.2	-3.5
July	-0.7	-5.6	-1.7	-9.6	-5.2
August	-1.2	-6.9	-2.3	-10.9	-5.9
September	-2.4	-7.7	-3.4	-10.9	-6.4

(a) Refer to Explanatory Notes paragraph 12.

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)						
<b>1995-96</b>	24 090	15 861	(b) 768	(b) 0	90	<b>40 809</b>
<b>1996-97</b>	25 831	17 999	490	1 322	143	<b>45 785</b>
<b>1997-98</b>	28 866	20 637	380	1 421	58	<b>51 362</b>
<b>1997</b>						
September	2 499	1 524	37	9	3	<b>4 072</b>
October	2 444	1 588	18	104	7	<b>4 161</b>
November	2 403	2 216	32	54	5	<b>4 710</b>
December	2 478	1 724	26	17	5	<b>4 250</b>
<b>1998</b>						
January	2 181	1 148	13	269	8	<b>3 619</b>
February	2 108	1 146	30	137	4	<b>3 425</b>
March	2 587	1 576	17	40	2	<b>4 222</b>
April	2 412	2 175	13	227	1	<b>4 828</b>
May	2 584	1 781	26	128	5	<b>4 524</b>
June	2 605	2 005	121	283	2	<b>5 016</b>
July	2 453	2 647	30	194	3	<b>5 327</b>
August	2 083	1 456	22	72	2	<b>3 635</b>
September	2 287	1 329	21	309	2	<b>3 948</b>
PUBLIC SECTOR (Number)						
<b>1995-96</b>	360	1 389	(b) 23	(b) 0	3	<b>1 775</b>
<b>1996-97</b>	206	1 862	10	8	7	<b>2 093</b>
<b>1997-98</b>	209	1 033	8	0	10	<b>1 260</b>
<b>1997</b>						
September	3	83	0	0	0	<b>86</b>
October	9	10	0	0	0	<b>19</b>
November	8	10	0	0	1	<b>19</b>
December	13	116	0	0	1	<b>130</b>
<b>1998</b>						
January	29	105	0	0	0	<b>134</b>
February	26	85	0	0	0	<b>111</b>
March	35	92	1	0	0	<b>128</b>
April	10	105	0	0	0	<b>115</b>
May	12	113	2	0	0	<b>127</b>
June	44	129	5	0	0	<b>178</b>
July	179	135	1	0	1	<b>316</b>
August	12	95	0	0	0	<b>107</b>
September	15	47	0	0	0	<b>62</b>
TOTAL (Number)						
<b>1995-96</b>	24 450	17 250	(b) 791	(b) 0	93	<b>42 584</b>
<b>1996-97</b>	26 037	19 861	500	1 330	150	<b>47 878</b>
<b>1997-98</b>	29 075	21 670	388	1 421	68	<b>52 622</b>
<b>1997</b>						
September	2 502	1 607	37	9	3	<b>4 158</b>
October	2 453	1 598	18	104	7	<b>4 180</b>
November	2 411	2 226	32	54	6	<b>4 729</b>
December	2 491	1 840	26	17	6	<b>4 380</b>
<b>1998</b>						
January	2 210	1 253	13	269	8	<b>3 753</b>
February	2 134	1 231	30	137	4	<b>3 536</b>
March	2 622	1 668	18	40	2	<b>4 350</b>
April	2 422	2 280	13	227	1	<b>4 943</b>
May	2 596	1 894	28	128	5	<b>4 651</b>
June	2 649	2 134	126	283	2	<b>5 194</b>
July	2 632	2 782	31	194	4	<b>5 643</b>
August	2 095	1 551	22	72	2	<b>3 742</b>
September	2 302	1 376	21	309	2	<b>4 010</b>

(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	Total building
PRIVATE SECTOR (\$ million)								
<b>1995-96</b>	2 700.0	1 637.1	(b) 52.3	973.9	(b) 0.0	5 364.6	2 684.6	<b>8 049.2</b>
<b>1996-97</b>	3 030.8	1 817.6	39.7	994.5	107.2	5 990.0	4 143.2	<b>10 133.2</b>
<b>1997-98</b>	3 526.0	2 337.0	58.9	1 191.4	150.1	7 263.3	4 440.9	<b>11 704.2</b>
<b>1997</b>								
September	305.7	138.2	3.2	106.6	0.7	554.3	314.2	<b>868.5</b>
October	292.3	198.2	2.0	101.4	4.9	598.7	446.9	<b>1 045.7</b>
November	289.4	247.7	2.4	98.7	7.4	645.5	346.2	<b>991.7</b>
December	302.4	183.9	2.9	98.0	1.5	588.7	200.9	<b>789.7</b>
<b>1998</b>								
January	264.9	99.0	1.2	85.4	45.0	495.5	346.1	<b>841.6</b>
February	258.5	107.9	3.0	90.8	11.7	472.0	312.0	<b>784.0</b>
March	315.6	162.2	1.5	104.5	3.6	587.4	180.1	<b>767.4</b>
April	301.3	281.5	1.0	101.1	37.1	722.1	434.1	<b>1 156.1</b>
May	326.1	217.8	3.0	107.5	24.2	678.7	578.0	<b>1 256.7</b>
June	324.6	204.9	35.2	102.4	6.0	673.0	421.3	<b>1 094.3</b>
July	314.1	288.8	2.6	112.8	24.7	743.0	281.9	<b>1 024.9</b>
August	273.0	168.4	2.5	86.1	4.9	534.9	303.7	<b>838.7</b>
September	289.4	129.5	1.9	76.6	33.1	530.5	229.4	<b>759.9</b>
PUBLIC SECTOR (\$ million)								
<b>1995-96</b>	36.2	103.6	(b) 1.4	10.1	(b) 0.0	153.5	965.4	<b>1 119.2</b>
<b>1996-97</b>	23.4	157.3	0.8	15.5	0.3	197.6	1 026.0	<b>1 223.4</b>
<b>1997-98</b>	23.6	84.4	1.9	19.5	0.0	129.3	1 453.9	<b>1 582.9</b>
<b>1997</b>								
September	0.4	6.9	0.0	0.0	0.0	7.3	82.2	<b>89.5</b>
October	1.0	1.2	0.0	1.8	0.0	4.1	73.3	<b>77.4</b>
November	1.1	0.8	0.0	0.0	0.0	1.9	34.4	<b>36.3</b>
December	1.3	9.1	0.0	0.7	0.0	11.1	85.0	<b>96.1</b>
<b>1998</b>								
January	2.8	8.0	0.0	0.7	0.0	11.5	131.0	<b>142.4</b>
February	2.9	6.3	0.0	0.9	0.0	10.0	149.8	<b>159.8</b>
March	4.2	7.8	1.2	1.9	0.0	15.1	206.4	<b>221.5</b>
April	1.3	7.9	0.0	4.9	0.0	14.1	93.0	<b>107.0</b>
May	1.5	9.6	0.2	4.3	0.0	15.6	62.8	<b>78.3</b>
June	4.9	9.9	0.5	3.4	0.0	18.7	101.8	<b>120.5</b>
July	13.2	12.9	0.5	3.7	0.0	30.3	48.0	<b>78.3</b>
August	1.3	8.2	0.0	1.5	0.0	11.1	308.3	<b>319.3</b>
September	1.6	3.3	0.0	0.4	0.0	5.3	82.1	<b>87.4</b>
TOTAL (\$ million)								
<b>1995-96</b>	2 736.3	1 740.7	(b) 53.8	984.0	(b) 0.0	5 518.6	3 650.3	<b>9 168.6</b>
<b>1996-97</b>	3 054.2	1 975.1	40.4	1 009.8	107.5	6 187.3	5 169.2	<b>11 356.6</b>
<b>1997-98</b>	3 549.6	2 421.4	60.6	1 210.9	150.1	7 392.7	5 894.7	<b>13 287.2</b>
<b>1997</b>								
September	306.0	145.1	3.2	106.6	0.7	561.5	396.4	<b>958.0</b>
October	293.3	199.4	2.0	103.2	4.9	602.8	520.3	<b>1 123.1</b>
November	290.5	248.5	2.4	98.7	7.4	647.5	380.6	<b>1 028.0</b>
December	303.8	193.0	2.9	98.7	1.5	599.9	286.0	<b>885.8</b>
<b>1998</b>								
January	267.7	106.9	1.2	86.1	45.0	507.0	477.0	<b>984.0</b>
February	261.4	114.3	3.0	91.7	11.7	482.0	461.8	<b>943.8</b>
March	319.8	170.1	2.6	106.4	3.6	602.5	386.4	<b>988.9</b>
April	302.6	289.4	1.0	106.0	37.1	736.1	527.0	<b>1 263.2</b>
May	327.6	227.4	3.2	111.9	24.2	694.3	640.7	<b>1 335.0</b>
June	329.5	214.8	35.6	105.8	6.0	691.8	523.1	<b>1 214.8</b>
July	327.3	301.7	3.0	116.5	24.7	773.3	329.9	<b>1 103.2</b>
August	274.3	176.6	2.5	87.7	4.9	546.0	612.0	<b>1 158.0</b>
September	291.0	132.8	1.9	77.1	33.1	535.8	311.5	<b>847.3</b>

