

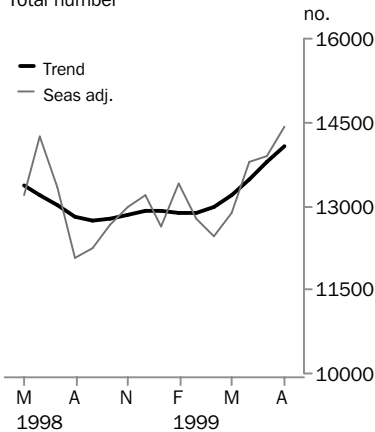


BUILDING APPROVALS AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) FRI 1 OCT 1999

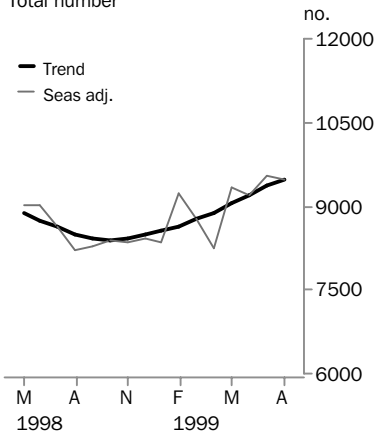
Dwelling units approved

Total number



Private sector houses approved

Total number



AUGUST KEY FIGURES

TREND ESTIMATES

	Aug 1999	% change Jul 1999 to Aug 1999	% change Aug 1998 to Aug 1999
Dwelling units approved			
Private sector houses	9 466	1.2	11.4
Total dwelling units	14 055	1.9	9.6

SEASONALLY ADJUSTED

	Aug 1999	% change Jul 1999 to Aug 1999	% change Aug 1998 to Aug 1999
Dwelling units approved			
Private sector houses	9 478	-0.7	15.3
Total dwelling units	14 408	3.7	19.2

AUGUST KEY POINTS

TREND ESTIMATES

- The growth in the trend for private sector houses has continued in August with an increase of 1.2% for the month. It has grown by 12.8% since the last turning point in October 1998.
- The trend for other dwelling units increased for the fourth consecutive month and is now 14.7% higher than the last low in April 1999.
- The trend for total dwelling units increased by 1.9% in August to be 9.2% above the level of March 1999. For August, increases were recorded in Victoria (3.8%), New South Wales (2.9%), Tasmania (2.8%), Western Australia (2.6%) and South Australia (1.8%).

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses decreased slightly by 0.7% in August following an increase of 3.9% in July.
- The seasonally adjusted estimate for other dwelling units increased by 15.3% in August following a fall of 4.4% in July. This is a volatile series with an average monthly movement of 11.0%.

- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7663, or Client Services in any ABS office as shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
September 1999	2 November 1999
October 1999	1 December 1999
November 1999	6 January 2000
December 1999	3 February 2000
January 2000	1 March 2000
February 2000	30 March 2000



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

As reported in the July release of this publication, a number of councils in NSW and Qld are in the process of modifying their computing systems in preparation for Y2K and/or to support the introduction of private certification. Some of these councils have been unable to provide the ABS with details of their building approvals for the months of July and August. In the July release the ABS therefore made estimates for councils unable to supply data. Cessnock (NSW), Brisbane (Qld), and Perth (WA) have been subsequently revised following receipt of their returns : it is anticipated that amendments for Wollongong and Maroochy will be made in the next release. In the case of Brisbane further revisions may be required for data provided in respect to 1998–1999.



SIGNIFICANT REVISIONS THIS MONTH

There are no significant revisions this month.



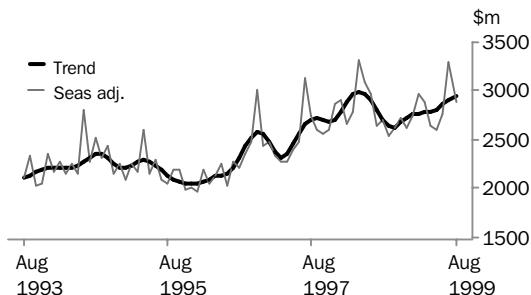
W. McLennan
Australian Statistician



VALUE OF BUILDING APPROVED

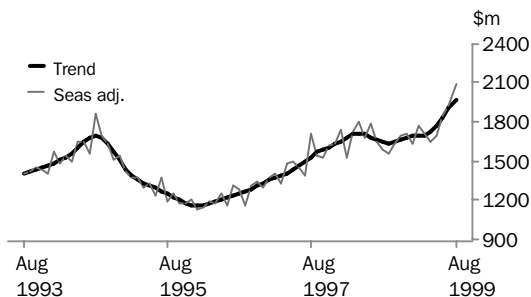
VALUE OF TOTAL BUILDING

The trend has risen for most of the past twelve months and is 9.3% above the level of August 1998.



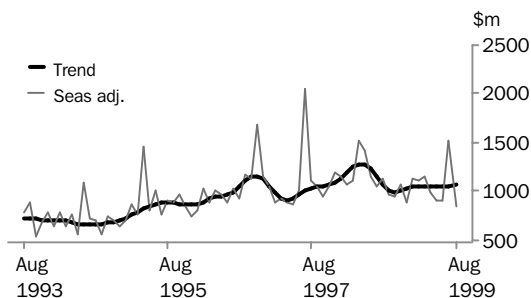
VALUE OF RESIDENTIAL BUILDING

Apart from a brief correction in early 1998 the trend has been increasing for the past four years. Over the last twelve months it has increased by 20.2%.



VALUE OF NON-RESIDENTIAL BUILDING

The trend has flattened in August following oscillating movements of the seasonally adjusted estimate in recent months. It is 0.7% above the level of March 1999.



DWELLINGS APPROVED : 1998 – 1999

TYPE OF DWELLING

The number of dwelling units approved in Australia during 1998–1999 is shown in the table below, for each type of dwelling category, together with the distribution of each dwelling category as a percentage of total dwelling units approved for both 1998–1999 and 1997–1998.

