

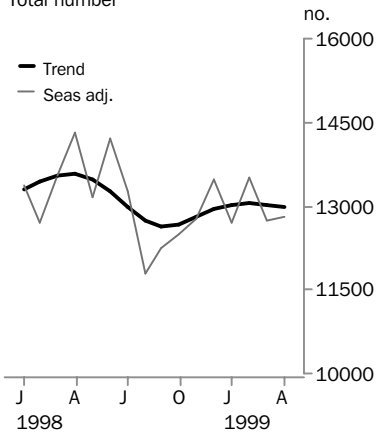
BUILDING APPROVALS AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 2 JUNE 1999

APRIL KEY FIGURES

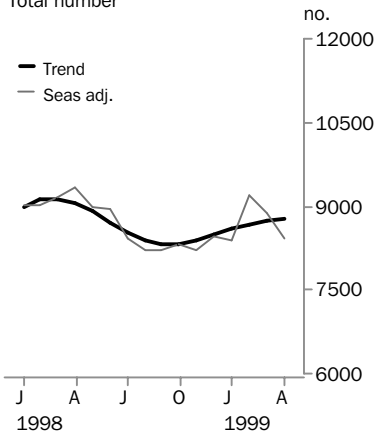
Dwelling units approved

Total number



Private sector houses approved

Total number



TREND ESTIMATES

	Apr 1999	% change Mar 1999 to Apr 1999	% change Apr 1998 to Apr 1999
Dwelling units approved			
Private sector houses	8 780	0.4	-3.0
Total dwelling units	12 976	-0.3	-4.3

SEASONALLY ADJUSTED

	Apr 1999	% change Mar 1999 to Apr 1999	% change Apr 1998 to Apr 1999
Dwelling units approved			
Private sector houses	8 410	-5.2	-10.0
Total dwelling units	12 791	0.3	-10.6

APRIL KEY POINTS

TREND ESTIMATES

- The growth in trend for private sector houses has continued in April but has eased from 1.3% in December 1998 to 0.4% this month.
- The trend for other dwelling units is now showing a fall of 5.7% over the last four months.
- The trend for total dwelling units has fallen by 0.5% over the last two months following a rise of 3.4% over the previous five months. The trend increased in Victoria (+1.6%), Tasmania (+1.3%), South Australia (+0.9%) and Western Australia (+0.5%).

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses has fallen by 8.5% over the last two months following an increase of 9.8% in February.
- The seasonally adjusted estimate for other dwellings has increased by 12.8% in April following a decrease of 11.5% in March. This series has been effected by revisions (see note on page 2).

- For further information about these and related statistics, contact Richard Mason on Adelaide 08 8237 7663 or any ABS office shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
May 1999	1 July 1999
June 1999	30 July 1999
July 1999	31 August 1999
August 1999	30 September 1999
September 1999	2 November 1999
October 1999	30 November 1999

DATA NOTES

NSW STORM DAMAGE: New South Wales suffered extensive damage during April. Most of the repair work being undertaken as a result of this damage will not be reflected in ABS building statistics because the work does not generally require council approval. It may even result in a decrease in building approvals as normal alteration and addition work may be deferred.

NSW RESIDENTIAL ALTERATIONS AND ADDITIONS NOT CREATING DWELLINGS:

There has been a significant decline in this series since July 1998. See page 26 for more details.

REVISIONS THIS MONTH

QUEENSLAND REPORTING: The Brisbane City Council is still unable to fully report all work done within its municipality. However it has been able to give some indication of the size of the under-reporting and consequently estimates have been made for the January to April 1999 period. It is expected that reporting will be substantially improved next month. In original terms the following estimates have been included in the series:

January 1999	+50 dwellings
February 1999	+50 dwellings
March 1999	+100 dwellings
April 1999	+150 dwellings

OTHER REVISIONS: The following revisions have resulted from "late" reporting and the resolution of query action. All dwellings involved are in flats or apartment blocks of 4 or more storeys.

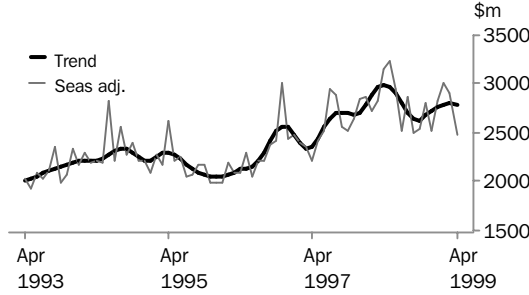
December 1998	+126 dwellings (all in Victoria)
January 1999	+87 dwellings (all in Victoria)
February 1999	+267 dwellings (all in Victoria)
March 1999	+366 dwellings (NSW 101, Vic 167, Qld 98)

T. J. Skinner
Acting Australian Statistician

VALUE OF BUILDING APPROVED

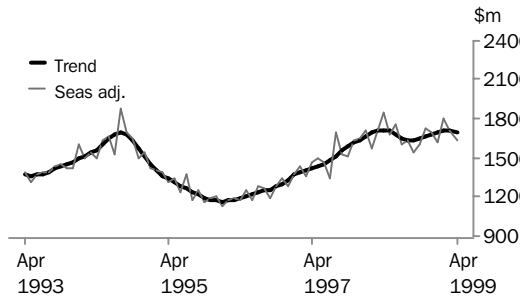
VALUE OF TOTAL BUILDING

The trend has fallen by 0.8% in April following growth of 6.5% over the previous five months.



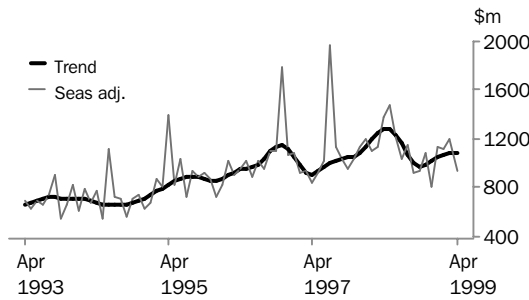
VALUE OF RESIDENTIAL BUILDING

The trend has fallen by 0.4% in April following growth of 4.8% in the previous six months. It will take an increase of 8.5% in the seasonally adjusted estimate in May for growth to resume (average monthly movement is 5.2%).



VALUE OF NON-RESIDENTIAL BUILDING

The trend has grown by 13.0% over the last six months but growth has slowed from +3.4% in December 1998 to +0.3% in April. Unless the seasonally adjusted estimate increases by the average monthly movement of 19.9% in May growth will be halted.



VALUE OF BUILDING APPROVED

CHAIN VOLUME MEASURES

MARCH QUARTER 1999

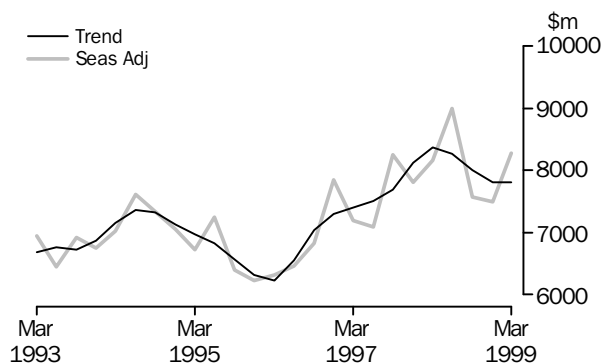
Changes in the trend estimates of value of building approvals in the March Quarter 1999 in chain volume measures are summarised below.

TREND ESTIMATES

	<i>Dec Qtr 1998 to Mar Qtr 1999</i>	<i>Mar Qtr 1998 to Mar Qtr 1999</i>
	% change	% change
New residential building	0.7	-0.4
Alterations and additions to residential buildings	-4.5	-13.2
Non-residential building	-0.4	-13.8
Total building	0.0	-6.8

The trend for total building has flattened with no change at all between the December 1998 quarter and the March 1999 quarter. This follows a fall of 6.8% over the previous three quarters. However, there are some pronounced falls in the March quarter - new other residential building (-2.1%) and alterations and additions to residential building (-4.5%).