(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										
<b>1995-96</b>	24 450	4 238	3 909	8 147	2 491	2 568	4 044	9 103	17 250	<b>41 700</b>
<b>1996-97</b>	26 037	3 418	4 313	7 731	2 843	3 398	5 889	12 130	19 861	<b>45 898</b>
<b>1997-98</b>	29 075	3 513	4 071	7 584	2 572	3 718	7 796	14 086	21 670	<b>50 745</b>
<b>1997</b>										
July	2 359	277	442	719	213	271	547	1 031	1 750	<b>4 109</b>
August	2 226	280	394	674	243	215	1 057	1 515	2 189	<b>4 415</b>
September	2 502	258	335	593	203	278	533	1 014	1 607	<b>4 109</b>
October	2 453	320	252	572	133	423	470	1 026	1 598	<b>4 051</b>
November	2 411	275	360	635	229	389	973	1 591	2 226	<b>4 637</b>
December	2 491	262	339	601	226	512	501	1 239	1 840	<b>4 331</b>
<b>1998</b>										
January	2 210	264	234	498	205	249	301	755	1 253	<b>3 463</b>
February	2 134	233	308	541	215	226	249	690	1 231	<b>3 365</b>
March	2 622	323	385	708	282	397	281	960	1 668	<b>4 290</b>
April	2 422	412	337	749	201	360	970	1 531	2 280	<b>4 702</b>
May	2 596	286	290	576	298	181	839	1 318	1 894	<b>4 490</b>
June	2 649	323	395	718	124	217	1 075	1 416	2 134	<b>4 783</b>
July	2 632	381	424	805	204	208	1 565	1 977	2 782	<b>5 414</b>
August	2 095	301	279	580	196	255	520	971	1 551	<b>3 646</b>
September	2 302	252	495	747	172	166	291	629	1 376	<b>3 678</b>

## VALUE (\$ million)

<b>1995-96</b>	2 736.3	322.9	351.1	673.9	194.0	195.6	677.1	1 066.7	1 740.7	<b>4 477.0</b>
<b>1996-97</b>	3 054.2	266.3	424.1	690.7	207.9	309.1	767.5	1 284.5	1 975.1	<b>5 029.4</b>
<b>1997-98</b>	3 549.6	278.3	400.4	678.7	227.5	336.4	1 178.5	1 742.5	2 421.4	<b>5 971.0</b>
<b>1997</b>										
July	284.1	21.6	50.6	72.2	18.0	23.0	68.9	109.9	182.1	<b>466.2</b>
August	263.3	22.9	33.9	56.8	24.4	30.5	218.7	273.6	330.4	<b>593.7</b>
September	306.0	19.0	30.6	49.6	16.1	23.3	56.1	95.5	145.1	<b>451.1</b>
October	293.3	25.6	22.4	48.0	9.7	33.3	108.4	151.4	199.4	<b>492.7</b>
November	290.5	19.5	38.5	58.0	17.2	31.7	141.5	190.5	248.5	<b>539.0</b>
December	303.8	20.5	31.6	52.1	22.0	48.0	71.0	140.9	193.0	<b>496.8</b>
<b>1998</b>										
January	267.7	20.5	22.1	42.6	14.4	23.4	26.5	64.3	106.9	<b>374.6</b>
February	261.4	18.4	30.4	48.8	19.2	18.4	27.8	65.4	114.3	<b>375.7</b>
March	319.8	28.0	38.0	66.0	29.1	31.1	43.9	104.0	170.1	<b>489.9</b>
April	302.6	35.2	32.6	67.8	16.9	38.6	166.0	221.6	289.4	<b>592.0</b>
May	327.6	22.9	31.6	54.5	28.7	14.6	129.5	172.9	227.4	<b>555.0</b>
June	329.5	24.2	38.1	62.3	11.8	20.5	120.2	152.5	214.8	<b>544.3</b>
July	327.3	31.1	49.0	80.1	21.6	19.7	180.3	221.6	301.7	<b>629.0</b>
August	274.3	28.5	26.1	54.6	20.2	33.8	68.0	122.0	176.6	<b>450.9</b>
September	291.0	22.5	50.2	72.7	13.8	14.9	31.4	60.1	132.8	<b>423.8</b>

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED, Average 1989–90 Prices–NSW

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
<b>1995-96</b>	2 456.5	1 770.2	4 226.9	934.8	5 161.6	3 622.9	<b>8 784.6</b>
<b>1996-97</b>	2 731.5	1 968.1	4 699.5	1 035.8	5 735.5	5 018.3	<b>10 753.8</b>
<b>1997-98</b>	3 125.8	2 285.3	5 411.2	1 251.6	6 662.8	5 393.0	<b>12 055.7</b>
<b>1997</b>							
March	574.7	504.4	1 079.0	232.2	1 311.3	825.9	<b>2 137.2</b>
June	830.7	547.4	1 378.1	277.4	1 655.6	873.9	<b>2 529.5</b>
September	755.5	634.0	1 389.5	281.3	1 670.8	1 579.0	<b>3 249.7</b>
December	780.8	607.6	1 388.4	283.0	1 671.4	1 091.5	<b>2 762.9</b>
<b>1998</b>							
March	746.8	366.0	1 112.9	309.0	1 421.9	1 203.5	<b>2 625.4</b>
June	842.7	677.7	1 520.4	378.3	1 898.7	1 519.0	<b>3 417.7</b>
ORIGINAL (% change from preceding quarter)							
<b>1997</b>							
March	-10.2	9.2	-2.1	-14.5	-4.5	-60.4	<b>-38.2</b>
June	44.5	8.5	27.7	19.5	26.3	5.8	<b>18.4</b>
September	-9.1	15.8	0.8	1.4	0.9	80.7	<b>28.5</b>
December	3.3	-4.2	-0.1	0.6	0.0	-30.9	<b>-15.0</b>
<b>1998</b>							
March	-4.4	-39.8	-19.8	9.2	-14.9	10.3	<b>-5.0</b>
June	12.8	85.2	36.6	22.4	33.5	26.2	<b>30.2</b>

(a) 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												
<b>1998</b>												
July	7	0.7	110	10.0	24	2.4	54	5.0	37	3.3	8	1.0
August	8	0.7	68	6.4	25	2.7	61	5.5	36	3.6	11	1.2
September	6	0.5	97	8.4	22	2.3	47	4.6	21	2.4	5	0.5
Value—\$200,000–\$499,999												
<b>1998</b>												
July	5	1.7	16	4.8	14	4.2	19	5.3	11	3.4	5	1.4
August	3	0.9	20	6.2	22	6.9	23	7.0	15	4.7	10	3.5
September	9	2.8	21	5.9	18	5.5	27	6.9	19	5.6	9	3.3
Value—\$500,000–\$999,999												
<b>1998</b>												
July	1	0.5	12	9.3	12	7.9	9	5.8	8	5.5	4	2.2
August	1	0.6	10	7.0	6	4.1	9	6.2	6	4.2	5	3.4
September	1	0.9	6	4.1	6	4.9	9	6.1	4	2.7	9	6.4
Value—\$1,000,000–\$4,999,999												
<b>1998</b>												
July	0	0.0	3	4.2	6	16.9	7	12.5	5	7.9	5	10.5
August	1	4.8	3	7.5	7	15.6	9	13.6	6	16.2	6	12.3
September	2	2.3	8	14.3	8	19.7	8	12.7	9	15.5	8	16.9
Value—\$5,000,000 and over												
<b>1998</b>												
July	1	60.0	0	0.0	0	0.0	5	87.3	0	0.0	0	0.0
August	1	23.0	2	20.6	1	10.5	3	29.9	4	310.3	0	0.0
September	0	0.0	1	7.7	0	0.0	1	6.5	2	11.9	2	26.1
Value—Total												
<b>1995-96</b>	166	100.7	1 523	595.0	718	357.2	1 228	577.9	732	741.1	398	374.5
<b>1996-97</b>	242	309.7	1 463	891.3	765	438.5	1 253	1 229.0	800	594.6	467	410.5
<b>1997-98</b>	198	711.5	1 643	735.6	734	397.4	1 245	1 494.4	864	874.0	435	442.3
<b>1998</b>												
July	14	62.9	141	28.3	56	31.4	94	115.9	61	20.1	22	15.1
August	14	29.9	103	47.7	61	39.9	105	62.2	67	339.1	32	20.4
September	18	6.5	133	40.4	54	32.4	92	36.8	55	38.0	33	53.3