Type of dwelling	DWELLING UNITS BY TYPE		
	1998–1999 Number of units	1998–1999 % of total dwellings	1997–1998 % of total dwellings
New residential			
Houses	105 993	68.6	68.3
Other residential building			
Semi-detached, row or terrace houses, townhouses etc of:			
1 storey	10 032	6.5	7.3
2 or more storeys	11 647	7.5	6.6
<i>Total</i>	21 679	14.0	13.9
Flats, units, apartments in a building of:			
1 or 2 storeys	4 573	3.0	3.3
3 storeys	4 866	3.1	3.9
4 or more storeys	13 711	8.9	8.0
<i>Total</i>	23 150	15.0	15.2
<i>Total other residential building</i>	44 829	29.0	29.1
Other			
Alterations and additions to residential building	697	0.5	0.5
Conversions	2 543	1.6	1.7
Non-residential building	480	0.3	0.4
Total building	154 542	100.0	100.0

SUMMARY COMMENT

The total number of dwelling units has fallen by 2,000 (1.3%) from 1997–1998 to 154,542 dwellings. While at the broader level there has been very little change in the distribution of each dwelling category there has been some movement within other residential building toward structures of more storeys.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

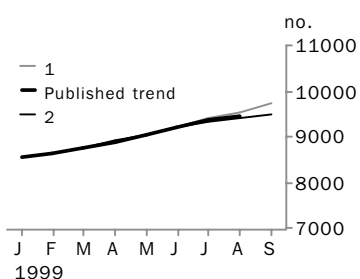
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

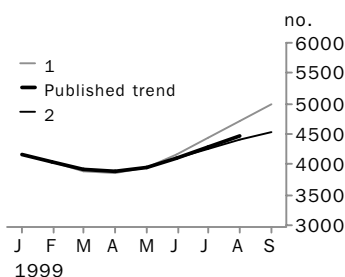
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the September seasonally adjusted estimate is higher than the August estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that the September seasonally adjusted estimate is lower than the August 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 Aug 1999	% change	2 falls by 3% on Aug 1999	% change
April 1999	8 894	1.6	8 886	1.5	8 905	1.6
May 1999	9 043	1.7	9 040	1.7	9 049	1.6
June 1999	9 202	1.8	9 212	1.9	9 186	1.5
July 1999	9 357	1.7	9 391	1.9	9 307	1.3
August 1999	9 466	1.2	9 550	1.7	9 391	0.9
September 1999	n.y.a.	n.y.a.	9 716	1.7	9 476	0.9

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 rises by 11% on Aug 1999	% change	2 falls by 11% on Aug 1999	% change
April 1999	3 887	-0.9	3 848	-1.3	3 885	-0.9
May 1999	3 964	2.0	3 944	2.5	3 962	2.0
June 1999	4 109	3.7	4 159	5.5	4 112	3.8
July 1999	4 287	4.3	4 428	6.5	4 270	3.8
August 1999	4 459	4.0	4 709	6.3	4 412	3.3
September 1999	n.y.a.	n.y.a.	4 986	5.9	4 537	2.8

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							
June	9 363	10 017	4 229	4 532	13 592	957	14 549
July	9 043	9 491	4 706	4 890	13 749	632	14 381
August	8 518	8 666	3 596	3 773	12 114	325	12 439
September	9 071	9 315	3 618	3 751	12 689	377	13 066
October	8 638	8 849	3 298	3 523	11 936	436	12 372
November	8 487	8 726	4 465	4 684	12 952	458	13 410
December	7 922	8 043	4 319	4 571	12 241	373	12 614
1999							
January	6 490	6 689	3 092	3 310	9 582	417	9 999
February	8 249	8 370	3 861	4 064	12 110	324	12 434
March	9 710	9 939	3 417	3 707	13 127	519	13 646
April	8 031	8 271	3 930	4 116	11 961	426	12 387
May	9 814	9 994	3 325	3 646	13 139	501	13 640
June	9 454	9 754	3 784	4 400	13 238	916	14 154
July	9 772	9 904	4 366	4 611	14 138	377	14 515
August	10 156	10 227	4 859	4 980	15 015	192	15 207
SEASONALLY ADJUSTED							
1998							
June	9 035	9 483	4 586	4 764	13 621	626	14 247
July	8 636	9 091	3 982	4 225	12 618	698	13 316
August	8 219	8 407	3 456	3 677	11 675	409	12 084
September	8 266	8 505	3 514	3 743	11 780	468	12 248
October	8 397	8 654	3 736	4 000	12 133	521	12 654
November	8 352	8 600	4 137	4 382	12 489	493	12 982
December	8 406	8 543	4 407	4 656	12 813	386	13 199
1999							
January	8 357	8 597	3 820	4 033	12 177	453	12 630
February	9 211	9 354	3 834	4 035	13 045	344	13 389
March	8 770	8 988	3 568	3 800	12 338	450	12 788
April	8 236	8 429	3 819	4 031	12 055	405	12 460
May	9 330	9 509	3 120	3 372	12 450	431	12 881
June	9 189	9 374	4 018	4 398	13 207	565	13 772
July	9 548	9 694	3 866	4 204	13 414	484	13 898
August	9 478	9 562	4 713	4 846	14 191	217	14 408
TREND ESTIMATES							
1998							
June	8 748	8 993	3 939	4 210	12 687	516	13 203
July	8 622	8 875	3 881	4 130	12 503	502	13 005
August	8 497	8 750	3 836	4 069	12 333	487	12 820
September	8 406	8 650	3 843	4 074	12 249	475	12 724
October	8 390	8 619	3 905	4 141	12 295	465	12 760
November	8 425	8 639	3 977	4 217	12 402	454	12 856
December	8 484	8 688	3 997	4 229	12 481	436	12 917
1999							
January	8 553	8 750	3 950	4 171	12 503	418	12 921
February	8 641	8 834	3 819	4 041	12 460	415	12 875
March	8 758	8 949	3 687	3 921	12 445	424	12 869
April	8 894	9 082	3 635	3 887	12 529	440	12 969
May	9 043	9 222	3 695	3 964	12 738	447	13 185
June	9 202	9 365	3 832	4 109	13 034	440	13 474
July	9 357	9 502	4 010	4 287	13 367	421	13 788
August	9 466	9 596	4 190	4 459	13 656	399	14 055