QUARTERLY VALUE OF BUILDING APPROVED (chain volume measures)



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

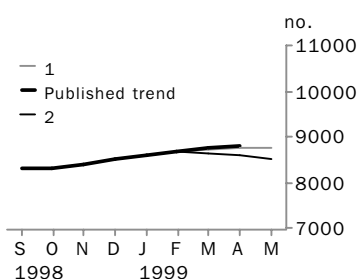
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

TREND REVISIONS

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

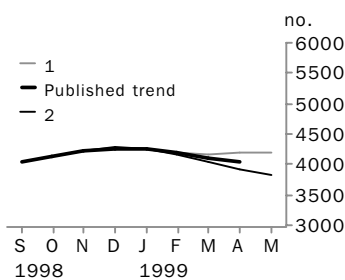
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the May seasonally adjusted estimate is higher than the April estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that the May seasonally adjusted estimate is lower than the April estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 rises by 3% on Apr 1999	% change	2 falls by 3% on Apr 1999	% change
December 1998	8 494	1.3	8 494	1.3	8 513	1.4
January 1999	8 595	1.2	8 596	1.2	8 605	1.1
February 1999	8 682	1.0	8 680	1.0	8 656	0.6
March 1999	8 744	0.7	8 730	0.6	8 651	-0.1
April 1999	8 780	0.4	8 748	0.2	8 598	-0.6
May 1999	n.y.a.	n.y.a.	8 745	0.0	8 518	-0.9

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 rises by 11% on Apr 1999	% change	2 falls by 11% on Apr 1999	% change
December 1998	4 268	1.1	4 250	0.9	4 281	1.2
January 1999	4 252	-0.4	4 244	-0.1	4 260	-0.5
February 1999	4 183	-1.6	4 202	-1.0	4 161	-2.3
March 1999	4 099	-2.0	4 177	-0.6	4 040	-2.9
April 1999	4 026	-1.8	4 188	0.3	3 931	-2.7
May 1999	n.y.a.	n.y.a.	4 205	0.4	3 818	-2.9

DWELLING UNITS APPROVED

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>Public sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL							
1998							
February	8 009	8 169	3 161	3 398	11 170	397	11 567
March	9 559	9 754	3 759	4 099	13 318	535	13 853
April	8 913	9 073	4 512	4 926	13 425	574	13 999
May	9 329	9 602	3 892	4 266	13 221	647	13 868
June	9 363	10 017	4 229	4 532	13 592	957	14 549
July	9 038	9 486	4 706	4 890	13 744	632	14 376
August	8 509	8 657	3 596	3 773	12 105	325	12 430
September	9 038	9 264	3 618	3 751	12 656	359	13 015
October	8 619	8 805	3 298	3 523	11 917	411	12 328
November	8 474	8 704	4 465	4 684	12 939	449	13 388
December	7 899	8 020	4 319	4 571	12 218	373	12 591
1999							
January	6 480	6 679	3 108	3 326	9 588	417	10 005
February	8 166	8 286	3 858	4 061	12 024	323	12 347
March	9 576	9 786	3 389	3 679	12 965	500	13 465
April	8 037	8 273	3 944	4 130	11 981	422	12 403
SEASONALLY ADJUSTED							
1998							
February	9 005	9 170	3 270	3 519	12 275	414	12 689
March	9 153	9 332	3 891	4 221	13 044	509	13 553
April	9 345	9 468	4 473	4 832	13 818	482	14 300
May	8 969	9 247	3 643	3 925	12 612	560	13 172
June	8 944	9 459	4 559	4 748	13 504	703	14 207
July	8 405	8 880	4 157	4 369	12 562	687	13 249
August	8 200	8 371	3 245	3 430	11 446	355	11 800
September	8 199	8 424	3 539	3 809	11 738	495	12 233
October	8 323	8 557	3 664	3 929	11 987	499	12 486
November	8 202	8 452	4 057	4 319	12 258	512	12 770
December	8 469	8 594	4 578	4 864	13 047	411	13 458
1999							
January	8 373	8 620	3 878	4 079	12 251	449	12 699
February	9 190	9 314	3 972	4 187	13 163	338	13 501
March	8 873	9 043	3 390	3 707	12 264	487	12 750
April	8 410	8 611	4 020	4 180	12 430	361	12 791
TREND ESTIMATES							
1998							
February	9 107	9 270	3 906	4 184	13 013	440	13 453
March	9 135	9 332	3 942	4 229	13 077	484	13 561
April	9 055	9 305	3 975	4 259	13 030	534	13 564
May	8 903	9 205	3 990	4 256	12 893	568	13 461
June	8 714	9 052	3 951	4 198	12 666	583	13 249
July	8 535	8 877	3 873	4 104	12 408	573	12 981
August	8 385	8 703	3 806	4 032	12 190	545	12 735
September	8 300	8 576	3 808	4 042	12 108	509	12 617
October	8 308	8 538	3 881	4 128	12 189	477	12 667
November	8 389	8 587	3 965	4 221	12 353	455	12 809
December	8 494	8 682	4 012	4 268	12 506	444	12 950
1999							
January	8 595	8 779	4 004	4 252	12 598	432	13 031
February	8 682	8 860	3 944	4 183	12 626	416	13 043
March	8 744	8 916	3 871	4 099	12 616	400	13 016
April	8 780	8 950	3 806	4 026	12 587	389	12 976

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS.....		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
ORIGINAL (% change from preceding month)							
1998							
February	10.1	10.2	-11.1	-8.8	3.1	28.9	3.8
March	19.4	19.4	18.9	20.6	19.2	34.8	19.8
April	-6.8	-7.0	20.0	20.2	0.8	7.3	1.1
May	4.7	5.8	-13.7	-13.4	-1.5	12.7	-0.9
June	0.4	4.3	8.7	6.2	2.8	47.9	4.9
July	-3.5	-5.3	11.3	7.9	1.1	-34.0	-1.2
August	-5.9	-8.7	-23.6	-22.8	-11.9	-48.6	-13.5
September	6.2	7.0	0.6	-0.6	4.6	10.5	4.7
October	-4.6	-5.0	-8.8	-6.1	-5.8	14.5	-5.3
November	-1.7	-1.1	35.4	33.0	8.6	9.2	8.6
December	-6.8	-7.9	-3.3	-2.4	-5.6	-16.9	-6.0
1999							
January	-18.0	-16.7	-28.0	-27.2	-21.5	11.8	-20.5
February	26.0	24.1	24.1	22.1	25.4	-22.5	23.4
March	17.3	18.1	-12.2	-9.4	7.8	54.8	9.1
April	-16.1	-15.5	16.4	12.3	-7.6	-15.6	-7.9
SEASONALLY ADJUSTED (% change from preceding month)							
1998							
February	-0.1	0.0	-18.7	-15.9	-5.8	29.7	-5.0
March	1.6	1.8	19.0	20.0	6.3	23.0	6.8
April	2.1	1.4	14.9	14.5	5.9	-5.3	5.5
May	-4.0	-2.3	-18.6	-18.8	-8.7	16.2	-7.9
June	-0.3	2.3	25.2	21.0	7.1	25.6	7.9
July	-6.0	-6.1	-8.8	-8.0	-7.0	-2.3	-6.7
August	-2.4	-5.7	-21.9	-21.5	-8.9	-48.4	-10.9
September	0.0	0.6	9.0	11.1	2.6	39.5	3.7
October	1.5	1.6	3.6	3.2	2.1	0.9	2.1
November	-1.5	-1.2	10.7	9.9	2.3	2.6	2.3
December	3.3	1.7	12.8	12.6	6.4	-19.7	5.4
1999							
January	-1.1	0.3	-15.3	-16.1	-6.1	9.1	-5.6
February	9.8	8.0	2.4	2.6	7.4	-24.7	6.3
March	-3.5	-2.9	-14.6	-11.5	-6.8	44.1	-5.6
April	-5.2	-4.8	18.6	12.8	1.4	-25.9	0.3
TREND ESTIMATES (% change from preceding month)							
1998							
February	1.3	1.4	0.5	0.7	1.0	5.3	1.2
March	0.3	0.7	0.9	1.1	0.5	10.1	0.8
April	-0.9	-0.3	0.8	0.7	-0.4	10.2	0.0
May	-1.7	-1.1	0.4	-0.1	-1.1	6.5	-0.8
June	-2.1	-1.7	-1.0	-1.4	-1.8	2.7	-1.6
July	-2.1	-1.9	-2.0	-2.2	-2.0	-1.7	-2.0
August	-1.8	-2.0	-1.7	-1.8	-1.8	-5.0	-1.9
September	-1.0	-1.5	0.1	0.2	-0.7	-6.5	-0.9
October	0.1	-0.4	1.9	2.1	0.7	-6.3	0.4
November	1.0	0.6	2.2	2.3	1.3	-4.7	1.1
December	1.3	1.1	1.2	1.1	1.2	-2.5	1.1
1999							
January	1.2	1.1	-0.2	-0.4	0.7	-2.6	0.6
February	1.0	0.9	-1.5	-1.6	0.2	-3.7	0.1
March	0.7	0.6	-1.8	-2.0	-0.1	-3.8	-0.2
April	0.4	0.4	-1.7	-1.8	-0.2	-2.8	-0.3

VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
1998					
February	1 177.7	240.1	1 417.8	1 165.9	2 583.8
March	1 452.1	256.4	1 708.6	960.1	2 668.7
April	1 552.8	280.6	1 833.4	1 249.0	3 082.4
May	1 514.4	292.2	1 806.6	1 481.9	3 288.4
June	1 512.9	282.9	1 795.8	1 225.9	3 021.8
July	1 542.8	282.8	1 825.6	880.9	2 706.5
August	1 364.2	233.1	1 597.3	1 455.4	3 052.7
September	1 411.7	263.6	1 675.3	949.3	2 624.5
October	1 391.3	239.1	1 630.4	1 123.5	2 753.8
November	1 530.9	247.6	1 778.5	1 108.9	2 887.4
December	1 378.7	218.3	1 596.9	726.1	2 323.1
1999					
January	1 074.6	188.5	1 263.1	1 004.8	2 267.9
February	1 395.8	236.3	1 632.1	1 197.2	2 829.3
March	1 515.7	257.5	1 773.2	1 063.7	2 836.9
April	1 400.4	222.3	1 622.8	799.0	2 421.8
SEASONALLY ADJUSTED					
1998					
February	1 284.7	260.1	1 566.7	1 101.0	2 724.4
March	1 491.2	249.3	1 716.9	1 135.5	2 825.7
April	1 607.2	271.7	1 850.9	1 384.0	3 148.2
May	1 392.2	280.8	1 678.0	1 475.0	3 240.9
June	1 521.4	297.4	1 756.3	1 223.7	2 952.3
July	1 345.0	267.4	1 610.9	1 029.4	2 519.4
August	1 326.9	236.1	1 627.9	1 151.7	2 870.2
September	1 305.9	226.6	1 542.6	924.6	2 496.2
October	1 386.7	230.4	1 600.8	939.9	2 531.5
November	1 478.8	229.2	1 732.9	1 083.1	2 814.7
December	1 479.7	256.6	1 701.8	812.4	2 522.8
1999					
January	1 383.7	234.2	1 614.7	1 140.6	2 828.0
February	1 521.5	256.0	1 803.0	1 125.4	3 007.4
March	1 491.4	232.1	1 718.6	1 206.9	2 915.0
April	1 476.5	223.3	1 632.7	939.4	2 469.9
TREND ESTIMATES					
1998					
February	1 433.7	268.0	1 693.2	1 196.8	2 890.3
March	1 456.1	273.6	1 714.4	1 256.0	2 962.2
April	1 459.8	276.5	1 717.6	1 288.6	2 990.9
May	1 445.5	275.6	1 704.7	1 280.8	2 968.1
June	1 418.7	270.2	1 680.7	1 238.1	2 904.3
July	1 392.3	261.5	1 655.1	1 163.6	2 810.2
August	1 376.0	250.3	1 634.8	1 075.1	2 706.8
September	1 377.7	239.8	1 628.7	999.7	2 633.3
October	1 398.9	234.6	1 643.5	967.8	2 627.4
November	1 425.9	235.3	1 667.2	981.5	2 676.2
December	1 448.1	238.9	1 687.2	1 014.7	2 734.4
1999					
January	1 463.7	241.2	1 699.7	1 047.1	2 773.8
February	1 475.3	240.6	1 705.5	1 073.1	2 795.0
March	1 485.1	238.3	1 706.7	1 090.6	2 798.3
April	1 489.7	235.1	1 700.4	1 093.4	2 776.0

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change

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					
February	-0.3	0.6	-0.2	12.6	5.2
March	23.3	6.8	20.5	-17.7	3.3
April	6.9	9.4	7.3	30.1	15.5
May	-2.5	4.1	-1.5	18.6	6.7
June	-0.1	-3.2	-0.6	-17.3	-8.1
July	2.0	-0.1	1.7	-28.1	-10.4
August	-11.6	-17.6	-12.5	65.2	12.8
September	3.5	13.1	4.9	-34.8	-14.0
October	-1.4	-9.3	-2.7	18.3	4.9
November	10.0	3.6	9.1	-1.3	4.8
December	-9.9	-11.8	-10.2	-34.5	-19.5
1999					
January	-22.1	-13.6	-20.9	38.4	-2.4
February	29.9	25.3	29.2	19.1	24.8
March	8.6	9.0	8.6	-11.1	0.3
April	-7.6	-13.7	-8.5	-24.9	-14.6
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
February	-10.9	-11.9	-8.6	-7.7	-4.9
March	16.1	-4.2	9.6	3.1	3.7
April	7.8	9.0	7.8	21.9	11.4
May	-13.4	3.4	-9.3	6.6	2.9
June	9.3	5.9	4.7	-17.0	-8.9
July	-11.6	-10.1	-8.3	-15.9	-14.7
August	-1.3	-11.7	1.1	11.9	13.9
September	-1.6	-4.0	-5.2	-19.7	-13.0
October	6.2	1.6	3.8	1.7	1.4
November	6.6	-0.5	8.3	15.2	11.2
December	0.1	12.0	-1.8	-25.0	-10.4
1999					
January	-6.5	-8.7	-5.1	40.4	12.1
February	10.0	9.3	11.7	-1.3	6.3
March	-2.0	-9.4	-4.7	7.2	-3.1
April	-1.0	-3.8	-5.0	-22.2	-15.3
TREND ESTIMATES (% change from preceding month)					
1998					
February	2.0	2.6	1.7	5.6	3.4
March	1.6	2.1	1.2	5.0	2.5
April	0.2	1.1	0.2	2.6	1.0
May	-1.0	-0.3	-0.8	-0.6	-0.8
June	-1.8	-2.0	-1.4	-3.3	-2.2
July	-1.9	-3.2	-1.5	-6.0	-3.2
August	-1.2	-4.3	-1.2	-7.6	-3.7
September	0.1	-4.2	-0.4	-7.0	-2.7
October	1.5	-2.2	0.9	-3.2	-0.2
November	1.9	0.3	1.4	1.4	1.9
December	1.6	1.5	1.2	3.4	2.2
1999					
January	1.1	0.9	0.7	3.2	1.4
February	0.8	-0.3	0.3	2.5	0.8
March	0.7	-0.9	0.1	1.6	0.1
April	0.3	-1.4	-0.4	0.3	-0.8