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										
<b>1998</b>										
July	6	0.5	7	0.7	14	1.2	21	2.2	288	27.0
August	2	0.2	15	1.5	5	0.6	8	0.9	239	23.2
September	3	0.4	6	0.5	8	0.8	11	0.9	226	21.3
Value—\$200,000–\$499,999										
<b>1998</b>										
July	2	0.6	7	2.1	4	1.1	10	3.1	93	27.6
August	1	0.5	4	1.4	5	1.3	4	1.1	107	33.3
September	1	0.2	3	0.7	8	2.1	2	0.6	117	33.5
Value—\$500,000–\$999,999										
<b>1998</b>										
July	1	0.7	1	0.6	3	2.2	1	0.6	52	35.3
August	1	0.8	2	1.8	8	5.1	0	0.0	48	33.2
September	2	1.4	1	0.5	4	2.6	2	1.4	44	30.9
Value—\$1,000,000–\$4,999,999										
<b>1998</b>										
July	0	0.0	2	3.4	1	2.0	4	6.0	33	63.4
August	0	0.0	3	7.2	2	3.6	1	4.0	38	84.8
September	2	2.7	4	10.3	6	12.8	1	2.1	56	109.3
Value—\$5,000,000 and over										
<b>1998</b>										
July	0	0.0	1	5.4	2	24.0	0	0.0	9	176.7
August	0	0.0	1	7.7	2	30.4	1	5.1	15	437.6
September	0	0.0	1	35.3	2	29.0	0	0.0	9	116.5
Value—Total										
<b>1995-96</b>	74	50.7	239	340.1	443	383.9	355	129.6	5 876	3 650.3
<b>1996-97</b>	66	22.1	260	234.2	481	906.7	402	132.6	6 199	5 169.2
<b>1997-98</b>	70	28.7	263	376.7	370	636.0	370	198.2	6 192	5 894.7
<b>1998</b>										
July	9	1.8	18	12.2	24	30.5	36	11.8	475	329.9
August	4	1.4	25	19.5	22	41.0	14	11.0	447	612.0
September	8	4.7	15	47.2	28	47.3	16	5.0	452	311.5

## 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)											
<b>1995-96</b>	99.7	563.0	351.7	432.3	593.9	122.6	50.7	83.3	300.1	87.8	<b>2 684.6</b>
<b>1996-97</b>	302.3	830.0	414.0	1 092.3	409.4	127.2	22.0	156.9	717.6	71.5	<b>4 143.2</b>
<b>1997-98</b>	699.2	727.2	392.1	1 383.3	624.9	164.9	28.7	106.5	239.7	74.5	<b>4 440.9</b>
<b>1997</b>											
September	9.1	25.1	33.9	167.4	21.8	17.8	1.1	4.7	30.8	2.6	<b>314.2</b>
October	21.1	59.4	36.9	213.2	27.9	13.8	2.2	2.6	65.5	4.4	<b>446.9</b>
November	178.3	28.6	36.6	20.2	33.1	9.2	0.3	11.7	15.9	12.2	<b>346.2</b>
December	43.6	23.8	21.1	25.0	35.5	10.8	2.2	9.9	22.7	6.5	<b>200.9</b>
<b>1998</b>											
January	86.5	92.2	30.5	54.4	56.7	7.9	7.8	2.5	3.5	3.9	<b>346.1</b>
February	54.5	27.5	34.1	18.8	129.8	11.6	1.1	8.4	11.8	14.5	<b>312.0</b>
March	4.5	39.5	24.9	22.2	53.0	5.8	0.9	14.1	12.0	3.1	<b>180.1</b>
April	70.5	52.3	27.8	181.5	34.5	33.8	3.3	16.6	10.0	3.8	<b>434.1</b>
May	15.2	66.1	33.8	370.6	47.0	7.9	2.5	20.8	8.9	5.0	<b>578.0</b>
June	78.0	75.6	29.3	104.5	94.5	8.6	2.0	2.1	21.0	5.8	<b>421.3</b>
July	62.9	28.3	29.8	110.4	15.8	8.9	1.8	1.4	15.9	6.8	<b>281.9</b>
August	29.9	47.6	39.8	56.5	63.3	7.6	1.4	13.6	38.4	5.6	<b>303.7</b>
September	6.5	40.2	32.3	36.4	26.7	15.9	4.7	40.1	22.9	3.7	<b>229.4</b>
PUBLIC SECTOR (\$ million)											
<b>1995-96</b>	1.0	32.4	5.6	145.4	147.2	251.8	0.0	256.7	83.5	42.0	<b>965.4</b>
<b>1996-97</b>	7.5	61.4	24.6	136.7	185.0	283.3	0.2	77.4	189.2	61.1	<b>1 026.0</b>
<b>1997-98</b>	12.3	8.5	5.3	111.3	249.0	277.6	0.0	270.1	396.4	123.4	<b>1 453.9</b>
<b>1997</b>											
September	0.5	0.0	0.0	11.8	12.2	15.5	0.0	21.5	14.5	6.1	<b>82.2</b>
October	0.0	0.4	0.5	1.0	2.7	35.1	0.0	11.1	16.7	5.7	<b>73.3</b>
November	0.0	0.3	0.3	6.0	1.8	14.2	0.0	3.5	3.7	4.6	<b>34.4</b>
December	0.0	0.2	0.0	4.0	32.9	31.7	0.0	5.2	8.6	2.4	<b>85.0</b>
<b>1998</b>											
January	0.0	0.1	0.3	2.4	5.7	48.0	0.0	63.2	2.8	8.6	<b>131.0</b>
February	0.0	2.2	0.0	29.1	82.4	17.3	0.0	5.7	2.8	10.3	<b>149.8</b>
March	0.0	0.1	0.0	18.6	12.2	12.2	0.0	101.4	40.1	21.7	<b>206.4</b>
April	11.7	0.1	0.5	7.5	7.2	15.2	0.0	23.5	1.7	25.6	<b>93.0</b>
May	0.0	1.2	3.4	2.9	12.0	9.2	0.0	4.9	21.2	8.0	<b>62.8</b>
June	0.1	0.9	0.0	2.7	1.2	62.9	0.0	9.7	3.9	20.4	<b>101.8</b>
July	0.0	0.0	1.6	5.5	4.3	6.2	0.0	10.8	14.6	5.1	<b>48.0</b>
August	0.0	0.1	0.1	5.7	275.8	12.8	0.0	5.9	2.6	5.4	<b>308.3</b>
September	0.0	0.1	0.1	0.4	11.4	37.4	0.0	7.1	24.3	1.3	<b>82.1</b>
TOTAL (\$ million)											
<b>1995-96</b>	100.7	595.0	357.2	577.9	741.1	374.5	50.7	340.1	383.9	129.6	<b>3 650.3</b>
<b>1996-97</b>	309.7	891.3	438.5	1 229.0	594.6	410.5	22.1	234.2	906.7	132.6	<b>5 169.2</b>
<b>1997-98</b>	711.5	735.6	397.4	1 494.4	874.0	442.3	28.7	376.7	636.0	198.2	<b>5 894.7</b>
<b>1997</b>											
September	9.6	25.1	33.9	179.2	34.0	33.3	1.1	26.2	45.3	8.7	<b>396.4</b>
October	21.1	59.8	37.5	214.2	30.5	48.9	2.2	13.7	82.2	10.1	<b>520.3</b>
November	178.3	28.9	36.9	26.2	34.9	23.4	0.3	15.2	19.6	16.9	<b>380.6</b>
December	43.6	24.0	21.1	29.0	68.5	42.5	2.2	15.1	31.3	8.9	<b>286.0</b>
<b>1998</b>											
January	86.5	92.3	30.8	56.8	62.4	55.9	7.8	65.7	6.2	12.6	<b>477.0</b>
February	54.5	29.7	34.1	47.9	212.2	28.9	1.1	14.1	14.6	24.8	<b>461.8</b>
March	4.5	39.6	24.9	40.8	65.3	17.9	0.9	115.5	52.1	24.9	<b>386.4</b>
April	82.2	52.4	28.3	188.9	41.7	48.9	3.3	40.1	11.7	29.4	<b>527.0</b>
May	15.2	67.3	37.2	373.5	59.0	17.1	2.5	25.7	30.1	13.0	<b>640.7</b>
June	78.1	76.5	29.3	107.2	95.7	71.5	2.0	11.8	24.9	26.2	<b>523.1</b>
July	62.9	28.3	31.4	115.9	20.1	15.1	1.8	12.2	30.5	11.8	<b>329.9</b>
August	29.9	47.7	39.9	62.2	339.1	20.4	1.4	19.5	41.0	11.0	<b>612.0</b>
September	6.5	40.4	32.4	36.8	38.0	53.3	4.7	47.2	47.3	5.0	<b>311.5</b>