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							
June	0.4	4.3	8.7	6.2	2.8	47.9	4.9
July	-3.4	-5.3	11.3	7.9	1.2	-34.0	-1.2
August	-5.8	-8.7	-23.6	-22.8	-11.9	-48.6	-13.5
September	6.5	7.5	0.6	-0.6	4.7	16.0	5.0
October	-4.8	-5.0	-8.8	-6.1	-5.9	15.6	-5.3
November	-1.7	-1.4	35.4	33.0	8.5	5.0	8.4
December	-6.7	-7.8	-3.3	-2.4	-5.5	-18.6	-5.9
1999							
January	-18.1	-16.8	-28.4	-27.6	-21.7	11.8	-20.7
February	27.1	25.1	24.9	22.8	26.4	-22.3	24.4
March	17.7	18.7	-11.5	-8.8	8.4	60.2	9.7
April	-17.3	-16.8	15.0	11.0	-8.9	-17.9	-9.2
May	22.2	20.8	-15.4	-11.4	9.8	17.6	10.1
June	-3.7	-2.4	13.8	20.7	0.8	82.8	3.8
July	3.4	1.5	15.4	4.8	6.8	-58.8	2.6
August	3.9	3.3	11.3	8.0	6.2	-49.1	4.8
SEASONALLY ADJUSTED (% change from preceding month)							
1998							
June	0.1	2.0	27.9	22.4	8.0	9.1	8.0
July	-4.4	-4.1	-13.2	-11.3	-7.4	11.5	-6.5
August	-4.8	-7.5	-13.2	-13.0	-7.5	-41.4	-9.3
September	0.6	1.2	1.7	1.8	0.9	14.4	1.4
October	1.6	1.8	6.3	6.9	3.0	11.3	3.3
November	-0.5	-0.6	10.7	9.6	2.9	-5.4	2.6
December	0.6	-0.7	6.5	6.3	2.6	-21.7	1.7
1999							
January	-0.6	0.6	-13.3	-13.4	-5.0	17.4	-4.3
February	10.2	8.8	0.4	0.0	7.1	-24.1	6.0
March	-4.8	-3.9	-6.9	-5.8	-5.4	30.8	-4.5
April	-6.1	-6.2	7.0	6.1	-2.3	-10.0	-2.6
May	13.3	12.8	-18.3	-16.3	3.3	6.4	3.4
June	-1.5	-1.4	28.8	30.4	6.1	31.1	6.9
July	3.9	3.4	-3.8	-4.4	1.6	-14.3	0.9
August	-0.7	-1.4	21.9	15.3	5.8	-55.2	3.7
TREND ESTIMATES (% change from preceding month)							
1998							
June	-1.4	-1.2	-0.8	-1.2	-1.2	-0.6	-1.2
July	-1.4	-1.3	-1.5	-1.9	-1.5	-2.7	-1.5
August	-1.4	-1.4	-1.1	-1.5	-1.4	-3.0	-1.4
September	-1.1	-1.1	0.2	0.1	-0.7	-2.5	-0.7
October	-0.2	-0.4	1.6	1.6	0.4	-2.1	0.3
November	0.4	0.2	1.8	1.8	0.9	-2.4	0.8
December	0.7	0.6	0.5	0.3	0.6	-4.0	0.5
1999							
January	0.8	0.7	-1.2	-1.4	0.2	-4.1	0.0
February	1.0	1.0	-3.3	-3.1	-0.3	-0.7	-0.4
March	1.4	1.3	-3.4	-3.0	-0.1	2.2	0.0
April	1.6	1.5	-1.4	-0.9	0.7	3.8	0.8
May	1.7	1.5	1.6	2.0	1.7	1.6	1.7
June	1.8	1.6	3.7	3.7	2.3	-1.6	2.2
July	1.7	1.5	4.6	4.3	2.6	-4.3	2.3
August	1.2	1.0	4.5	4.0	2.2	-5.2	1.9

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					
June	1 512.9	282.9	1 795.8	1 225.9	3 021.8
July	1 543.4	282.8	1 826.2	880.9	2 707.1
August	1 365.2	233.1	1 598.3	1 455.4	3 053.8
September	1 418.4	263.6	1 682.0	949.3	2 631.3
October	1 397.1	239.1	1 636.2	1 123.5	2 759.7
November	1 533.9	247.6	1 781.5	1 109.5	2 891.0
December	1 381.7	218.6	1 600.3	726.3	2 326.6
1999					
January	1 074.6	189.2	1 263.9	1 019.5	2 283.4
February	1 408.4	239.2	1 647.7	1 221.6	2 869.3
March	1 536.2	259.9	1 796.1	1 068.0	2 864.0
April	1 399.2	225.1	1 624.4	809.4	2 433.7
May	1 613.3	250.6	1 863.9	973.8	2 837.7
June	1 631.3	251.2	1 882.5	948.6	2 831.1
July	1 740.3	287.7	2 028.1	1 203.2	3 231.2
August	1 837.1	307.9	2 145.1	1 090.4	3 235.5
SEASONALLY ADJUSTED					
1998					
June	1 526.1	286.9	1 783.5	1 152.0	2 969.6
July	1 385.6	267.8	1 654.1	1 046.7	2 637.6
August	1 323.2	239.9	1 586.8	1 140.3	2 697.1
September	1 335.3	237.3	1 558.5	974.4	2 543.9
October	1 401.0	233.9	1 638.0	941.1	2 615.2
November	1 450.5	234.5	1 700.3	1 069.3	2 730.3
December	1 474.4	245.4	1 712.0	893.9	2 626.3
1999					
January	1 402.1	234.7	1 636.1	1 131.1	2 746.6
February	1 498.8	253.1	1 772.7	1 119.6	2 967.9
March	1 477.6	233.2	1 717.4	1 153.0	2 895.0
April	1 450.6	228.5	1 648.7	993.3	2 638.7
May	1 451.2	242.9	1 691.8	900.6	2 609.2
June	1 663.4	242.6	1 855.4	912.0	2 763.5
July	1 593.5	286.9	1 928.0	1 529.9	3 306.0
August	1 778.2	310.6	2 099.4	837.3	2 879.9
TREND ESTIMATES					
1998					
June	1 428.9	269.2	1 687.2	1 229.2	2 900.7
July	1 409.5	262.4	1 664.7	1 156.2	2 805.8
August	1 394.3	252.9	1 645.2	1 073.0	2 704.9
September	1 391.4	243.4	1 637.1	1 008.6	2 635.3
October	1 406.0	237.7	1 648.6	986.3	2 629.5
November	1 427.2	236.4	1 669.1	1 003.8	2 675.9
December	1 441.8	237.6	1 685.2	1 035.0	2 731.9
1999					
January	1 450.3	238.2	1 692.3	1 050.2	2 763.4
February	1 453.8	236.9	1 690.5	1 057.4	2 773.6
March	1 465.3	236.4	1 696.8	1 057.9	2 778.0
April	1 491.4	239.8	1 723.0	1 053.0	2 786.7
May	1 533.2	247.9	1 773.0	1 051.9	2 813.4
June	1 584.2	259.7	1 839.1	1 055.5	2 857.7
July	1 638.2	273.4	1 912.0	1 059.3	2 910.7
August	1 685.0	286.3	1 977.3	1 065.3	2 957.7