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED, By State

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
Month	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL								
1998								
February	3 536	2 757	2 763	666	1 441	121	188	95
March	4 350	3 546	3 064	738	1 747	125	179	104
April	4 943	3 313	3 280	502	1 576	133	159	93
May	4 561	3 356	3 066	602	1 794	128	256	105
June	5 088	3 255	2 806	810	2 054	107	214	215
July	5 643	3 063	2 489	901	1 707	120	209	244
August	3 742	3 263	2 579	634	1 735	129	158	190
September	4 071	3 325	2 985	742	1 413	139	239	101
October	3 952	3 079	2 606	585	1 634	139	245	88
November	4 758	3 439	2 477	606	1 649	108	221	130
December	4 301	3 301	2 251	563	1 641	114	131	289
1999								
January	3 503	2 475	1 888	444	1 307	117	139	132
February	3 846	3 784	2 070	607	1 547	109	168	216
March	4 408	3 637	2 293	750	1 921	126	152	178
April	3 978	3 416	2 305	568	1 653	126	210	147
SEASONALLY ADJUSTED								
1998								
February	3 767	2 841	3 046	714	1 556	125	n.a.	n.a.
March	4 633	3 267	3 091	691	1 605	130	n.a.	n.a.
April	5 025	3 646	3 343	525	1 705	132	n.a.	n.a.
May	4 047	3 284	2 819	583	1 649	131	n.a.	n.a.
June	5 246	3 183	2 741	772	1 836	120	n.a.	n.a.
July	4 920	2 982	2 290	813	1 623	113	n.a.	n.a.
August	3 776	3 244	2 499	568	1 780	135	n.a.	n.a.
September	3 857	3 106	2 653	673	1 372	132	n.a.	n.a.
October	4 138	2 933	2 559	603	1 599	124	n.a.	n.a.
November	4 497	3 415	2 442	568	1 648	109	n.a.	n.a.
December	4 636	3 363	2 420	646	1 676	113	n.a.	n.a.
1999								
January	4 327	3 238	2 524	633	1 666	121	n.a.	n.a.
February	4 074	3 904	2 272	654	1 668	113	n.a.	n.a.
March	4 449	3 168	2 249	691	1 735	124	n.a.	n.a.
April	4 190	3 773	2 375	605	1 753	120	n.a.	n.a.
TREND ESTIMATES								
1998								
February	4 448	3 159	3 315	629	1 553	133	211	106
March	4 482	3 243	3 219	641	1 607	130	209	113
April	4 507	3 287	3 059	656	1 662	127	205	134
May	4 519	3 279	2 871	670	1 701	126	202	160
June	4 500	3 236	2 706	678	1 705	125	205	173
July	4 448	3 170	2 589	679	1 677	125	212	173
August	4 388	3 112	2 525	670	1 638	125	217	167
September	4 352	3 106	2 496	649	1 607	124	216	167
October	4 357	3 160	2 495	627	1 594	122	211	180
November	4 366	3 246	2 488	615	1 606	119	201	202
December	4 368	3 335	2 453	621	1 637	117	191	227
1999								
January	4 360	3 420	2 403	635	1 671	117	178	237
February	4 331	3 496	2 358	644	1 700	117	169	227
March	4 296	3 564	2 323	648	1 727	118	163	208
April	4 262	3 620	2 303	654	1 735	120	161	185

DWELLING UNITS APPROVED, By State—Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
ORIGINAL (% change from preceding month)								
1998								
February	-5.8	13.0	-5.9	54.5	24.8	-9.0	-9.2	8.0
March	23.0	28.6	10.9	10.8	21.2	3.3	-4.8	9.5
April	13.6	-6.6	7.0	-32.0	-9.8	6.4	-11.2	-10.6
May	-7.7	1.3	-6.5	19.9	13.8	-3.8	61.0	12.9
June	11.6	-3.0	-8.5	34.6	14.5	-16.4	-16.4	104.8
July	10.9	-5.9	-11.3	11.2	-16.9	12.1	-2.3	13.5
August	-33.7	6.5	3.6	-29.6	1.6	7.5	-24.4	-22.1
September	8.8	1.9	15.7	17.0	-18.6	7.8	51.3	-46.8
October	-2.9	-7.4	-12.7	-21.2	15.6	0.0	2.5	-12.9
November	20.4	11.7	-5.0	3.6	0.9	-22.3	-9.8	47.7
December	-9.6	-4.0	-9.1	-7.1	-0.5	5.6	-40.7	122.3
1999								
January	-18.6	-25.0	-16.1	-21.1	-20.4	2.6	6.1	-54.3
February	9.8	52.9	9.6	36.7	18.4	-6.8	20.9	63.6
March	14.6	-3.9	10.8	23.6	24.2	15.6	-9.5	-17.6
April	-9.8	-6.1	0.5	-24.3	-14.0	0.0	38.2	-17.4
SEASONALLY ADJUSTED (% change from preceding month)								
1998								
February	-16.4	-9.5	-21.9	15.0	12.5	-9.1	n.a.	n.a.
March	23.0	15.0	1.5	-3.2	3.1	3.7	n.a.	n.a.
April	8.5	11.6	8.2	-24.0	6.3	1.4	n.a.	n.a.
May	-19.5	-9.9	-15.7	11.1	-3.3	-0.6	n.a.	n.a.
June	29.6	-3.1	-2.7	32.3	11.3	-8.6	n.a.	n.a.
July	-6.2	-6.3	-16.5	5.4	-11.6	-5.8	n.a.	n.a.
August	-23.2	8.8	9.1	-30.1	9.6	20.3	n.a.	n.a.
September	2.1	-4.2	6.2	18.4	-22.9	-2.5	n.a.	n.a.
October	7.3	-5.6	-3.5	-10.4	16.5	-5.7	n.a.	n.a.
November	8.7	16.4	-4.6	-5.8	3.1	-12.1	n.a.	n.a.
December	3.1	-1.5	-0.9	13.8	1.7	3.7	n.a.	n.a.
1999								
January	-6.7	-3.7	4.3	-2.0	-0.6	6.8	n.a.	n.a.
February	-5.8	20.6	-10.0	3.3	0.1	-6.8	n.a.	n.a.
March	9.2	-18.9	-1.0	5.7	4.0	9.7	n.a.	n.a.
April	-5.8	19.1	5.6	-12.5	1.0	-3.5	n.a.	n.a.
TREND ESTIMATES (% change from preceding month)								
1998								
February	0.5	3.0	-0.6	2.3	2.8	-1.6	1.1	-5.8
March	0.7	2.7	-2.9	2.0	3.4	-2.4	-0.9	6.4
April	0.6	1.4	-5.0	2.2	3.4	-2.2	-1.7	18.4
May	0.3	-0.2	-6.2	2.1	2.3	-1.2	-1.4	19.9
June	-0.4	-1.3	-5.7	1.3	0.3	-0.2	1.2	8.0
July	-1.2	-2.0	-4.3	0.1	-1.6	0.1	3.3	-0.1
August	-1.3	-1.8	-2.5	-1.4	-2.4	-0.4	2.4	-3.5
September	-0.8	-0.2	-1.2	-3.0	-1.9	-1.1	-0.1	0.1
October	0.1	1.7	-0.1	-3.4	-0.8	-1.6	-2.7	7.7
November	0.2	2.7	-0.3	-1.9	0.7	-1.9	-4.4	12.5
December	0.0	2.8	-1.4	1.0	1.9	-1.7	-5.3	12.0
1999								
January	-0.2	2.5	-2.1	2.2	2.1	-0.7	-6.5	4.4
February	-0.7	2.2	-1.9	1.4	1.7	0.5	-5.3	-3.9
March	-0.8	1.9	-1.5	0.6	1.6	1.0	-3.6	-8.6
April	-0.8	1.6	-0.9	0.9	0.5	1.3	-0.8	-10.8