## 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									
<b>1996-97</b>	13 762	15 308	30 844	1 763 371	1 605 227	891 631	4 260 229	3 452 056	7 712 285
<b>1997-98</b>	15 593	17 804	35 031	2 075 029	2 104 766	1 129 611	5 309 407	3 779 327	9 088 734
<b>1997</b>									
September	1 438	1 283	2 747	193 107	118 109	85 701	396 917	274 768	671 685
October	1 261	1 313	2 692	165 363	175 314	86 786	427 463	398 126	825 589
November	1 277	1 947	3 298	164 208	229 452	86 040	479 700	268 982	748 681
December	1 433	1 565	3 039	188 530	171 222	84 883	444 636	166 786	611 421
<b>1998</b>									
January	1 190	880	2 350	157 198	78 810	115 090	351 098	282 068	633 166
February	1 111	992	2 264	150 108	95 069	85 003	330 180	281 028	611 209
March	1 309	1 291	2 641	178 249	137 789	85 571	401 609	132 465	534 073
April	1 361	1 903	3 421	183 018	257 242	104 932	545 192	386 286	931 478
May	1 452	1 491	3 088	198 437	190 278	110 817	499 532	518 713	1 018 245
June	1 322	1 801	3 522	183 349	188 896	122 188	494 433	368 943	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	1 100	1 013	2 428	153 826	102 411	89 127	345 364	185 626	530 990
PUBLIC SECTOR									
<b>1996-97</b>	117	1 360	1 500	13 007	116 526	13 122	142 655	711 015	853 669
<b>1997-98</b>	88	647	745	10 066	51 882	17 157	79 104	1 170 717	1 249 822
<b>1997</b>									
September	0	26	26	0	2 376	15	2 391	44 703	47 094
October	3	7	10	337	878	1 772	2 987	60 800	63 787
November	3	8	11	476	632	0	1 108	18 436	19 545
December	1	107	109	87	8 352	15	8 454	64 885	73 339
<b>1998</b>									
January	7	53	60	741	4 273	641	5 655	117 738	123 392
February	23	72	95	2 626	5 230	771	8 627	132 734	141 361
March	16	62	79	1 923	5 235	3 067	10 225	170 062	180 288
April	9	60	69	1 141	4 520	4 864	10 525	45 731	56 256
May	6	60	68	594	5 157	2 550	8 301	51 806	60 107
June	10	80	95	1 069	5 912	2 837	9 818	84 892	94 710
July	172	105	277	12 332	9 874	2 613	24 819	33 718	58 537
August	4	63	67	425	5 229	1 323	6 976	293 036	300 013
September	0	44	44	0	2 879	425	3 304	56 949	60 253
TOTAL									
<b>1996-97</b>	13 879	16 668	32 344	1 776 378	1 721 753	904 753	4 402 883	4 163 071	8 565 954
<b>1997-98</b>	15 681	18 451	35 776	2 085 095	2 156 648	1 146 768	5 388 511	4 950 044	10 338 555
<b>1997</b>									
September	1 438	1 309	2 773	193 107	120 485	85 716	399 308	319 471	718 779
October	1 264	1 320	2 702	165 700	176 192	88 559	430 450	458 926	889 376
November	1 280	1 955	3 309	164 684	230 084	86 040	480 808	287 418	768 226
December	1 434	1 672	3 148	188 616	179 574	84 898	453 089	231 671	684 760
<b>1998</b>									
January	1 197	933	2 410	157 939	83 083	115 730	356 752	399 806	756 558
February	1 134	1 064	2 359	152 734	100 299	85 774	338 807	413 762	752 569
March	1 325	1 353	2 720	180 172	143 024	88 638	411 834	302 527	714 361
April	1 370	1 963	3 490	184 160	261 762	109 796	555 717	432 017	987 734
May	1 458	1 551	3 156	199 031	195 436	113 366	507 833	570 519	1 078 352
June	1 332	1 881	3 617	184 418	194 809	125 025	504 252	453 834	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	1 100	1 057	2 472	153 826	105 290	89 552	348 668	242 575	591 243

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

(b) Refer to Explanatory Notes paragraph 12.

## BUILDING APPROVED IN STATISTICAL AREAS-NSW

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

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
STATISTICAL AREAS									
<b>NEW SOUTH WALES</b>	<b>2 302</b>	<b>1 376</b>	<b>4 010</b>	<b>290 980</b>	<b>132 809</b>	<b>112 020</b>	<b>535 809</b>	<b>311 488</b>	<b>847 297</b>
<b>Sydney (SD)</b>	<b>1 100</b>	<b>1 057</b>	<b>2 472</b>	<b>153 826</b>	<b>105 290</b>	<b>89 552</b>	<b>348 668</b>	<b>242 575</b>	<b>591 243</b>
Inner Sydney (SSD)	10	205	516	1 496	18 943	38 364	58 802	110 327	169 129
Botany (C)	0	4	23	0	490	2 380	2 870	842	3 712
Leichhardt (A)	6	42	49	1 051	4 373	2 824	8 247	1 755	10 002
Marrickville (A)	2	41	43	180	4 400	977	5 557	8 480	14 037
South Sydney (C)	1	118	400	120	9 680	31 908	41 708	48 988	90 695
Sydney (C)-Inner	0	0	0	0	0	275	275	31 729	32 004
Sydney (C)-Remainder	1	0	1	145	0	0	145	18 533	18 678
Eastern Suburbs (SSD)	10	124	136	4 957	15 119	7 850	27 926	4 196	32 122
Randwick (C)	3	118	123	377	13 919	1 501	15 797	1 336	17 133
Waverley (A)	2	0	2	550	0	2 465	3 015	860	3 875
Woollahra (A)	5	6	11	4 030	1 200	3 884	9 113	2 000	11 113
St George-Sutherland (SSD)	87	188	277	11 478	20 510	6 059	38 047	7 066	45 113
Hurstville (C)	10	27	37	1 289	2 320	410	4 019	0	4 019
Kogarah (A)	6	0	6	1 023	0	926	1 949	1 020	2 969
Rockdale (C)	6	16	22	1 086	1 680	650	3 416	1 700	5 116
Sutherland Shire (A)	65	145	212	8 081	16 510	4 073	28 663	4 346	33 009
Canterbury-Bankstown (SSD)	16	62	82	2 379	4 708	1 212	8 299	6 304	14 603
Bankstown (C)	5	18	23	864	1 240	332	2 436	0	2 436
Canterbury (C)	11	44	59	1 515	3 468	881	5 864	6 304	12 168
Fairfield-Liverpool (SSD)	204	38	244	24 733	2 950	1 882	29 565	18 065	47 629
Fairfield (C)	31	6	37	4 211	460	914	5 585	13 547	19 132
Liverpool (C)	173	32	207	20 522	2 490	968	23 980	4 518	28 498
Outer South Western Sydney (SSD)	91	0	91	11 651	0	901	12 552	1 130	13 682
Camden (A)	49	0	49	5 958	0	378	6 336	0	6 336
Campbelltown (C)	11	0	11	1 304	0	149	1 453	1 130	2 583
Wollondilly (A)	31	0	31	4 390	0	374	4 764	0	4 764
Inner Western Sydney (SSD)	7	50	57	1 270	7 056	1 603	9 929	3 385	13 314
Ashfield (A)	0	0	0	0	0	330	330	1 300	1 630
Burwood (A)	3	0	3	405	0	175	580	400	980
Concord (A)	0	27	27	0	3 456	0	3 456	0	3 456
Drummoyne (A)	1	23	24	100	3 600	798	4 498	1 200	5 698
Strathfield (A)	3	0	3	765	0	300	1 065	485	1 550
Central Western Sydney (SSD)	30	117	148	3 441	9 922	2 448	15 811	14 378	30 188
Auburn (A)	6	0	6	824	0	99	923	290	1 213
Holroyd (C)	10	50	60	984	4 419	512	5 915	9 241	15 156
Parramatta (C)	14	67	82	1 633	5 503	1 837	8 973	4 847	13 820
Outer Western Sydney (SSD)	141	66	207	16 094	4 877	5 231	26 202	13 933	40 135
Blue Mountains (C)	33	0	33	3 964	0	1 878	5 842	1 370	7 212
Hawkesbury (C)	56	4	60	6 874	535	1 360	8 769	5 270	14 039
Penrith (C)	52	62	114	5 256	4 342	1 993	11 591	7 293	18 884
Blacktown-Baulkham Hills (SSD)	312	142	454	44 370	12 699	2 424	59 492	10 320	69 812
Baulkham Hills (A)	176	93	269	28 922	9 279	1 526	39 727	3 332	43 059
Blacktown (C)	136	49	185	15 448	3 420	898	19 765	6 988	26 753
Lower Northern Sydney (SSD)	17	19	36	3 666	2 155	6 733	12 554	19 599	32 152
Hunter's Hill (A)	0	3	3	0	450	590	1 040	4 489	5 529
Lane Cove (A)	1	0	1	449	0	404	853	0	853
Mosman (A)	0	0	0	0	0	0	0	0	0
North Sydney (A)	2	3	5	480	520	2 115	3 115	2 400	5 515
Ryde (C)	4	11	15	480	935	532	1 947	7 800	9 747
Willoughby (C)	10	2	12	2 257	250	3 092	5 599	4 910	10 509