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change

Month	<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 (% change from preceding month)					
1998					
June	-0.1	-3.2	-0.6	-17.3	-8.1
July	2.0	0.0	1.7	-28.1	-10.4
August	-11.5	-17.6	-12.5	65.2	12.8
September	3.9	13.1	5.2	-34.8	-13.8
October	-1.5	-9.3	-2.7	18.3	4.9
November	9.8	3.5	8.9	-1.2	4.8
December	-9.9	-11.7	-10.2	-34.5	-19.5
1999					
January	-22.2	-13.4	-21.0	40.4	-1.9
February	31.1	26.4	30.4	19.8	25.7
March	9.1	8.6	9.0	-12.6	-0.2
April	-8.9	-13.4	-9.6	-24.2	-15.0
May	15.3	11.3	14.7	20.3	16.6
June	1.1	0.2	1.0	-2.6	-0.2
July	6.7	14.5	7.7	26.8	14.1
August	5.6	7.0	5.8	-9.4	0.1
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
June	6.9	3.0	5.7	-18.3	-3.9
July	-9.2	-6.7	-7.3	-9.1	-11.2
August	-4.5	-10.4	-4.1	9.0	2.3
September	0.9	-1.1	-1.8	-14.5	-5.7
October	4.9	-1.4	5.1	-3.4	2.8
November	3.5	0.3	3.8	13.6	4.4
December	1.6	4.6	0.7	-16.4	-3.8
1999					
January	-4.9	-4.4	-4.4	26.5	4.6
February	6.9	7.8	8.3	-1.0	8.1
March	-1.4	-7.9	-3.1	3.0	-2.5
April	-1.8	-2.0	-4.0	-13.8	-8.9
May	0.0	6.3	2.6	-9.3	-1.1
June	14.6	-0.1	9.7	1.3	5.9
July	-4.2	18.3	3.9	67.8	19.6
August	11.6	8.3	8.9	-45.3	-12.9
TREND ESTIMATES (% change from preceding month)					
1998					
June	-1.1	-1.5	-1.1	-3.4	-2.3
July	-1.4	-2.5	-1.3	-5.9	-3.3
August	-1.1	-3.6	-1.2	-7.2	-3.6
September	-0.2	-3.8	-0.5	-6.0	-2.6
October	1.0	-2.3	0.7	-2.2	-0.2
November	1.5	-0.5	1.2	1.8	1.8
December	1.0	0.5	1.0	3.1	2.1
1999					
January	0.6	0.3	0.4	1.5	1.2
February	0.2	-0.6	-0.1	0.7	0.4
March	0.8	-0.2	0.4	0.0	0.2
April	1.8	1.4	1.5	-0.5	0.3
May	2.8	3.4	2.9	-0.1	1.0
June	3.3	4.8	3.7	0.3	1.6
July	3.4	5.3	4.0	0.4	1.9
August	2.9	4.7	3.4	0.6	1.6

(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								
June	5 088	3 255	2 806	810	2 054	107	214	215
July	5 643	3 063	2 494	901	1 707	120	209	244
August	3 742	3 263	2 588	634	1 735	129	158	190
September	4 071	3 325	3 036	742	1 413	139	239	101
October	3 952	3 079	2 650	585	1 634	139	245	88
November	4 758	3 439	2 499	606	1 649	108	221	130
December	4 311	3 301	2 264	563	1 641	114	131	289
1999								
January	3 510	2 475	1 875	444	1 307	117	139	132
February	3 862	3 784	2 141	607	1 547	109	168	216
March	4 441	3 637	2 441	750	1 921	126	152	178
April	4 005	3 416	2 290	568	1 625	126	210	147
May	4 759	3 610	2 245	683	1 941	95	124	183
June	4 614	3 312	2 587	845	2 386	88	180	142
July	4 921	3 893	2 388	842	2 043	158	131	139
August	4 887	4 770	2 358	771	2 067	118	120	116
SEASONALLY ADJUSTED								
1998								
June	5 116	3 275	2 740	715	1 757	123	n.a.	n.a.
July	4 954	3 069	2 287	791	1 636	121	n.a.	n.a.
August	3 866	3 039	2 583	627	1 847	129	n.a.	n.a.
September	3 904	3 111	2 679	648	1 317	127	n.a.	n.a.
October	4 225	2 949	2 520	584	1 653	124	n.a.	n.a.
November	4 420	3 371	2 495	622	1 712	114	n.a.	n.a.
December	4 451	3 470	2 407	615	1 653	112	n.a.	n.a.
1999								
January	4 286	3 256	2 443	659	1 673	119	n.a.	n.a.
February	4 126	3 716	2 395	655	1 679	115	n.a.	n.a.
March	4 277	3 313	2 417	660	1 685	122	n.a.	n.a.
April	4 265	3 688	2 211	596	1 726	122	n.a.	n.a.
May	4 252	3 544	2 272	721	1 899	100	n.a.	n.a.
June	4 548	3 225	2 394	735	1 998	98	n.a.	n.a.
July	4 602	3 964	2 244	758	2 048	164	n.a.	n.a.
August	5 027	4 483	2 217	701	2 026	116	n.a.	n.a.
TREND ESTIMATES								
1998								
June	4 493	3 228	2 682	673	1 688	126	200	153
July	4 452	3 154	2 591	676	1 670	126	207	157
August	4 396	3 094	2 542	667	1 644	125	210	152
September	4 357	3 089	2 517	652	1 626	123	208	145
October	4 346	3 149	2 511	633	1 620	121	202	142
November	4 336	3 241	2 500	620	1 625	119	193	149
December	4 309	3 347	2 467	620	1 639	118	185	162
1999								
January	4 280	3 430	2 423	629	1 660	116	175	177
February	4 246	3 464	2 379	642	1 689	115	167	184
March	4 242	3 477	2 351	656	1 732	115	162	180
April	4 286	3 507	2 327	673	1 791	115	159	168
May	4 384	3 586	2 303	691	1 868	117	154	152
June	4 513	3 711	2 282	710	1 942	120	147	137
July	4 650	3 864	2 262	725	2 007	123	140	123
August	4 784	4 009	2 248	738	2 060	127	134	107