DWELLING UNITS APPROVED, Private and Public Sector: 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	85 803	31 275	1 592	(b) 0	282	118 952
1996-1997	90 765	36 948	853	2 231	461	131 258
1997-1998	104 461	42 517	788	2 587	621	150 974
1998						
April	8 904	4 154	75	280	12	13 425
May	9 317	3 501	139	230	34	13 221
June	9 354	3 713	140	375	10	13 592
July	9 028	4 328	58	314	16	13 744
August	8 500	3 279	87	123	116	12 105
September	9 029	3 191	43	372	21	12 656
October	8 612	3 161	43	85	16	11 917
November	8 467	3 997	75	381	19	12 939
December	7 886	3 969	37	266	60	12 218
1999						
January	6 477	2 942	26	81	62	9 588
February	8 158	3 520	104	232	10	12 024
March	9 567	3 108	41	212	37	12 965
April	8 027	3 619	74	201	60	11 981
PUBLIC SECTOR (Number)						
1995-1996	1 755	3 862	138	(b) 0	5	5 760
1996-1997	1 768	3 469	73	38	19	5 367
1997-1998	2 530	2 989	35	1	13	5 568
1998						
April	160	414	0	0	0	574
May	273	347	27	0	0	647
June	654	293	7	1	2	957
July	448	182	1	0	1	632
August	148	177	0	0	0	325
September	226	132	0	0	1	359
October	186	216	9	0	0	411
November	230	212	7	0	0	449
December	121	250	0	2	0	373
1999						
January	199	218	0	0	0	417
February	120	202	1	0	0	323
March	210	286	2	0	2	500
April	236	181	5	0	0	422
TOTAL (Number)						
1995-1996	87 558	35 137	1 730	(b) 0	287	124 712
1996-1997	92 533	40 417	926	2 269	480	136 625
1997-1998	106 991	45 506	823	2 588	634	156 542
1998						
April	9 064	4 568	75	280	12	13 999
May	9 590	3 848	166	230	34	13 868
June	10 008	4 006	147	376	12	14 549
July	9 476	4 510	59	314	17	14 376
August	8 648	3 456	87	123	116	12 430
September	9 255	3 323	43	372	22	13 015
October	8 798	3 377	52	85	16	12 328
November	8 697	4 209	82	381	19	13 388
December	8 007	4 219	37	268	60	12 591
1999						
January	6 676	3 160	26	81	62	10 005
February	8 278	3 722	105	232	10	12 347
March	9 777	3 394	43	212	39	13 465
April	8 263	3 800	79	201	60	12 403

(a) See Glossary for definition.

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

VALUE OF BUILDING APPROVED, Private and Public Sector: 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	8 641.3	3 017.5	85.5	2 119.7	(b) 0.0	13 873.0	7 657.0	21 530.0
1996-1997	9 688.2	3 524.5	62.8	2 232.6	203.4	15 711.7	9 209.7	24 921.1
1997-1998	11 654.3	4 443.3	87.8	2 573.4	257.3	19 016.3	10 276.7	29 292.6
1998								
April	1 007.5	499.2	4.7	220.3	40.0	1 771.7	846.3	2 618.0
May	1 058.4	402.7	11.4	231.5	36.5	1 740.5	1 181.3	2 921.8
June	1 070.2	363.0	37.0	222.9	13.3	1 706.5	924.2	2 630.7
July	1 047.5	437.7	3.9	236.8	32.3	1 758.3	699.8	2 458.1
August	979.2	353.8	14.4	200.2	16.0	1 563.6	875.5	2 439.0
September	1 052.5	323.8	3.3	216.1	37.6	1 633.3	719.5	2 352.8
October	1 000.9	353.3	4.0	223.6	4.8	1 586.7	738.7	2 325.3
November	990.2	501.2	7.4	203.0	26.9	1 728.7	860.7	2 589.4
December	923.8	417.5	3.3	185.3	24.1	1 553.9	493.3	2 047.2
1999								
January	763.3	274.9	2.2	168.4	10.3	1 219.1	674.8	1 893.9
February	961.9	406.4	8.7	198.7	22.5	1 598.2	800.8	2 399.0
March	1 149.2	320.0	5.2	220.2	23.1	1 717.8	790.1	2 507.9
April	959.9	400.0	9.3	180.0	24.4	1 573.7	636.9	2 210.6
PUBLIC SECTOR (\$ million)								
1995-1996	171.1	288.6	12.3	55.2	(b) 0.0	530.0	3 072.3	3 602.2
1996-1997	189.0	276.0	2.0	58.3	2.2	527.3	3 520.3	4 047.6
1997-1998	249.2	224.6	2.7	101.7	0.1	578.3	4 185.6	4 763.6
1998								
April	15.6	30.5	0.0	15.6	0.0	61.7	402.7	464.3
May	25.3	28.0	1.0	11.8	0.0	66.1	300.6	366.7
June	57.8	21.9	0.5	9.2	0.1	89.4	301.7	391.1
July	41.4	16.2	0.5	9.2	0.0	67.3	181.2	248.5
August	17.1	14.1	0.0	2.5	0.0	33.7	580.0	613.7
September	25.1	10.3	0.0	6.6	0.0	42.0	229.7	271.7
October	21.9	15.2	1.0	5.6	0.0	43.7	384.8	428.5
November	23.2	16.4	0.4	9.9	0.0	49.8	248.2	298.0
December	13.9	23.5	0.0	5.6	0.1	43.0	232.8	275.8
1999								
January	19.5	16.8	0.0	7.7	0.0	44.0	330.0	374.0
February	12.2	15.4	0.1	6.2	0.0	33.9	396.4	430.3
March	23.3	23.2	0.2	8.8	0.0	55.4	273.6	329.0
April	26.8	13.7	1.1	7.4	0.0	49.1	162.1	211.2
TOTAL (\$ million)								
1995-1996	8 812.5	3 306.3	97.7	2 174.6	(b) 0.0	14 402.8	10 729.2	25 132.0
1996-1997	9 877.1	3 800.3	64.7	2 291.0	205.7	16 239.0	12 729.9	28 968.7
1997-1998	11 903.5	4 667.9	90.4	2 675.2	257.3	19 594.2	14 461.8	34 056.2
1998								
April	1 023.1	529.7	4.7	235.8	40.0	1 833.4	1 249.0	3 082.4
May	1 083.7	430.7	12.4	243.3	36.5	1 806.6	1 481.9	3 288.4
June	1 128.0	384.9	37.5	232.1	13.3	1 795.8	1 225.9	3 021.8
July	1 088.9	453.9	4.4	246.1	32.3	1 825.6	880.9	2 706.5
August	996.3	367.9	14.4	202.7	16.0	1 597.3	1 455.4	3 052.7
September	1 077.6	334.1	3.3	222.7	37.6	1 675.3	949.3	2 624.5
October	1 022.8	368.5	5.0	229.2	4.8	1 630.4	1 123.5	2 753.8
November	1 013.3	517.6	7.9	212.9	26.9	1 778.5	1 108.9	2 887.4
December	937.7	441.0	3.3	190.9	24.1	1 596.9	726.1	2 323.1
1999								
January	782.8	291.7	2.2	176.1	10.3	1 263.1	1 004.8	2 267.9
February	974.0	421.8	8.8	205.0	22.5	1 632.1	1 197.2	2 829.3
March	1 172.5	343.2	5.4	228.9	23.1	1 773.2	1 063.7	2 836.9
April	986.7	413.7	10.5	187.4	24.4	1 622.8	799.0	2 421.8

(a) See Glossary for definition.