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									
<b>Sydney (SD) <i>continued</i></b>									
Hornsby–Ku-ring-gai (SSD)	18	0	18	4 464	0	5 798	10 262	3 647	13 909
Hornsby (A)	0	0	0	0	0	0	0	500	500
Ku-ring-gai (A)	18	0	18	4 464	0	5 798	10 262	3 147	13 409
Northern Beaches (SSD)	25	6	32	8 049	3 200	5 653	16 902	1 595	18 497
Manly (A)	5	0	5	2 495	0	1 524	4 019	0	4 019
Pittwater (A)	13	6	19	3 488	3 200	1 974	8 661	1 035	9 696
Warringah (A)	7	0	8	2 067	0	2 155	4 222	560	4 782
Gosford–Wyong (SSD)	132	40	174	15 779	3 151	3 396	22 326	28 632	50 958
Gosford (C)	70	30	102	8 867	2 476	2 671	14 014	28 482	42 496
Wyong (A)	62	10	72	6 913	675	725	8 312	150	8 462
<b>Hunter (SD)</b>	<b>336</b>	<b>119</b>	<b>456</b>	<b>39 081</b>	<b>9 230</b>	<b>6 024</b>	<b>54 334</b>	<b>14 357</b>	<b>68 691</b>
Newcastle (SSD)	282	105	388	32 667	7 944	5 398	46 010	12 733	58 742
Cessnock (C)	20	0	20	2 282	0	463	2 745	1 765	4 510
Lake Macquarie (C)	143	44	187	17 093	2 934	3 137	23 164	2 885	26 049
Maitland (C)	34	4	38	3 844	300	155	4 299	2 250	6 549
Newcastle (C)–Inner	1	2	3	167	333	80	580	710	1 290
Newcastle (C)–Remainder	41	10	51	4 533	822	1 087	6 442	3 186	9 628
Port Stephens (A)	43	45	89	4 749	3 555	476	8 780	1 937	10 717
Hunter SD Balance (SSD)	54	14	68	6 413	1 286	625	8 324	1 624	9 948
Dungog (A)	0	0	0	0	0	0	0	0	0
Gloucester (A)	7	0	7	898	0	70	968	400	1 368
Great Lakes (A)	38	14	52	4 462	1 286	154	5 902	110	6 012
Merriwa (A)	0	0	0	0	0	0	0	0	0
Murrurundi (A)	0	0	0	0	0	0	0	0	0
Muswellbrook (A)	2	0	2	126	0	66	192	0	192
Scone (A)	1	0	1	150	0	46	196	0	196
Singleton (A)	6	0	6	777	0	290	1 067	1 114	2 181
<b>Illawarra (SD)</b>	<b>212</b>	<b>116</b>	<b>341</b>	<b>25 535</b>	<b>10 141</b>	<b>4 963</b>	<b>40 639</b>	<b>12 662</b>	<b>53 301</b>
Wollongong (SSD)	94	114	221	11 517	9 979	3 185	24 681	10 865	35 546
Kiama (A)	14	2	16	2 487	175	340	3 002	100	3 102
Shellharbour (C)	6	5	11	945	364	90	1 399	80	1 479
Wollongong (C)	74	107	194	8 085	9 440	2 754	20 279	10 685	30 965
Illawarra SD Balance (SSD)	118	2	120	14 018	162	1 778	15 958	1 797	17 755
Shoalhaven (C)	70	2	72	7 372	162	1 148	8 682	1 447	10 129
Wingecarribee (A)	48	0	48	6 646	0	630	7 276	350	7 626
<b>Richmond–Tweed (SD)</b>	<b>192</b>	<b>54</b>	<b>247</b>	<b>19 796</b>	<b>5 532</b>	<b>2 184</b>	<b>27 513</b>	<b>15 044</b>	<b>42 557</b>
Tweed Heads (SSD)	77	8	85	7 653	720	544	8 917	470	9 387
Tweed (A) Pt A	77	8	85	7 653	720	544	8 917	470	9 387
Richmond–Tweed SD Balance (SSD)	115	46	162	12 143	4 812	1 640	18 596	14 574	33 170
Ballina (A)	28	14	42	3 419	1 154	380	4 952	1 020	5 972
Byron (A)	27	30	57	2 821	3 505	366	6 692	170	6 862
Casino (A)	1	0	1	70	0	32	102	0	102
Kyogle (A)	4	0	4	252	0	129	381	200	581
Lismore (C)	16	0	16	1 374	0	94	1 468	0	1 468
Richmond River (A)	6	2	9	833	153	186	1 172	12 730	13 902
Tweed (A) Pt B	33	0	33	3 375	0	454	3 829	454	4 283

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									
<b>Mid-North Coast (SD)</b>	<b>173</b>	<b>11</b>	<b>184</b>	<b>19 688</b>	<b>1 077</b>	<b>3 139</b>	<b>23 903</b>	<b>3 235</b>	<b>27 139</b>
Clarence (SSD)	88	2	90	9 541	240	1 797	11 578	2 010	13 588
Bellingen (A)	7	0	7	745	0	41	786	0	786
Coffs Harbour (C)	44	0	44	4 791	0	1 104	5 895	845	6 740
Copmanhurst (A)	8	2	10	894	240	74	1 208	85	1 293
Grafton (C)	4	0	4	639	0	109	747	400	1 147
Maclean (A)	13	0	13	1 415	0	107	1 522	380	1 902
Nambucca (A)	5	0	5	465	0	58	522	300	822
Nymboida (A)	1	0	1	33	0	21	54	0	54
Ulmarra (A)	6	0	6	559	0	284	843	0	843
<b>Hastings (SSD)</b>	<b>85</b>	<b>9</b>	<b>94</b>	<b>10 147</b>	<b>837</b>	<b>1 342</b>	<b>12 326</b>	<b>1 225</b>	<b>13 551</b>
Greater Taree (C)	11	5	16	1 444	537	200	2 182	270	2 452
Hastings (A)	64	4	68	7 710	300	633	8 642	750	9 392
Kempsey (A)	10	0	10	993	0	509	1 502	205	1 707
Lord Howe Island	0	0	0	0	0	0	0	0	0
<b>Northern (SD)</b>	<b>30</b>	<b>0</b>	<b>30</b>	<b>3 590</b>	<b>0</b>	<b>865</b>	<b>4 454</b>	<b>2 222</b>	<b>6 676</b>
Northern Slopes (SSD)	16	0	16	1 878	0	510	2 388	984	3 372
Barraba (A)	0	0	0	0	0	96	96	0	96
Bingara (A)	0	0	0	0	0	0	0	0	0
Gunnedah (A)	2	0	2	214	0	32	246	334	580
Inverell (A) Pt A	0	0	0	0	0	0	0	0	0
Manilla (A)	0	0	0	0	0	10	10	0	10
Nundle (A)	3	0	3	103	0	0	103	0	103
Parry (A)	3	0	3	350	0	69	419	0	419
Quirindi (A)	1	0	1	250	0	0	250	340	590
Tamworth (C)	6	0	6	866	0	284	1 150	310	1 460
Yallaroi (A)	1	0	1	95	0	20	115	0	115
<b>Northern Tablelands (SSD)</b>	<b>10</b>	<b>0</b>	<b>10</b>	<b>1 173</b>	<b>0</b>	<b>243</b>	<b>1 416</b>	<b>445</b>	<b>1 861</b>
Armidale (C)	1	0	1	140	0	34	174	0	174
Dumaresq (A)	4	0	4	510	0	62	572	0	572
Glen Innes (A)	1	0	1	82	0	0	82	0	82
Guyra (A)	0	0	0	0	0	0	0	0	0
Inverell (A) Pt B	3	0	3	301	0	53	354	395	750
Severn (A)	1	0	1	140	0	80	220	0	220
Tenterfield (A)	0	0	0	0	0	0	0	50	50
Uralla (A)	0	0	0	0	0	14	14	0	14
Walcha (A)	0	0	0	0	0	0	0	0	0
<b>North Central Plain (SSD)</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>538</b>	<b>0</b>	<b>112</b>	<b>651</b>	<b>793</b>	<b>1 443</b>
Moree Plains (A)	2	0	2	278	0	15	293	793	1 086
Narrabri (A)	2	0	2	260	0	97	358	0	358
<b>North Western (SD)</b>	<b>38</b>	<b>1</b>	<b>39</b>	<b>4 082</b>	<b>34</b>	<b>627</b>	<b>4 743</b>	<b>1 908</b>	<b>6 651</b>
Central Macquarie (SSD)	36	0	36	4 007	0	627	4 634	1 908	6 542
Coolah (A)	1	0	1	15	0	20	35	0	35
Coonabarabran (A)	2	0	2	242	0	28	270	0	270
Dubbo (C)	18	0	18	2 038	0	192	2 230	58	2 288
Gilgandra (A)	0	0	0	0	0	0	0	0	0
Mudgee (A)	7	0	7	836	0	192	1 028	0	1 028
Narromine (A)	3	0	3	435	0	0	435	0	435
Wellington (A)	5	0	5	442	0	195	637	1 850	2 487
<b>Macquarie—Barwon (SSD)</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>75</b>	<b>0</b>	<b>0</b>	<b>75</b>	<b>0</b>	<b>75</b>
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	30	0	0	30	0	30
Warren (A)	1	0	1	45	0	0	45	0	45