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								
June	11.6	-3.0	-8.5	34.6	14.5	-16.4	-16.4	104.8
July	10.9	-5.9	-11.1	11.2	-16.9	12.1	-2.3	13.5
August	-33.7	6.5	3.8	-29.6	1.6	7.5	-24.4	-22.1
September	8.8	1.9	17.3	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	-5.7	3.6	0.9	-22.3	-9.8	47.7
December	-9.4	-4.0	-9.4	-7.1	-0.5	5.6	-40.7	122.3
1999								
January	-18.6	-25.0	-17.2	-21.1	-20.4	2.6	6.1	-54.3
February	10.0	52.9	14.2	36.7	18.4	-6.8	20.9	63.6
March	15.0	-3.9	14.0	23.6	24.2	15.6	-9.5	-17.6
April	-9.8	-6.1	-6.2	-24.3	-15.4	0.0	38.2	-17.4
May	18.8	5.7	-2.0	20.2	19.4	-24.6	-41.0	24.5
June	-3.0	-8.3	15.2	23.7	22.9	-7.4	45.2	-22.4
July	6.7	17.5	-7.7	-0.4	-14.4	79.5	-27.2	-2.1
August	-0.7	22.5	-1.3	-8.4	1.2	-25.3	-8.4	-16.5
SEASONALLY ADJUSTED (% change from preceding month)								
1998								
June	21.0	1.0	-11.2	15.5	7.3	-6.9	n.a.	n.a.
July	-3.2	-6.3	-16.5	10.6	-6.9	-1.2	n.a.	n.a.
August	-22.0	-1.0	12.9	-20.7	12.9	6.8	n.a.	n.a.
September	1.0	2.4	3.7	3.3	-28.7	-1.9	n.a.	n.a.
October	8.2	-5.2	-5.9	-9.9	25.5	-2.4	n.a.	n.a.
November	4.6	14.3	-1.0	6.5	3.6	-8.1	n.a.	n.a.
December	0.7	2.9	-3.5	-1.1	-3.4	-2.1	n.a.	n.a.
1999								
January	-3.7	-6.2	1.5	7.2	1.2	6.6	n.a.	n.a.
February	-3.7	14.1	-2.0	-0.6	0.4	-3.0	n.a.	n.a.
March	3.7	-10.8	0.9	0.8	0.4	5.7	n.a.	n.a.
April	-0.3	11.3	-8.5	-9.7	2.4	0.1	n.a.	n.a.
May	-0.3	-3.9	2.8	21.0	10.0	-18.3	n.a.	n.a.
June	7.0	-9.0	5.4	1.9	5.2	-1.3	n.a.	n.a.
July	1.2	22.9	-6.3	3.1	2.5	67.1	n.a.	n.a.
August	9.2	13.1	-1.2	-7.5	-1.1	-29.2	n.a.	n.a.
TREND ESTIMATES (% change from preceding month)								
1998								
June	-0.2	-1.5	-4.9	1.5	0.4	-0.1	1.2	9.5
July	-0.9	-2.3	-3.4	0.4	-1.1	-0.1	3.3	2.4
August	-1.3	-1.9	-1.9	-1.3	-1.6	-0.8	1.7	-3.2
September	-0.9	-0.2	-1.0	-2.2	-1.1	-1.6	-1.0	-4.9
October	-0.3	1.9	-0.2	-2.9	-0.4	-2.0	-3.3	-1.6
November	-0.2	2.9	-0.4	-2.1	0.3	-1.6	-4.0	4.5
December	-0.6	3.3	-1.3	0.0	0.9	-0.8	-4.4	9.0
1999								
January	-0.7	2.5	-1.8	1.5	1.3	-1.4	-5.2	9.1
February	-0.8	1.0	-1.8	2.1	1.7	-1.1	-4.6	4.1
March	-0.1	0.4	-1.2	2.2	2.5	-0.2	-3.1	-2.1
April	1.0	0.9	-1.0	2.6	3.4	0.7	-2.1	-7.0
May	2.3	2.3	-1.0	2.7	4.3	1.5	-3.0	-9.3
June	2.9	3.5	-0.9	2.7	4.0	2.4	-4.2	-9.9
July	3.0	4.1	-0.9	2.1	3.3	2.8	-4.7	-10.4
August	2.9	3.8	-0.6	1.8	2.6	2.8	-4.6	-12.7

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)						
1996-1997	90 765	36 948	853	2 231	461	131 258
1997-1998	104 461	42 517	788	2 587	621	150 974
1998-1999	103 316	41 843	662	2 541	476	148 838
1998						
August	8 509	3 279	87	123	116	12 114
September	9 062	3 191	43	372	21	12 689
October	8 631	3 161	43	85	16	11 936
November	8 480	3 997	75	381	19	12 952
December	7 909	3 969	37	266	60	12 241
1999						
January	6 487	2 926	26	81	62	9 582
February	8 241	3 523	104	232	10	12 110
March	9 701	3 136	41	212	37	13 127
April	8 021	3 605	74	201	60	11 961
May	9 801	3 153	29	132	24	13 139
June	9 441	3 575	45	142	35	13 238
July	9 763	4 138	22	151	64	14 138
August	10 149	4 545	34	211	76	15 015
PUBLIC SECTOR (Number)						
1996-1997	1 768	3 469	73	38	19	5 367
1997-1998	2 530	2 989	35	1	13	5 568
1998-1999	2 677	2 986	35	2	4	5 704
1998						
August	148	177	0	0	0	325
September	244	132	0	0	1	377
October	211	216	9	0	0	436
November	239	212	7	0	0	458
December	121	250	0	2	0	373
1999						
January	199	218	0	0	0	417
February	121	202	1	0	0	324
March	229	286	2	0	2	519
April	240	181	5	0	0	426
May	180	319	2	0	0	501
June	297	611	8	0	0	916
July	132	236	9	0	0	377
August	71	113	8	0	0	192
TOTAL (Number)						
1996-1997	92 533	40 417	926	2 269	480	136 625
1997-1998	106 991	45 506	823	2 588	634	156 542
1998-1999	105 993	44 829	697	2 543	480	154 542
1998						
August	8 657	3 456	87	123	116	12 439
September	9 306	3 323	43	372	22	13 066
October	8 842	3 377	52	85	16	12 372
November	8 719	4 209	82	381	19	13 410
December	8 030	4 219	37	268	60	12 614
1999						
January	6 686	3 144	26	81	62	9 999
February	8 362	3 725	105	232	10	12 434
March	9 930	3 422	43	212	39	13 646
April	8 261	3 786	79	201	60	12 387
May	9 981	3 472	31	132	24	13 640
June	9 738	4 186	53	142	35	14 154
July	9 895	4 374	31	151	64	14 515
August	10 220	4 658	42	211	76	15 207

(a) See Glossary for definition.