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

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS(a): Original

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....			Total	Total new residential building	
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys			
NUMBER OF DWELLING UNITS										
1995-1996	87 558	12 427	7 499	19 926	4 388	4 027	6 796	15 211	35 137	122 695
1996-1997	92 533	10 698	8 920	19 618	4 777	5 464	10 558	20 799	40 417	132 950
1997-1998	106 991	11 376	10 403	21 779	5 116	6 064	12 547	23 727	45 506	152 497
1998										
February	8 159	856	955	1 811	290	522	437	1 249	3 060	11 219
March	9 742	1 227	833	2 060	605	639	603	1 847	3 907	13 649
April	9 064	1 109	958	2 067	439	515	1 547	2 501	4 568	13 632
May	9 590	839	878	1 717	563	322	1 246	2 131	3 848	13 438
June	10 008	924	1 116	2 040	384	362	1 220	1 966	4 006	14 014
July	9 476	976	991	1 967	461	428	1 654	2 543	4 510	13 986
August	8 648	838	850	1 688	427	429	912	1 768	3 456	12 104
September	9 255	879	1 329	2 208	300	320	495	1 115	3 323	12 578
October	8 798	823	959	1 782	243	307	1 045	1 595	3 377	12 175
November	8 697	719	1 088	1 807	314	410	1 678	2 402	4 209	12 906
December	8 007	884	879	1 763	506	558	1 392	2 456	4 219	12 226
1999										
January	6 676	570	900	1 470	301	358	1 031	1 690	3 160	9 836
February	8 278	669	801	1 470	381	478	1 393	2 252	3 722	12 000
March	9 777	847	943	1 790	446	250	908	1 604	3 394	13 171
April	8 263	941	901	1 842	350	420	1 188	1 958	3 800	12 063
VALUE (\$ million)										
1995-1996	8 812.5	882.5	656.9	1 539.2	339.3	324.8	1 103.1	1 766.9	3 306.3	12 118.6
1996-1997	9 877.1	753.1	809.5	1 562.7	351.4	480.0	1 406.2	2 237.8	3 800.3	13 677.5
1997-1998	11 903.5	822.7	958.4	1 780.9	423.2	548.3	1 915.1	2 886.8	4 667.9	16 571.3
1998										
February	902.4	59.1	88.8	147.9	25.3	50.0	52.2	127.4	275.4	1 177.7
March	1 100.8	90.7	78.0	168.7	54.1	50.0	78.5	182.6	351.3	1 452.1
April	1 023.1	89.1	87.0	176.1	34.4	52.5	266.7	353.5	529.7	1 552.8
May	1 083.7	63.0	90.0	153.0	49.2	29.5	199.0	277.7	430.7	1 514.4
June	1 128.0	66.6	97.9	164.4	31.2	33.4	155.9	220.4	384.9	1 512.9
July	1 088.9	72.9	108.2	181.1	41.3	37.2	194.2	272.8	453.9	1 542.8
August	996.3	67.2	72.1	139.3	39.1	47.8	141.6	228.6	367.9	1 364.2
September	1 077.6	68.2	124.1	192.3	22.1	32.1	87.7	141.8	334.1	1 411.7
October	1 022.8	63.0	85.2	148.2	18.2	29.0	173.1	220.3	368.5	1 391.3
November	1 013.3	56.1	109.2	165.3	25.9	42.7	283.7	352.3	517.6	1 530.9
December	937.7	66.9	87.8	154.7	39.7	53.0	193.6	286.3	441.0	1 378.7
1999										
January	782.8	46.0	82.0	128.0	21.7	32.3	109.8	163.7	291.7	1 074.6
February	974.0	52.5	83.7	136.1	28.9	54.7	202.0	285.7	421.8	1 395.8
March	1 172.5	69.2	96.5	165.7	34.5	22.1	120.9	177.5	343.2	1 515.7
April	986.7	70.9	95.0	165.9	27.7	50.0	170.1	247.8	413.7	1 400.4

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$ million)							
1995-1996	8 813.8	3 362.2	12 176.3	2 287.1	14 463.4	10 950.7	25 417.7
1996-1997	9 877.1	3 800.4	13 677.5	2 561.3	16 238.9	12 729.8	28 968.7
1997-1998	11 834.9	4 477.9	16 312.8	2 994.7	19 307.4	13 917.3	33 224.8
1997							
December	2 870.9	1 086.0	3 956.9	712.1	4 669.1	3 174.9	7 844.0
1998							
March	2 816.9	935.2	3 752.1	727.1	4 479.2	3 029.2	7 508.4
June	3 203.0	1 270.6	4 473.6	844.9	5 318.5	3 755.9	9 074.4
September	3 117.9	1 082.3	4 200.3	766.8	4 967.1	3 090.4	8 057.4
December	2 913.5	1 231.3	4 144.8	689.8	4 834.6	2 766.5	7 601.1
1999							
March	2 843.6	976.4	3 820.0	660.5	4 480.5	3 036.5	7 516.9
SEASONALLY ADJUSTED (\$ million)							
1997							
December	2 900.1	1 072.8	3 988.6	702.2	4 718.5	2 952.8	7 809.0
1998							
March	3 062.0	1 038.8	4 128.4	788.6	4 907.9	3 209.5	8 167.6
June	3 156.2	1 296.3	4 390.2	831.1	5 154.3	3 777.3	8 992.3
September	2 911.2	938.5	3 857.8	714.0	4 648.1	2 918.8	7 571.5
December	2 914.4	1 248.1	4 175.7	696.6	4 852.3	2 648.7	7 501.9
1999							
March	3 099.4	1 048.7	4 201.6	694.9	4 918.6	3 226.3	8 282.2
TREND ESTIMATES (\$ million)							
1997							
December	2 923.4	1 081.7	4 015.9	727.7	4 761.6	3 367.6	8 122.5
1998							
March	3 039.0	1 110.8	4 151.1	776.2	4 919.3	3 391.0	8 377.1
June	3 056.5	1 127.5	4 166.2	786.0	4 940.6	3 264.3	8 260.7
September	2 997.3	1 128.3	4 116.5	748.3	4 869.0	3 117.9	8 008.4
December	2 974.3	1 113.9	4 105.7	705.5	4 827.8	2 935.0	7 806.2
1999							
March	2 997.2	1 090.1	4 134.2	673.9	4 831.1	2 923.5	7 806.2
TREND ESTIMATES (% change from preceding quarter)							
1997							
December	4.8	4.4	4.8	6.7	4.6	4.9	5.5
1998							
March	4.0	2.7	3.4	6.7	3.3	0.7	3.1
June	0.6	1.5	0.4	1.3	0.4	-3.7	-1.4
September	-1.9	0.1	-1.2	-4.8	-1.4	-4.5	-3.1
December	-0.8	-1.3	-0.3	-5.7	-0.8	-5.9	-2.5
1999							
March	0.8	-2.1	0.7	-4.5	0.1	-0.4	0.0

(a) Reference year for chain volume measures is 1996-1997.
See paragraphs 20-21 of the Explanatory Notes.

(b) Refer to Explanatory Notes paragraph 12.

NON-RESIDENTIAL BUILDING APPROVED, Jobs By Value Range: Original

Period	Hotels, motels and other short term accommodation....		Shops.....		Factories.....		Offices.....		Other business premises.....		Educational.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
1999												
February	30	3.1	221	19.5	72	7.6	136	12.1	110	11.0	50	5.4
March	25	2.8	260	22.1	119	13.1	168	16.5	133	12.7	41	4.2
April	21	1.9	230	21.1	64	6.7	133	12.4	140	14.0	38	4.1
Value—\$200,000—\$499,999												
1999												
February	6	1.9	45	14.0	58	18.0	51	15.5	53	15.5	26	7.9
March	9	2.3	49	14.5	56	17.8	53	16.1	62	17.9	25	8.4
April	15	4.6	50	13.6	43	12.5	47	14.5	48	15.0	22	6.6
Value—\$500,000—\$999,999												
1999												
February	4	2.7	17	10.6	16	9.6	20	14.3	19	12.2	17	11.7
March	6	4.8	25	17.9	18	12.4	17	11.1	22	16.4	13	9.6
April	6	4.9	22	14.7	20	13.3	19	13.5	23	15.9	11	7.5
Value—\$1,000,000—\$4,999,999												
1999												
February	6	10.2	15	27.0	17	31.8	17	38.8	18	40.2	22	59.2
March	9	20.9	22	59.1	15	24.8	13	22.7	21	47.3	9	17.9
April	6	14.8	20	37.6	7	11.9	9	22.0	18	39.4	24	56.1
Value—\$5,000,000 and over												
1999												
February	2	18.0	8	230.1	0	0.0	7	129.1	4	57.8	10	136.4
March	4	43.5	4	36.7	1	20.0	8	126.2	4	39.2	6	59.6
April	5	80.4	3	22.4	1	9.2	3	74.2	5	46.2	2	15.7
Value—Total												
1995-1996	578	657.9	4 098	1 811.3	2 246	989.1	3 461	1 801.3	2 646	1 719.8	1 505	1 255.2
1996-1997	665	912.5	4 183	2 180.3	2 313	1 132.5	3 479	2 293.3	2 861	1 627.8	1 528	1 407.4
1997-1998	666	1 340.7	4 718	2 025.2	2 221	992.8	3 419	2 518.5	2 980	2 122.2	1 488	1 369.0
1999												
February	48	35.8	306	301.2	163	67.0	231	209.9	204	136.8	125	220.5
March	53	74.2	360	150.3	209	88.1	259	192.6	242	133.6	94	99.7
April	53	106.7	325	109.4	135	53.6	211	136.5	234	130.4	97	90.0