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									
<b>North Western (SD) <i>continued</i></b>									
Upper Darling (SSD)	0	1	1	0	34	0	34	0	34
Bourke (A)	0	1	1	0	34	0	34	0	34
Brewarrina (A)	0	0	0	0	0	0	0	0	0
Cobar (A)	0	0	0	0	0	0	0	0	0
<b>Central West (SD)</b>	<b>68</b>	<b>10</b>	<b>78</b>	<b>7 784</b>	<b>826</b>	<b>1 411</b>	<b>10 022</b>	<b>9 238</b>	<b>19 260</b>
Bathurst–Orange (SSD)	45	10	55	5 436	826	506	6 768	250	7 018
Bathurst (C)	21	6	27	2 491	497	157	3 146	250	3 396
Blayney (A) Pt A	4	0	4	554	0	58	612	0	612
Cabonne (A) Pt A	1	0	1	90	0	30	120	0	120
Evans (A) Pt A	1	0	1	140	0	0	140	0	140
Orange (C)	18	4	22	2 160	329	261	2 751	0	2 751
Central Tablelands (excl.)									
Bathurst–Orange (SSD)	10	0	10	899	0	758	1 657	3 489	5 146
Blayney (A) Pt B	4	0	4	554	0	58	612	0	612
Cabonne (A) Pt B	1	0	1	90	0	30	120	0	120
Evans (A) Pt B	1	0	1	140	0	0	140	0	140
Greater Lithgow (C)	6	0	6	473	0	720	1 193	3 489	4 682
Oberon (A)	2	0	2	256	0	0	256	0	256
Rylstone (A)	0	0	0	0	0	38	38	0	38
Lachlan (SSD)									
Bland (A)	0	0	0	0	0	0	0	3 926	3 926
Cabonne (A) Pt C	1	0	1	25	0	0	25	0	25
Cowra (A)	7	0	7	789	0	40	829	0	829
Forbes (A)	3	0	3	351	0	82	434	165	599
Lachlan (A)	0	0	0	0	0	0	0	0	0
Parkes (A)	0	0	0	0	0	10	10	1 409	1 419
Weddin (A)	2	0	2	285	0	15	300	0	300
<b>South Eastern (SD)</b>	<b>82</b>	<b>4</b>	<b>88</b>	<b>8 718</b>	<b>220</b>	<b>2 027</b>	<b>10 966</b>	<b>2 346</b>	<b>13 312</b>
Queanbeyan (SSD)	18	0	18	2 375	0	288	2 663	76	2 739
Queanbeyan (C)	13	0	13	1 645	0	158	1 802	76	1 878
Yarrowlumla (A)–Pt A	5	0	5	730	0	130	860	0	860
Southern Tablelands (excl.)									
Queanbeyan (SSD)	31	2	35	3 077	100	1 333	4 510	330	4 840
Boorowa (A)	1	0	1	47	0	13	60	0	60
Crookwell (A)	4	0	4	324	0	37	361	0	361
Goulburn (C)	11	0	11	1 032	0	133	1 164	80	1 244
Gunning (A)	1	0	1	200	0	65	265	0	265
Harden (A)	0	0	0	0	0	812	812	250	1 062
Mulwaree (A)	10	0	12	1 098	0	223	1 321	0	1 321
Tallaganda (A)	2	0	2	118	0	0	118	0	118
Yarrowlumla (A)–Pt B	0	0	0	0	0	0	0	0	0
Yass (A)	2	0	2	258	0	27	285	0	285
Young (A)	0	2	2	0	100	25	125	0	125
Lower South Coast (SSD)									
Bega Valley (A)	19	2	21	1 987	120	105	2 212	1 880	4 092
Eurobodalla (A)	10	0	10	976	0	135	1 111	0	1 111
Snowy (SSD)									
Bombala (A)	0	0	0	0	0	0	0	0	0
Cooma–Monaro (A)	3	0	3	164	0	166	330	60	390
Snowy River (A)	1	0	1	140	0	0	140	0	140

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									
<b>Murrumbidgee (SD)</b>	<b>26</b>	<b>2</b>	<b>28</b>	<b>3 228</b>	<b>254</b>	<b>710</b>	<b>4 193</b>	<b>4 822</b>	<b>9 015</b>
Central Murrumbidgee (SSD)	11	0	11	1 056	0	486	1 541	2 563	4 104
Coolamon (A)	3	0	3	308	0	46	354	400	754
Cootamundra (A)	1	0	1	60	0	35	95	1 200	1 295
Gundagai (A)	1	0	1	65	0	10	75	95	170
Junee (A)	0	0	0	0	0	0	0	0	0
Lockhart (A)	0	0	0	0	0	49	49	0	49
Narrandera (A)	1	0	1	80	0	20	100	310	410
Temora (A)	2	0	2	210	0	24	234	50	284
Tumut (A)	1	0	1	65	0	213	278	200	478
Wagga Wagga (C)	2	0	2	268	0	90	358	308	666
Lower Murrumbidgee (SSD)	15	2	17	2 173	254	225	2 651	2 259	4 910
Carrathool (A)	0	0	0	0	0	0	0	0	0
Griffith (C)	10	2	12	1 490	254	106	1 850	259	2 109
Hay (A)	0	0	0	0	0	0	0	0	0
Leeton (A)	4	0	4	432	0	109	541	2 000	2 541
Murrumbidgee (A)	1	0	1	251	0	10	261	0	261
<b>Murray (SD)</b>	<b>43</b>	<b>2</b>	<b>45</b>	<b>5 345</b>	<b>205</b>	<b>417</b>	<b>5 967</b>	<b>2 658</b>	<b>8 625</b>
Albury (SSD)	17	2	19	2 364	205	185	2 754	2 458	5 212
Albury (C)	15	2	17	2 005	205	125	2 335	2 458	4 793
Hume (A)	2	0	2	359	0	60	419	0	419
Upper Murray (excl. Albury) (SSD)	6	0	6	658	0	83	741	50	791
Corowa (A)	3	0	3	348	0	41	389	50	439
Culcairn (A)	0	0	0	0	0	0	0	0	0
Holbrook (A)	1	0	1	100	0	0	100	0	100
Tumbarumba (A)	1	0	1	100	0	0	100	0	100
Urana (A)	1	0	1	110	0	42	152	0	152
Central Murray (SSD)	17	0	17	1 978	0	130	2 109	150	2 259
Berrigan (A)	5	0	5	499	0	0	499	0	499
Conargo (A)	0	0	0	0	0	0	0	0	0
Deniliquin (A)	3	0	3	418	0	10	428	150	578
Jerilderie (A)	0	0	0	0	0	0	0	0	0
Murray (A)	9	0	9	1 061	0	120	1 181	0	1 181
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)	3	0	3	345	0	18	363	0	363
Balranald (A)	3	0	3	345	0	18	363	0	363
Wentworth(A)	0	0	0	0	0	0	0	0	0
<b>Far West (SD)</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>306</b>	<b>0</b>	<b>102</b>	<b>408</b>	<b>420</b>	<b>828</b>
Far West (SSD)	2	0	2	306	0	102	408	420	828
Broken Hill (C)	1	0	1	250	0	102	352	420	772
Central Darling (A)	1	0	1	56	0	0	56	0	56
Unincorp, Far West	0	0	0	0	0	0	0	0	0

## STATISTICAL DISTRICT

Newcastle NSW	282	105	388	32 667	7 944	5 398	46 010	12 733	58 742
Wollongong NSW	94	114	221	11 517	9 979	3 185	24 681	10 865	35 546
Bathurst–Orange NSW	45	10	55	5 436	826	506	6 768	250	7 018
Albury–Wodonga NSW/VIC	17	2	19	2 364	205	185	2 754	2 458	5 212
Canberra–Queanbeyan ACT/NSW	18	0	18	2 375	0	288	2 663	76	2 739
Gold Coast–Tweed Heads QLD/NSW	77	8	85	7 653	720	544	8 917	470	9 387

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

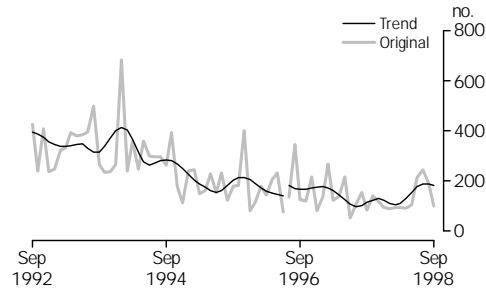
(b) Refer to Explanatory Notes paragraph 12.