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)								
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
1998-1999	12 239.0	4 537.9	67.2	2 494.7	245.8	19 584.7	8 763.5	28 348.2
1998								
August	980.2	353.8	14.4	200.3	16.0	1 564.6	875.5	2 440.1
September	1 056.7	323.8	3.3	216.1	37.6	1 637.6	719.5	2 357.1
October	1 003.4	353.3	4.0	223.6	4.8	1 589.2	738.7	2 327.9
November	991.9	501.2	7.4	203.0	26.9	1 730.4	857.9	2 588.3
December	926.9	417.5	3.3	185.6	24.1	1 557.3	493.4	2 050.7
1999								
January	764.3	274.0	2.2	169.1	10.3	1 219.9	686.5	1 906.3
February	972.6	408.1	8.7	201.7	22.5	1 613.6	825.2	2 438.9
March	1 165.8	321.9	5.2	222.5	23.1	1 738.6	794.0	2 532.6
April	958.9	399.4	9.3	182.8	24.4	1 574.9	645.1	2 220.0
May	1 194.1	374.1	2.6	228.4	14.5	1 813.7	827.6	2 641.3
June	1 176.1	373.1	2.9	224.7	9.3	1 786.0	600.3	2 386.3
July	1 213.6	493.1	1.8	247.2	30.0	1 985.6	851.2	2 836.8
August	1 248.1	572.4	2.3	268.1	26.8	2 117.6	782.2	2 899.8
PUBLIC SECTOR (\$ million)								
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
1998-1999	285.9	240.1	4.3	88.0	0.1	618.4	3 522.4	4 140.5
1998								
August	17.1	14.1	0.0	2.5	0.0	33.7	580.0	613.7
September	27.6	10.3	0.0	6.6	0.0	44.5	229.7	274.2
October	25.3	15.2	1.0	5.6	0.0	47.1	384.8	431.8
November	24.4	16.4	0.4	9.9	0.0	51.1	251.7	302.7
December	13.9	23.5	0.0	5.6	0.1	43.0	232.9	275.9
1999								
January	19.5	16.8		7.7	0.0	44.0	333.0	377.0
February	12.3	15.4	0.1	6.2	0.0	34.0	396.4	430.4
March	25.3	23.2	0.2	8.8	0.0	57.5	274.0	331.4
April	27.3	13.7	1.1	7.4	0.0	49.5	164.2	213.7
May	19.8	25.2	0.2	4.9	0.0	50.2	146.2	196.4
June	32.0	50.1	0.8	13.6	0.0	96.5	348.3	444.8
July	12.6	21.0	1.3	7.5	0.0	42.4	352.0	394.5
August	7.5	9.1	0.4	10.3	0.0	27.5	308.2	335.6
TOTAL (\$ million)								
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
1998-1999	12 525.0	4 778.0	71.6	2 582.8	245.8	20 203.0	12 285.8	32 488.7
1998								
August	997.3	367.9	14.4	202.8	16.0	1 598.3	1 455.4	3 053.8
September	1 084.3	334.1	3.3	222.7	37.6	1 682.0	949.3	2 631.3
October	1 028.7	368.5	5.0	229.3	4.8	1 636.2	1 123.5	2 759.7
November	1 016.3	517.6	7.9	212.9	26.9	1 781.5	1 109.5	2 891.0
December	940.8	441.0	3.3	191.2	24.1	1 600.3	726.3	2 326.6
1999								
January	783.9	290.7	2.2	176.8	10.3	1 263.9	1 019.5	2 283.4
February	984.9	423.5	8.8	207.9	22.5	1 647.7	1 221.6	2 869.3
March	1 191.1	345.1	5.4	231.3	23.1	1 796.1	1 068.0	2 864.0
April	986.2	413.1	10.5	190.2	24.4	1 624.4	809.4	2 433.7
May	1 213.9	399.4	2.8	233.3	14.5	1 863.9	973.8	2 837.7
June	1 208.1	423.2	3.6	238.3	9.3	1 882.5	948.6	2 831.1
July	1 226.2	514.1	3.1	254.6	30.0	2 028.1	1 203.2	3 231.2
August	1 255.6	581.5	2.7	278.4	26.8	2 145.1	1 090.4	3 235.5

(a) See Glossary for definition.

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			Total
NUMBER OF DWELLING UNITS										
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
1998-1999	105 993	10 032	11 647	21 679	4 573	4 866	13 711	23 150	44 829	150 822
1998										
June	10 008	924	1 116	2 040	384	362	1 220	1 966	4 006	14 014
July	9 481	976	991	1 967	461	428	1 654	2 543	4 510	13 991
August	8 657	838	850	1 688	427	429	912	1 768	3 456	12 113
September	9 306	879	1 329	2 208	300	320	495	1 115	3 323	12 629
October	8 842	823	959	1 782	243	307	1 045	1 595	3 377	12 219
November	8 719	719	1 088	1 807	314	410	1 678	2 402	4 209	12 928
December	8 030	884	879	1 763	506	558	1 392	2 456	4 219	12 249
1999										
January	6 686	572	892	1 464	291	358	1 031	1 680	3 144	9 830
February	8 362	671	791	1 462	392	478	1 393	2 263	3 725	12 087
March	9 930	879	937	1 816	448	250	908	1 606	3 422	13 352
April	8 261	935	884	1 819	325	454	1 188	1 967	3 786	12 047
May	9 981	741	1 003	1 744	310	371	1 047	1 728	3 472	13 453
June	9 738	1 115	1 044	2 159	556	503	968	2 027	4 186	13 924
July	9 895	891	1 207	2 098	351	436	1 489	2 276	4 374	14 269
August	10 220	802	819	1 621	419	367	2 251	3 037	4 658	14 878

VALUE (\$ million)

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
1998-1999	12 525.0	781.3	1 157.8	1 939.0	382.9	493.1	1 962.7	2 838.9	4 778.0	17 302.7
1998										
June	1 128.0	66.6	97.9	164.4	31.2	33.4	155.9	220.4	384.9	1 512.9
July	1 089.5	72.9	108.2	181.1	41.3	37.2	194.2	272.8	453.9	1 543.4
August	997.3	67.2	72.1	139.3	39.1	47.8	141.6	228.6	367.9	1 365.2
September	1 084.3	68.2	124.1	192.3	22.1	32.1	87.7	141.8	334.1	1 418.4
October	1 028.7	63.0	85.2	148.2	18.2	29.0	173.1	220.3	368.5	1 397.1
November	1 016.3	56.1	109.2	165.3	25.9	42.7	283.7	352.3	517.6	1 533.9
December	940.8	66.9	87.8	154.7	39.7	53.0	193.6	286.3	441.0	1 381.7
1999										
January	783.9	46.1	81.5	127.7	21.0	32.3	109.8	163.1	290.7	1 074.6
February	984.9	52.7	82.8	135.4	31.4	54.7	202.0	288.1	423.5	1 408.4
March	1 191.1	71.8	96.1	167.8	34.3	22.1	120.9	177.2	345.1	1 536.2
April	986.2	70.3	93.7	164.0	25.9	53.0	170.1	249.0	413.1	1 399.2
May	1 213.9	60.9	107.0	167.9	29.9	38.1	163.4	231.5	399.4	1 613.3
June	1 208.1	85.2	110.1	195.3	54.1	51.1	122.6	227.9	423.2	1 631.3
July	1 226.2	79.2	119.4	198.6	32.5	46.5	236.6	315.6	514.1	1 740.3
August	1 255.6	64.6	87.7	152.3	36.7	34.2	358.4	429.3	581.5	1 837.1