NON-RESIDENTIAL BUILDING APPROVED, Jobs By Value Range: **Original** *continued*

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										
February	10	1.3	29	3.0	37	3.4	57	5.2	752	71.7
March	15	1.6	22	2.3	36	3.8	63	5.8	882	84.8
April	7	0.6	25	2.9	27	2.6	55	5.7	740	72.0
Value—\$200,000—\$499,999										
1999										
February	8	2.6	16	5.0	9	3.1	18	5.4	290	88.8
March	6	1.6	21	6.6	18	5.9	22	6.5	321	97.6
April	4	1.1	11	3.3	18	4.9	19	5.8	277	82.0
Value—\$500,000—\$999,999										
1999										
February	2	1.3	11	7.0	11	7.1	4	2.2	121	78.8
March	2	1.2	8	5.5	8	5.3	6	4.4	125	88.7
April	3	2.4	6	3.8	7	4.7	6	3.9	123	84.6
Value—\$1,000,000—\$4,999,999										
1999										
February	1	1.2	15	24.8	15	38.1	9	24.5	135	295.8
March	2	2.7	9	20.9	13	26.9	8	20.7	121	263.9
April	1	2.1	8	20.9	12	27.8	8	11.4	113	243.9
Value—\$5,000,000 and over										
1999										
February	0	0.0	4	28.8	7	62.0	0	0.0	42	662.1
March	0	0.0	6	92.7	8	104.0	1	6.9	42	528.7
April	0	0.0	2	13.3	4	32.2	2	22.9	27	316.5
Value—Total										
1995-1996	205	85.8	661	765.8	1 070	936.7	1 310	706.3	17 780	10 729.2
1996-1997	193	56.3	778	982.3	1 143	1 321.2	1 328	816.7	18 471	12 729.9
1997-1998	219	79.5	771	1 773.6	1 034	1 496.3	1 134	744.0	18 650	14 461.8
1999										
February	21	6.4	75	68.5	79	113.7	88	37.4	1 340	1 197.2
March	25	7.1	66	128.0	83	145.9	100	44.3	1 491	1 063.7
April	15	6.2	52	44.2	68	72.4	90	49.7	1 280	799.0

DWELLING UNITS APPROVED, By State: Original

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
PRIVATE SECTOR						
New South Wales	2 050	1 732	17	116	1	3 916
Victoria	2 226	970	57	79	27	3 359
Queensland	1 603	527	0	1	20	2 151
South Australia	487	71	0	0	0	558
Western Australia	1 379	208	0	0	12	1 599
Tasmania	110	14	0	2	0	126
Northern Territory	90	73	0	3	0	166
Australian Capital Territory	82	24	0	0	0	106
Australia	8 027	3 619	74	201	60	11 981
PUBLIC SECTOR						
New South Wales	7	50	5	0	0	62
Victoria	27	30	0	0	0	57
Queensland	55	99	0	0	0	154
South Australia	10	0	0	0	0	10
Western Australia	52	2	0	0	0	54
Tasmania	0	0	0	0	0	0
Northern Territory	44	0	0	0	0	44
Australian Capital Territory	41	0	0	0	0	41
Australia	236	181	5	0	0	422
TOTAL						
New South Wales	2 057	1 782	22	116	1	3 978
Victoria	2 253	1 000	57	79	27	3 416
Queensland	1 658	626	0	1	20	2 305
South Australia	497	71	0	0	0	568
Western Australia	1 431	210	0	0	12	1 653
Tasmania	110	14	0	2	0	126
Northern Territory	134	73	0	3	0	210
Australian Capital Territory	123	24	0	0	0	147
Australia	8 263	3 800	79	201	60	12 403

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, By State: Original

State/Territory	New houses \$m	New other residential building \$m	Alterations and additions creating dwellings \$m	Alterations and additions not creating dwellings \$m	Conversion(a) \$m	Total residential building \$m	Non-residential building (a) \$m	Total building \$m
PRIVATE SECTOR								
New South Wales	276.0	207.3	1.1	67.4	12.1	564.0	175.8	739.8
Victoria	271.7	94.0	8.2	63.0	12.1	449.0	146.3	595.3
Queensland	178.8	54.8	0.0	13.7	0.0	247.3	191.1	438.4
South Australia	47.8	7.4	0.0	10.3	0.0	65.5	12.9	78.4
Western Australia	151.5	21.7	0.0	16.2	0.0	189.4	60.2	249.6
Tasmania	11.3	1.2	0.0	3.8	0.0	16.2	23.8	40.0
Northern Territory	11.9	10.6	0.0	2.0	0.2	24.7	8.6	33.3
Australian Capital Territory	10.9	3.1	0.0	3.6	0.0	17.6	18.1	35.8
Australia	959.9	400.0	9.3	180.0	24.4	1 573.7	636.9	2 210.6
PUBLIC SECTOR								
New South Wales	1.0	4.3	1.1	1.2	0.0	7.6	31.4	39.0
Victoria	2.1	1.7	0.0	2.4	0.0	6.1	37.5	43.7
Queensland	6.5	7.4	0.0	0.9	0.0	14.9	71.1	86.0
South Australia	1.4	0.0	0.0	0.6	0.0	1.9	9.8	11.7
Western Australia	6.2	0.3	0.0	1.5	0.0	7.9	6.2	14.1
Tasmania	0.0	0.0	0.0	0.1	0.0	0.1	3.1	3.2
Northern Territory	6.0	0.0	0.0	0.7	0.0	6.7	0.6	7.3
Australian Capital Territory	3.8	0.0	0.0	0.0	0.0	3.8	2.5	6.3
Australia	26.8	13.7	1.1	7.4	0.0	49.1	162.1	211.2
TOTAL								
New South Wales	277.0	211.6	2.3	68.6	12.1	571.6	207.2	778.8
Victoria	273.8	95.7	8.2	65.4	12.1	455.1	183.9	639.0
Queensland	185.3	62.2	0.0	14.6	0.0	262.2	262.2	524.3
South Australia	49.2	7.4	0.0	10.8	0.0	67.4	22.7	90.1
Western Australia	157.6	22.0	0.0	17.7	0.0	197.3	66.4	263.7
Tasmania	11.3	1.2	0.0	3.9	0.0	16.3	26.9	43.2
Northern Territory	17.9	10.6	0.0	2.8	0.2	31.4	9.2	40.6
Australian Capital Territory	14.7	3.1	0.0	3.6	0.0	21.4	20.6	42.0
Australia	986.7	413.7	10.5	187.4	24.4	1 622.8	799.0	2 421.8

(a) See Glossary for definition.