# BUILDING APPROVALS KEY FEATURES: ACT

## KEY FIGURES

		<b>% change Aug 1998 to Sep 1998</b>	<b>% change Sep 1997 to Sep 1998</b>
<b>Trend estimates</b>			
Dwelling units approved			
Total dwelling units	182	-3.3	60.1
<b>Original</b>			
Dwelling units approved			
Private sector houses	82	-35.4	-1.2
Total dwelling units	101	-46.8	21.7

## DWELLING UNITS APPROVED



## KEY POINTS

- The strong growth experienced over the past six months has stalled with the trend for total dwelling units decreasing for the first time since February.
- There were 101 dwelling units approved in September, of which 82 were new houses and 19 other dwellings. Approvals were concentrated in Nicholls (29) and Ngunnawal (22).
- The total value of non-residential building work approved was \$34.3 million.
- The total value of residential building work approved was \$17.5 million with new houses accounting for \$10.5 million.
- There was one job valued at over \$10 million and a further six jobs valued at more than \$1 million each.

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building	Total dwelling units	Total dwelling units trend estimates
PRIVATE SECTOR (Number)							
<b>1995-96</b>	1 168	792	(b) 0	(b) 0	0	1 960	n.a.
<b>1996-97</b>	1 185	717	3	0	3	1 908	n.a.
<b>1997-98</b>	1 099	275	1	0	1	1 376	n.a.
<b>1997</b>							
September	83	0	0	0	0	83	n.a.
October	133	8	1	0	0	142	n.a.
November	79	36	0	0	0	115	n.a.
December	78	16	0	0	0	94	n.a.
<b>1998</b>							
January	81	7	0	0	0	88	n.a.
February	81	13	0	0	1	95	n.a.
March	94	0	0	0	0	94	n.a.
April	88	5	0	0	0	93	n.a.
May	83	22	0	0	0	105	n.a.
June	125	90	0	0	0	215	n.a.
July	166	78	0	0	0	244	n.a.
August	127	62	0	0	0	189	n.a.
September	82	19	0	0	0	101	n.a.
PUBLIC SECTOR (Number)							
<b>1995-96</b>	40	65	(b) 85	(b) 0	0	190	n.a.
<b>1996-97</b>	39	10	0	0	0	49	n.a.
<b>1997-98</b>	2	8	0	0	0	10	n.a.
<b>1997</b>							
September	0	0	0	0	0	0	n.a.
October	0	0	0	0	0	0	n.a.
November	2	0	0	0	0	2	n.a.
December	0	0	0	0	0	0	n.a.
<b>1998</b>							
January	0	0	0	0	0	0	n.a.
February	0	0	0	0	0	0	n.a.
March	0	0	0	0	0	0	n.a.
April	0	0	0	0	0	0	n.a.
May	0	0	0	0	0	0	n.a.
June	0	0	0	0	0	0	n.a.
July	0	0	0	0	0	0	n.a.
August	1	0	0	0	0	1	n.a.
September	0	0	0	0	0	0	n.a.
TOTAL (Number)							
<b>1995-96</b>	1 208	857	(b) 85	(b) 0	0	2 150	n.a.
<b>1996-97</b>	1 224	727	3	0	3	1 957	n.a.
<b>1997-98</b>	1 101	283	1	0	1	1 386	n.a.
<b>1997</b>							
September	83	0	0	0	0	83	114
October	133	8	1	0	0	142	124
November	81	36	0	0	0	117	130
December	78	16	0	0	0	94	124
<b>1998</b>							
January	81	7	0	0	0	88	111
February	81	13	0	0	1	95	104
March	94	0	0	0	0	94	110
April	88	5	0	0	0	93	130
May	83	22	0	0	0	105	155
June	125	90	0	0	0	215	177
July	166	78	0	0	0	244	188
August	128	62	0	0	0	190	188
September	82	19	0	0	0	101	182

(a) See Glossary for definition.

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



Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ '000)								
<b>1995-96</b>	132 947	72 090	(b) 0	47 032	(b) 0	252 069	125 323	<b>377 392</b>
<b>1996-97</b>	140 828	63 709	133	56 638	0	261 309	147 055	<b>408 364</b>
<b>1997-98</b>	135 577	26 227	80	52 567	413	214 864	157 063	<b>371 927</b>
<b>1997</b>								
September	11 179	0	0	5 132	0	16 311	7 625	<b>23 937</b>
October	17 484	798	80	6 248	0	24 610	7 603	<b>32 213</b>
November	9 614	3 400	0	3 681	0	16 695	8 042	<b>24 737</b>
December	9 423	1 360	0	2 416	0	13 199	35 161	<b>48 359</b>
<b>1998</b>								
January	9 612	556	0	3 814	0	13 982	9 995	<b>23 977</b>
February	10 118	983	0	4 569	0	15 669	8 302	<b>23 971</b>
March	12 463	0	0	4 617	0	17 080	5 732	<b>22 812</b>
April	11 174	383	0	5 266	413	17 235	5 561	<b>22 797</b>
May	11 615	1 900	0	4 365	0	17 880	11 409	<b>29 289</b>
June	14 073	9 446	0	4 814	0	28 333	16 101	<b>44 434</b>
July	19 691	8 103	0	4 375	0	32 169	6 004	<b>38 173</b>
August	15 210	6 305	0	4 315	0	25 830	16 301	<b>42 131</b>
September	10 549	1 917	0	5 009	0	17 474	23 936	<b>41 410</b>
PUBLIC SECTOR (\$ '000)								
<b>1995-96</b>	3 534	9 466	(b)9 043	628	(b) 0	22 670	367 210	<b>389 880</b>
<b>1996-97</b>	3 646	873	0	43	0	4 562	144 582	<b>149 144</b>
<b>1997-98</b>	137	480	0	0	0	618	81 838	<b>82 455</b>
<b>1997</b>								
September	0	0	0	0	0	0	1 384	<b>1 384</b>
October	0	0	0	0	0	0	13 470	<b>13 470</b>
November	137	0	0	0	0	137	18 394	<b>18 531</b>
December	0	0	0	0	0	0	7 675	<b>7 675</b>
<b>1998</b>								
January	0	0	0	0	0	0	10 613	<b>10 613</b>
February	0	0	0	0	0	0	15 754	<b>15 754</b>
March	0	0	0	0	0	0	1 918	<b>1 918</b>
April	0	0	0	0	0	0	972	<b>972</b>
May	0	0	0	0	0	0	7 062	<b>7 062</b>
June	0	0	0	0	0	0	239	<b>239</b>
July	0	0	0	0	0	0	21 570	<b>21 570</b>
August	82	0	0	0	0	82	13 174	<b>13 255</b>
September	0	0	0	0	0	0	10 399	<b>10 399</b>
TOTAL (\$ '000)								
<b>1995-96</b>	136 481	81 556	(b)9 043	47 660	(b) 0	274 739	492 533	<b>767 273</b>
<b>1996-97</b>	144 474	64 582	133	56 681	0	265 871	291 637	<b>557 508</b>
<b>1997-98</b>	135 715	26 707	80	52 567	413	215 482	238 901	<b>454 383</b>
<b>1997</b>								
September	11 179	0	0	5 132	0	16 311	9 009	<b>25 320</b>
October	17 484	798	80	6 248	0	24 610	21 072	<b>45 682</b>
November	9 751	3 400	0	3 681	0	16 833	26 435	<b>43 268</b>
December	9 423	1 360	0	2 416	0	13 199	42 836	<b>56 035</b>
<b>1998</b>								
January	9 612	556	0	3 814	0	13 982	20 608	<b>34 590</b>
February	10 118	983	0	4 569	0	15 669	24 056	<b>39 725</b>
March	12 463	0	0	4 617	0	17 080	7 649	<b>24 729</b>
April	11 174	383	0	5 266	413	17 235	6 533	<b>23 768</b>
May	11 615	1 900	0	4 365	0	17 880	18 470	<b>36 351</b>
June	14 073	9 446	0	4 814	0	28 333	16 340	<b>44 673</b>
July	19 691	8 103	0	4 375	0	32 169	27 574	<b>59 743</b>
August	15 292	6 305	0	4 315	0	25 911	29 475	<b>55 386</b>
September	10 549	1 917	0	5 009	0	17 474	34 335	<b>51 809</b>

(a) See Glossary for definition.