(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)							
1996-1997	9 935.0	3 960.2	13 893.6	2 585.7	16 479.6	13 252.8	29 716.4
1997-1998	11 903.5	4 667.8	16 571.3	3 022.9	19 594.2	14 462.0	34 056.2
1998-1999	12 262.8	4 602.8	16 865.6	2 840.3	19 705.8	11 890.0	31 595.8
1998							
March	2 833.3	974.7	3 811.2	734.0	4 545.4	3 143.9	7 690.5
June	3 221.8	1 324.8	4 545.1	853.0	5 398.2	3 898.2	9 294.4
September	3 145.1	1 126.8	4 271.9	773.9	5 045.8	3 216.3	8 262.1
December	2 943.4	1 282.5	4 225.9	695.8	4 921.7	2 874.7	7 796.4
1999							
March	2 891.9	1 017.4	3 909.3	672.3	4 581.6	3 193.3	7 774.9
June	3 282.3	1 176.1	4 458.4	698.3	5 156.8	2 605.7	7 762.4
SEASONALLY ADJUSTED (\$ million)							
1998							
March	3 070.4	1 057.3	4 141.9	790.2	4 963.3	3 222.2	8 283.2
June	3 165.9	1 318.8	4 456.2	834.7	5 217.9	3 940.2	9 248.0
September	2 942.0	1 063.6	3 982.0	739.2	4 736.1	3 066.4	7 742.6
December	2 965.3	1 237.3	4 235.3	705.6	4 959.2	2 820.6	7 793.8
1999							
March	3 132.0	1 123.5	4 260.6	706.6	5 003.2	3 303.7	8 365.0
June	3 223.4	1 178.4	4 387.6	688.9	5 007.3	2 699.3	7 694.4
TREND ESTIMATES (\$ million)							
1998							
March	3 047.4	1 148.4	4 199.3	781.8	4 973.8	3 498.4	8 551.0
June	3 070.5	1 169.0	4 229.5	794.7	5 004.4	3 382.5	8 456.5
September	3 019.1	1 183.5	4 194.2	763.2	4 955.3	3 292.1	8 256.6
December	3 017.4	1 168.1	4 190.1	720.4	4 924.2	3 069.6	8 003.4
1999							
March	3 095.0	1 159.1	4 261.8	697.3	4 964.1	2 941.1	7 924.0
June	3 213.7	1 175.5	4 391.1	689.1	5 048.1	2 923.9	7 975.0
TREND ESTIMATES (% change from preceding quarter)							
1998							
March	3.6	1.9	3.0	6.5	2.9	-0.1	2.7
June	0.8	1.8	0.7	1.7	0.6	-3.3	-1.1
September	-1.7	1.2	-0.8	-4.0	-1.0	-2.7	-2.4
December	-0.1	-1.3	-0.1	-5.6	-0.6	-6.8	-3.1
1999							
March	2.6	-0.8	1.7	-3.2	0.8	-4.2	-1.0
June	3.8	1.4	3.0	-1.2	1.7	-0.6	0.6

(a) Reference year for chain volume measures is 1997-1998.
Refer to Explanatory Notes paragraphs 20-21.

(b) Refer to Explanatory Notes paragraph 12.

NON-RESIDENTIAL BUILDING APPROVED, Jobs By Value Range: 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												
June	35	3.2	265	23.9	67	6.5	169	15.1	121	12.0	28	2.8
July	20	2.0	251	23.1	83	9.2	207	21.0	153	15.4	37	4.1
August	42	3.7	368	31.6	85	9.5	146	13.7	150	14.7	43	5.0
Value—\$200,000—\$499,999												
1999												
June	16	4.8	64	19.5	55	16.3	55	15.6	59	18.1	14	3.8
July	22	6.4	77	21.8	39	12.2	69	21.4	69	20.6	26	8.4
August	20	5.4	72	20.9	57	16.9	65	19.7	68	19.4	37	12.9
Value—\$500,000—\$999,999												
1999												
June	4	3.0	19	12.3	9	6.6	18	12.4	20	14.1	15	10.2
July	4	2.8	36	25.0	22	14.2	26	17.1	25	16.8	19	13.7
August	6	4.3	30	19.4	22	12.9	27	18.2	37	23.0	22	15.5
Value—\$1,000,000—\$4,999,999												
1999												
June	5	9.6	25	47.2	12	21.2	8	15.0	23	33.3	16	30.6
July	9	20.1	24	52.3	12	22.5	26	44.9	20	41.9	33	66.1
August	12	19.7	27	50.4	9	13.0	20	40.9	37	77.7	32	56.2
Value—\$5,000,000 and over												
1999												
June	2	27.8	5	42.8	1	5.5	4	46.3	7	72.5	3	19.0
July	4	55.9	7	64.6	1	12.0	7	97.0	4	28.6	7	55.2
August	3	25.1	4	157.1	0	0.0	1	5.0	4	30.8	5	72.9
Value—Total												
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
1998-1999	629	824.8	4 602	2 290.1	2 042	940.7	3 172	1 758.1	2 901	2 005.0	1 373	1 389.4
1999												
June	62	48.4	378	145.7	144	56.1	254	104.3	230	150.1	76	66.4
July	59	87.2	395	186.8	157	70.0	335	201.3	271	123.3	122	147.5
August	83	58.2	501	279.4	173	52.4	259	97.5	296	165.5	139	162.6

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										
June	8	0.9	24	2.7	44	4.5	72	6.5	833	77.9
July	4	0.5	28	3.1	46	4.2	73	6.6	902	89.2
August	6	0.6	32	3.4	38	3.8	51	5.3	961	91.4
Value—\$200,000—\$499,999										
1999										
June	2	0.6	9	2.7	15	4.4	29	9.4	318	95.5
July	7	2.3	19	5.3	16	4.4	13	3.7	357	106.6
August	7	2.3	17	5.2	18	5.1	21	6.2	382	114.2
Value—\$500,000—\$999,999										
1999										
June	2	1.2	5	3.2	10	6.7	9	6.5	111	76.2
July	4	2.4	7	5.3	11	7.8	8	5.8	162	110.9
August	3	1.7	10	7.1	13	8.4	5	3.2	175	113.7
Value—\$1,000,000—\$4,999,999										
1999										
June	1	1.5	9	19.5	14	30.8	3	5.5	116	214.3
July	0	0.0	14	20.3	13	23.4	10	20.7	161	312.2
August	1	1.0	10	21.9	20	41.6	5	7.5	173	329.9
Value—\$5,000,000 and over										
1999										
June	1	5.9	9	187.3	3	42.0	3	35.8	38	484.8
July	1	7.9	7	107.9	3	37.2	3	118.0	44	584.3
August	0	0.0	5	109.4	4	23.5	3	17.4	29	441.1
Value—Total										
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
1998-1999	228	92.7	792	1 299.5	981	1 180.6	1 067	505.0	17 787	12 285.8
1999										
June	14	10.0	56	215.5	86	88.4	116	63.7	1 416	948.6
July	16	13.2	75	142.0	89	77.1	107	154.8	1 626	1 203.2
August	17	5.7	74	147.0	93	82.5	85	39.6	1 720	1 090.4

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	2 681	2 050	11	35	57	4 834
Victoria	3 070	1 549	14	69	2	4 704
Queensland	1 742	505	5	92	7	2 351
South Australia	663	100	1	0	1	765
Western Australia	1 728	257	3	13	8	2 009
Tasmania	101	16	0	0	1	118
Northern Territory	51	66	0	2	0	119
Australian Capital Territory	113	2	0	0	0	115
Australia	10 149	4 545	34	211	76	15 015
PUBLIC SECTOR						
New South Wales	2	51	0	0	0	53
Victoria	41	25	0	0	0	66
Queensland	3	4	0	0	0	7
South Australia	6	0	0	0	0	6
Western Australia	17	33	8	0	0	58
Tasmania	0	0	0	0	0	0
Northern Territory	1	0	0	0	0	1
Australian Capital Territory	1	0	0	0	0	1
Australia	71	113	8	0	0	192
TOTAL						
New South Wales	2 683	2 101	11	35	57	4 887
Victoria	3 111	1 574	14	69	2	4 770
Queensland	1 745	509	5	92	7	2 358
South Australia	669	100	1	0	1	771
Western Australia	1 745	290	11	13	8	2 067
Tasmania	101	16	0	0	1	118
Northern Territory	52	66	0	2	0	120
Australian Capital Territory	114	2	0	0	0	116
Australia	10 220	4 658	42	211	76	15 207