VALUE OF NON-RESIDENTIAL BUILDING APPROVED, By State: Original

State/Territory	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
New South Wales	23.4	32.1	10.2	37.7	27.2	12.4	3.1	9.8	16.4	3.6	175.8
Victoria	8.9	16.3	14.5	17.7	33.3	14.3	1.6	7.5	29.2	3.1	146.3
Queensland	67.1	22.2	14.1	47.2	30.7	1.4	0.5	0.7	6.1	1.1	191.1
South Australia	3.4	2.2	0.7	2.5	2.7	0.5	0.2	0.0	0.1	0.7	12.9
Western Australia	3.0	16.5	6.7	3.5	17.6	5.7	0.0	4.7	1.0	1.5	60.2
Tasmania	0.0	5.7	0.9	10.3	0.6	4.6	0.0	0.4	0.9	0.6	23.8
Northern Territory	0.4	1.3	2.2	0.3	1.6	0.9	0.0	1.9	0.0	0.0	8.6
Australian Capital Territory	0.0	12.4	0.0	1.6	0.8	0.0	0.0	0.0	3.3	0.0	18.1
Australia	106.4	108.6	49.1	120.7	114.4	39.8	5.4	25.1	56.9	10.5	636.9
PUBLIC SECTOR											
New South Wales	0.0	0.1	0.0	1.4	4.0	12.6	0.0	6.1	4.5	2.8	31.4
Victoria	0.2	0.6	0.0	4.9	1.7	17.9	0.8	3.0	3.4	5.1	37.5
Queensland	0.0	0.1	4.5	7.5	4.2	15.1	0.0	9.6	5.9	24.4	71.1
South Australia	0.1	0.0	0.0	0.0	6.1	1.1	0.0	0.4	1.5	0.7	9.8
Western Australia	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.1	0.1	5.8	6.2
Tasmania	0.0	0.0	0.0	0.0	0.0	3.1	0.0	0.0	0.0	0.0	3.1
Northern Territory	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.1	0.6
Australian Capital Territory	0.0	0.1	0.0	2.1	0.0	0.2	0.0	0.0	0.0	0.2	2.5
Australia	0.3	0.8	4.5	15.8	16.0	50.2	0.8	19.2	15.4	39.2	162.1
TOTAL											
New South Wales	23.4	32.1	10.2	39.1	31.1	25.0	3.1	15.9	20.9	6.4	207.2
Victoria	9.1	16.9	14.5	22.5	35.0	32.1	2.4	10.5	32.6	8.2	183.9
Queensland	67.1	22.2	18.5	54.7	34.9	16.5	0.5	10.3	12.0	25.5	262.2
South Australia	3.6	2.2	0.7	2.5	8.7	1.6	0.2	0.4	1.6	1.3	22.7
Western Australia	3.0	16.5	6.7	3.5	17.6	5.7	0.0	4.9	1.2	7.4	66.4
Tasmania	0.0	5.7	0.9	10.3	0.6	7.7	0.0	0.4	0.9	0.6	26.9
Northern Territory	0.4	1.3	2.2	0.3	1.6	1.3	0.0	1.9	0.0	0.1	9.2
Australian Capital Territory	0.0	12.5	0.0	3.7	0.8	0.2	0.0	0.0	3.3	0.2	20.6
Australia	106.7	109.4	53.6	136.5	130.4	90.0	6.2	44.2	72.4	49.7	799.0

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;
- 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 January 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the January 1998 issue onwards, Conversion jobs are shown separately in tables 7, 8, 12 and 13. However, in other tables they are included within existing categories, as follows: in tables 1 and 2 they are included in the appropriate Type of Building category, and in tables 3, 4 and 10 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 the quarterly, chain volume measures, trend series shown in table 10, the trend estimates are derived by applying a 7-term Henderson-weighted moving average to all quarters of the respective seasonally adjusted series except the last three quarters. Trend series are created for these last three quarters by applying surrogates of the Henderson moving average 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 reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1996–97). 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).

UNPUBLISHED DATA

22 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

23 Users may also wish to refer to the following publications:

- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, Australia* (Cat. no. 8752.0)
- *Building Activity, Building Work Done, Australia* (Cat. no. 8755.0)
- *Building Approvals* (Cat. No. 8731.1–8731.7)
- *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 Building Other than House Building* (Cat. no. 6407.0)
- *Price Index of Materials Used in House Building* (Cat. no. 6408.0).

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

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 January 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 7 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 8 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 12.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretakers residences) associated with a non-residential building are defined as houses.

GLOSSARY

Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
New building work	Building activity which will result in the creation of a building which previously did not exist.
New other residential buildings	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
New residential	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
Non-residential building	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the January 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 7). 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 9 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.

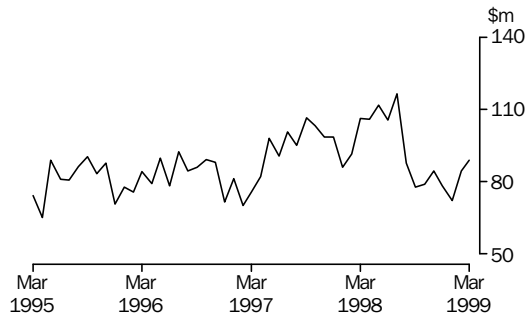
ALTERATIONS AND ADDITIONS

RESIDENTIAL ALTERATIONS AND ADDITIONS - NSW

KEY POINTS

There has been a noticeable decline in the level of approvals for 'alterations and additions not creating dwellings' (A&A) in NSW since July 1998. Whilst the timing of this decline coincides with the implementation of the amended planning legislation, preliminary discussions with local councils have not identified this as the cause. Over the coming months the ABS will be undertaking a more formal investigation of this issue to determine whether there has been an actual fall in the level of activity, or whether it has been caused by changes in the approval processes. However, as noted on page 2, there is likely to be some reduction in the normal level of A&A building activity as resources are diverted to repair work as required as a result of the recent extensive storm damage.

ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDINGS NOT CREATING DWELLINGS



The table below shows the value of A&A work approved in NSW for the nine months ending March 1999 and for the corresponding period for the previous four years. Whilst there is a significant drop when compared to last year, the current level of activity is still at, or above, the level of the earlier years.

<i>Period</i>	<i>\$m</i>
Nine months to	
March 1999	769.3
March 1998	887.2
March 1997	738.9
March 1996	736.9
March 1995	720.5

In terms of the overall value of building work approved in Australia each month, alterations and additions not creating dwellings accounts for about 3-4% of total building work approved. It should be noted however that A&A statistics, as reported by the ABS, does not include approvals where the value of the building work is less than \$10,000 or work for which no building approval is required.

INQUIRIES

For more details, contact Richard Mason on (08) 8237 7663.

SELF-HELP ACCESS TO STATISTICS

DIAL-A-STATISTIC For current and historical Consumer Price Index data, call 1902 981 074.
For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400.
These calls cost 75c per minute.

INTERNET www.abs.gov.au

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

WHY NOT SUBSCRIBE?

PHONE +61 1300 366 323

FAX +61 3 9615 7848

CONSULTANCY SERVICES

ABS offers consultancy services on a user pays basis to help you access published and unpublished data. Data that are already published and can be provided within 5 minutes is free of charge. Statistical methodological services are also available. Please contact:

<i>City</i>	<i>By phone</i>	<i>By fax</i>
Canberra	02 6252 6627	02 6207 0282
Sydney	02 9268 4611	02 9268 4668
Melbourne	03 9615 7755	03 9615 7798
Brisbane	07 3222 6351	07 3222 6283
Perth	08 9360 5140	08 9360 5955
Adelaide	08 8237 7400	08 8237 7566
Hobart	03 6222 5800	03 6222 5995
Darwin	08 8943 2111	08 8981 1218



2873100004999
ISSN 1031-0177

RRP \$17.00

POST Client Services, ABS, PO Box 10, Belconnen ACT 2616

EMAIL client.services@abs.gov.au

© Commonwealth of Australia 1999

Produced by the Australian Bureau of Statistics