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

## BUILDING APPROVED IN STATISTICAL AREAS—ACT

Statistical area(c)	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
<b>AUSTRALIAN CAPITAL TERRITORY</b>	<b>82</b>	<b>19</b>	<b>101</b>	<b>10 549</b>	<b>1 917</b>	<b>5 009</b>	<b>17 474</b>	<b>34 335</b>	<b>51 809</b>
<b>Canberra (SD)</b>	<b>81</b>	<b>19</b>	<b>100</b>	<b>10 399</b>	<b>1 917</b>	<b>5 009</b>	<b>17 325</b>	<b>34 335</b>	<b>51 660</b>
North Canberra (SSD)	3	15	18	375	1 594	835	2 804	6 274	9 078
Acton	0	0	0	0	0	0	0	6 027	6 027
Ainslie	0	0	0	0	0	80	80	0	80
Braddon	0	7	7	0	862	52	914	0	914
Campbell	0	0	0	0	0	52	52	0	52
City	0	0	0	0	0	0	0	247	247
Dickson	0	0	0	0	0	46	46	0	46
Downer	0	8	8	0	732	68	800	0	800
Duntroon	0	0	0	0	0	0	0	0	0
Hackett	0	0	0	0	0	32	32	0	32
Kowen	0	0	0	0	0	0	0	0	0
Lyneham	0	0	0	0	0	0	0	0	0
Majura	0	0	0	0	0	0	0	0	0
O'Connor	3	0	3	375	0	162	537	0	537
Reid	0	0	0	0	0	227	227	0	227
Russell	0	0	0	0	0	0	0	0	0
Turner	0	0	0	0	0	116	116	0	116
Watson	0	0	0	0	0	0	0	0	0
Belconnen (SSD)	7	4	11	936	322	1 117	2 375	2 020	4 395
Aranda	0	0	0	0	0	122	122	0	122
Belconnen Town Centre	0	0	0	0	0	0	0	790	790
Belconnen-SSD Bal	0	0	0	0	0	0	0	750	750
Bruce	0	0	0	0	0	0	0	480	480
Charnwood	0	0	0	0	0	0	0	0	0
Cook	0	0	0	0	0	39	39	0	39
Dunlop	5	4	9	564	322	0	887	0	887
Evatt	0	0	0	0	0	267	267	0	267
Florey	0	0	0	0	0	99	99	0	99
Flynn	0	0	0	0	0	80	80	0	80
Fraser	0	0	0	0	0	70	70	0	70
Giralang	0	0	0	0	0	24	24	0	24
Hawker	2	0	2	371	0	18	389	0	389
Higgins	0	0	0	0	0	31	31	0	31
Holt	0	0	0	0	0	44	44	0	44
Kaleen	0	0	0	0	0	98	98	0	98
Latham	0	0	0	0	0	12	12	0	12
McKellar	0	0	0	0	0	0	0	0	0
Macgregor	0	0	0	0	0	67	67	0	67
Macquarie	0	0	0	0	0	0	0	0	0
Melba	0	0	0	0	0	40	40	0	40
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	24	24	0	24
Weetangera	0	0	0	0	0	84	84	0	84
Woden Valley (SSD)	0	0	0	0	0	303	303	1 301	1 605
Chifley	0	0	0	0	0	31	31	0	31
Curtin	0	0	0	0	0	18	18	56	74
Farrer	0	0	0	0	0	15	15	0	15
Garran	0	0	0	0	0	0	0	120	120
Hughes	0	0	0	0	0	15	15	0	15
Isaacs	0	0	0	0	0	0	0	0	0
Lyons	0	0	0	0	0	40	40	0	40
Mawson	0	0	0	0	0	11	11	0	11
O'Malley	0	0	0	0	0	0	0	0	0
Pearce	0	0	0	0	0	18	18	0	18
Phillip	0	0	0	0	0	0	0	1 125	1 125
Torrens	0	0	0	0	0	156	156	0	156

BUILDING APPROVED IN STATISTICAL AREAS—ACT *continued*

Statistical area(c)	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
Weston Creek–Stromlo (SSD)	0	0	0	0	0	537	537	82	619
Chapman	0	0	0	0	0	112	112	0	112
Duffy	0	0	0	0	0	45	45	0	45
Fisher	0	0	0	0	0	0	0	0	0
Holder	0	0	0	0	0	69	69	0	69
Rivett	0	0	0	0	0	106	106	0	106
Stirling	0	0	0	0	0	78	78	0	78
Stromlo	0	0	0	0	0	0	0	0	0
Waramanga	0	0	0	0	0	60	60	0	60
Weston	0	0	0	0	0	67	67	0	67
Weston Creek–Stromlo – SSD Bal	0	0	0	0	0	0	0	82	82
Tuggeranong (SSD)	3	0	3	454	0	940	1 394	12 730	14 124
Banks	0	0	0	0	0	22	22	0	22
Bonython	0	0	0	0	0	32	32	0	32
Calwell	0	0	0	0	0	17	17	0	17
Chisholm	0	0	0	0	0	148	148	0	148
Conder	2	0	2	342	0	37	379	0	379
Fadden	0	0	0	0	0	40	40	0	40
Gilmore	0	0	0	0	0	0	0	0	0
Gordon	0	0	0	0	0	105	105	50	155
Gowrie	0	0	0	0	0	0	0	0	0
Greenway	0	0	0	0	0	0	0	12 680	12 680
Isabella Plains	1	0	1	112	0	0	112	0	112
Kambah	0	0	0	0	0	131	131	0	131
Macarthur	0	0	0	0	0	0	0	0	0
Monash	0	0	0	0	0	77	77	0	77
Oxley	0	0	0	0	0	23	23	0	23
Richardson	0	0	0	0	0	20	20	0	20
Theodore	0	0	0	0	0	181	181	0	181
Tuggeranong–SSD Bal	0	0	0	0	0	0	0	0	0
Wanniassa	0	0	0	0	0	107	107	0	107
South Canberra (SSD)	10	0	10	1 304	0	1 277	2 581	9 880	12 461
Barton	0	0	0	0	0	0	0	9 380	9 380
Deakin	0	0	0	0	0	344	344	0	344
Forrest	0	0	0	0	0	42	42	0	42
Fyshwick	0	0	0	0	0	0	0	0	0
Griffith	0	0	0	0	0	433	433	0	433
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	58	58	0	58
Kingston	0	0	0	0	0	0	0	0	0
Narrabundah	5	0	5	501	0	89	590	0	590
Oaks Estate	0	0	0	0	0	0	0	0	0
Parkes	0	0	0	0	0	0	0	500	500
Pialligo	0	0	0	0	0	0	0	0	0
Red Hill	0	0	0	0	0	231	231	0	231
Symonston	0	0	0	0	0	0	0	0	0
Yarralumla	5	0	5	803	0	80	883	0	883
Gungahlin–Hall (SSD)	58	0	58	7 331	0	0	7 331	2 047	9 378
Amaroo	7	0	7	1 011	0	0	1 011	0	1 011
Gungahlin–Hall – SSD Bal	0	0	0	0	0	0	0	1 947	1 947
Hall	0	0	0	0	0	0	0	0	0
Mitchell	0	0	0	0	0	0	0	100	100
Ngunnawal	22	0	22	2 580	0	0	2 580	0	2 580
Nicholls	29	0	29	3 740	0	0	3 740	0	3 740
Palmerston	0	0	0	0	0	0	0	0	0
<b>Australian Capital Territory - Bal</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>150</b>	<b>0</b>	<b>0</b>	<b>150</b>	<b>0</b>	<b>150</b>

(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;
- 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* (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* (1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

**19** While the smoothing techniques described in paragraph 18 enables trend estimates to be produced for the latest few periods, it does 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.

### CONSTANT PRICE ESTIMATES

**20** Constant price estimates measure changes in value after the direct effects of price changes have been eliminated.

The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

**21** Estimates at constant prices are subject to a number of approximations and assumptions. For more information on the nature and concepts of constant price estimates, see Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0). Monthly value data at constant prices are not available.

### AUSTRALIAN STANDARD

#### GEOGRAPHIC CLASSIFICATION (ASGC)

**22** Area statistics are now being classified to the ASGC, 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: Dwelling Unit Commencements* (8750.0)
- *Building Activity, Australia* (8752.0)
- *Building Activity, New South Wales* (8752.1)
- *Building Activity, Australian Capital Territory* (8752.8)
- *Building Approvals, Australia* (8731.0)
- *Engineering Construction Activity, Australia* (8762.0)
- *House Price Indexes: Eight Capital Cities* (6416.0).
  
- *Housing Finance for Owner Occupation, Australia* (5609.0)
- *Price Index of Materials Used in House Building* (6408.0)
- *Price Index of Materials Used in Building Other than House Building* (6407.0)

## EXPLANATORY NOTES

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### 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 Division

## GLOSSARY

<b>Alterations and additions</b>	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.
<b>Alterations and additions to residential buildings</b>	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.
<b>Building</b>	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.
<b>Conversion</b>	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 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 6 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 12.
<b>Dwelling unit</b>	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.
<b>Educational</b>	Includes schools, colleges, kindergartens, libraries, museums and universities.
<b>Entertainment and recreational</b>	Includes clubs, cinemas, sport and recreation centres.
<b>Factories</b>	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
<b>Hotels, motels and other short term accommodation</b>	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
<b>House</b>	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 (eg. caretakers residences) associated with a non-residential building are defined as houses.



## GLOSSARY

<b>Miscellaneous</b>	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.
<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>New other residential buildings</b>	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
<b>New residential</b>	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
<b>Non-residential building</b>	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.
<b>Offices</b>	Includes banks, post offices and council chambers.
<b>Other business premises</b>	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
<b>Other dwellings</b>	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 non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
<b>Other residential building</b>	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.
<b>Religious</b>	Includes convents, churches, temples, mosques, monasteries and noviciates.
<b>Residential building</b>	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
<b>Semi-detached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Shops</b>	Includes retail shops, restaurants, taverns and shopping arcades.





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