(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	368.3	272.0	0.8	115.3	2.8	759.3	380.4	1 139.7
Victoria	382.8	204.5	1.1	87.5	8.2	684.1	204.5	888.6
Queensland	212.2	48.2	0.3	20.9	9.1	290.7	86.4	377.1
South Australia	63.0	12.9	0.0	15.3	0.0	91.3	28.6	119.9
Western Australia	189.2	25.0	0.1	16.1	6.5	236.9	61.1	298.0
Tasmania	10.2	1.6	0.0	3.8	0.1	15.6	8.2	23.8
Northern Territory	7.2	8.0	0.0	2.3	0.1	17.5	5.2	22.7
Australian Capital Territory	15.2	0.2	0.0	6.8	0.0	22.2	7.9	30.1
Australia	1 248.1	572.4	2.3	268.1	26.8	2 117.6	782.2	2 899.8
PUBLIC SECTOR								
New South Wales	0.3	4.4	0.0	0.4	0.0	5.1	127.1	132.2
Victoria	4.1	2.4	0.0	5.1	0.0	11.5	78.4	89.9
Queensland	0.4	0.6	0.0	0.4	0.0	1.3	33.7	35.1
South Australia	0.5	0.0	0.0	0.1	0.0	0.6	9.5	10.1
Western Australia	1.8	1.8	0.4	1.0	0.0	5.0	44.3	49.3
Tasmania	0.0	0.0	0.0	0.0	0.0	0.0	2.0	2.0
Northern Territory	0.2	0.0	0.0	0.0	0.0	0.3	8.9	9.1
Australian Capital Territory	0.3	0.0	0.0	3.3	0.0	3.5	4.3	7.8
Australia	7.5	9.1	0.4	10.3	0.0	27.5	308.2	335.6
TOTAL								
New South Wales	368.6	276.4	0.8	115.8	2.8	764.4	507.5	1 271.9
Victoria	386.9	206.9	1.1	92.6	8.2	695.6	282.8	978.5
Queensland	212.5	48.8	0.3	21.3	9.1	292.1	120.2	412.2
South Australia	63.5	12.9	0.0	15.5	0.0	91.9	38.1	130.0
Western Australia	191.0	26.8	0.6	17.1	6.5	242.0	105.4	347.3
Tasmania	10.2	1.6	0.0	3.8	0.1	15.6	10.2	25.8
Northern Territory	7.4	8.0	0.0	2.3	0.1	17.8	14.0	31.8
Australian Capital Territory	15.5	0.2	0.0	10.0	0.0	25.7	12.1	37.9
Australia	1 255.6	581.5	2.7	278.4	26.8	2 145.1	1 090.4	3 235.5

(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	10.3	200.2	14.9	30.3	60.3	10.1	1.8	14.8	33.7	4.2	380.4
Victoria	22.0	29.7	18.4	26.0	53.5	28.9	1.7	6.4	8.5	9.2	204.5
Queensland	14.8	14.6	5.1	17.4	12.2	6.7	0.0	4.4	10.4	0.8	86.4
South Australia	2.2	5.1	2.8	2.9	4.5	6.5	0.4	2.4	0.0	1.7	28.6
Western Australia	0.5	20.9	10.2	3.9	12.1	2.5	1.4	2.1	5.5	1.9	61.1
Tasmania	1.1	1.8	0.9	0.5	1.2	0.0	0.0	0.0	2.5	0.3	8.2
Northern Territory	0.2	0.0	0.0	0.9	1.5	1.5	0.4	0.0	0.5	0.2	5.2
Australian Capital Territory	0.0	3.0	0.0	4.2	0.6	0.0	0.0	0.0	0.1	0.0	7.9
Australia	51.2	275.2	52.2	86.2	146.0	56.2	5.7	30.2	61.1	18.2	782.2
PUBLIC SECTOR											
New South Wales	6.8	2.7	0.2	1.9	15.6	30.3	0.0	55.5	11.5	2.7	127.1
Victoria	0.1	0.2	0.0	6.6	1.0	10.1	0.0	56.6	2.1	1.7	78.4
Queensland	0.0	0.5	0.0	1.4	0.0	24.4	0.0	0.9	6.3	0.2	33.7
South Australia	0.2	0.0	0.0	0.0	0.1	6.1	0.0	3.1	0.0	0.1	9.5
Western Australia	0.0	0.8	0.0	0.9	0.0	29.5	0.0	0.5	1.5	11.1	44.3
Tasmania	0.0	0.0	0.0	0.2	0.1	1.5	0.0	0.0	0.0	0.1	2.0
Northern Territory	0.0	0.0	0.0	0.1	0.0	3.2	0.0	0.1	0.0	5.4	8.9
Australian Capital Territory	0.0	0.0	0.0	0.2	2.8	1.3	0.0	0.0	0.0	0.0	4.3
Australia	7.0	4.2	0.2	11.3	19.5	106.4	0.0	116.8	21.3	21.4	308.2
TOTAL											
New South Wales	17.1	202.9	15.0	32.2	75.9	40.4	1.8	70.3	45.2	6.9	507.5
Victoria	22.1	29.9	18.4	32.6	54.5	39.0	1.7	63.0	10.6	11.0	282.8
Queensland	14.8	15.1	5.1	18.8	12.2	31.2	0.0	5.4	16.6	1.0	120.2
South Australia	2.4	5.1	2.8	2.9	4.6	12.6	0.4	5.5	0.0	1.8	38.1
Western Australia	0.5	21.7	10.2	4.8	12.1	32.0	1.4	2.7	7.0	13.0	105.4
Tasmania	1.1	1.8	0.9	0.7	1.3	1.5	0.0	0.0	2.5	0.4	10.2
Northern Territory	0.2	0.0	0.0	1.0	1.5	4.6	0.4	0.1	0.5	5.6	14.0
Australian Capital Territory	0.0	3.0	0.0	4.4	3.4	1.3	0.0	0.0	0.1	0.0	12.1
Australia	58.2	279.4	52.4	97.5	165.5	162.6	5.7	147.0	82.5	39.6	1 090.4

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 1997–98). 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

GLOSSARY

Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 12.
Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the 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.

G L O S S A R Y

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

SELF-HELP ACCESS TO STATISTICS

- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 75c per minute).
- DIAL-A-STATISTIC* For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 75c per minute).
- INTERNET* www.abs.gov.au
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ABS offers consultancy services on a user pays basis to help you access published and unpublished data. Data that is already published and can be provided within 5 minutes is free of charge. Statistical methodological services are also available. Please contact:

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2873100008997
ISSN 1031-0177

RRP \$17.00

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