



BUILDING APPROVALS AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 3 FEB 2000

DECEMBER KEY FIGURES

TREND ESTIMATES

	Dec 1999	% change Nov 1999 to Dec 1999	% change Dec 1998 to Dec 1999
Dwelling units approved			
Private sector houses	11 134	3.4	30.1
Total dwelling units	14 984	0.8	15.2

SEASONALLY ADJUSTED

	Dec 1999	% change Nov 1999 to Dec 1999	% change Dec 1998 to Dec 1999
Dwelling units approved			
Private sector houses	11 844	10.5	39.8
Total dwelling units	15 120	2.1	13.9

DECEMBER KEY POINTS

TREND ESTIMATES

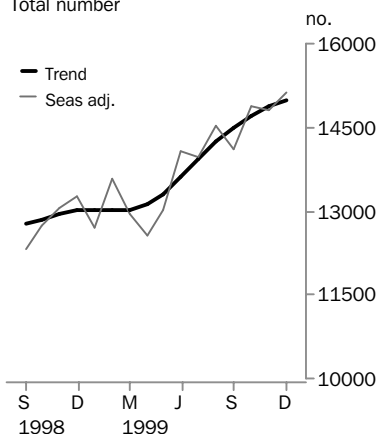
- The trend for total dwellings approved increased by 0.8% in December 1999. This is the tenth consecutive monthly increase, although the rate of increase has eased over the last five months.
- The trend for private sector house approvals, which rose 3.4% in December, is driving the increase in total dwellings. This series has increased since October 1998, with strong monthly increases of 2.8% or more occurring since August 1999.
- On the other hand, the trend for other dwellings fell by 6.2% in December and has now fallen by 14.9% over the last four months.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector house approvals was 10.5% higher in December, following an increase of 6.3% in November.
- The seasonal adjusted estimate for other dwellings decreased by 20.7% in December following a decrease of 13.1% in the previous month.

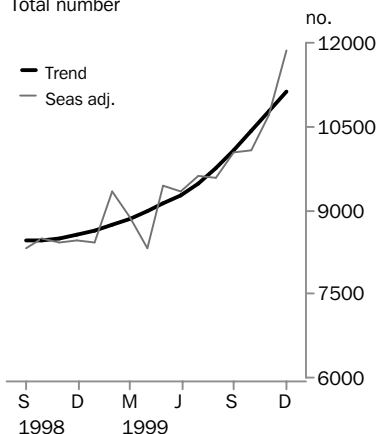
Dwelling units approved

Total number



Private sector houses approved

Total number



- For further information about these and related statistics, contact Tony Bammann on Adelaide 08 8237 7316 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>
January 2000	1 March 2000
February 2000	3 April 2000
March 2000	5 May 2000
April 2000	31 May 2000
May 2000	3 July 2000
June 2000	1 August 2000



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

There are no notes about the data for this issue.



REVISIONS THIS MONTH

Some minor revisions have been made to dwelling units approved in Tasmania and Queensland. This has resulted in increases in Tasmania for September (17), October (21) and November (7) and a decrease in Queensland for October (-12).

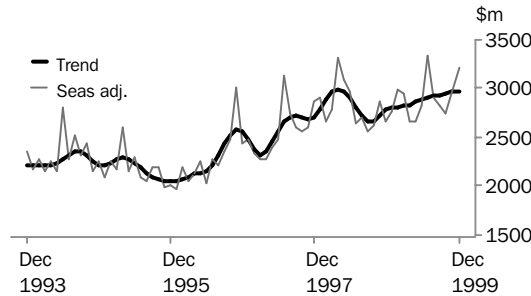


Dennis Trewin
Acting Australian Statistician

VALUE OF BUILDING APPROVED

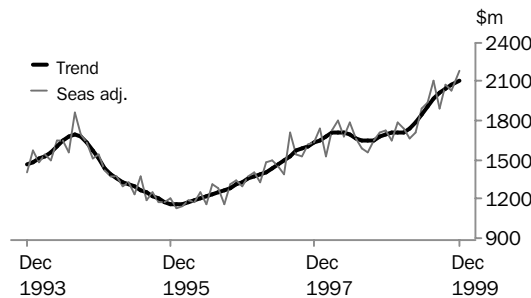
VALUE OF TOTAL BUILDING

The trend for the value of total building is now showing positive growth since September 1998, rising 11.9% over this period. The rate of increase has been relatively constant throughout 1999.



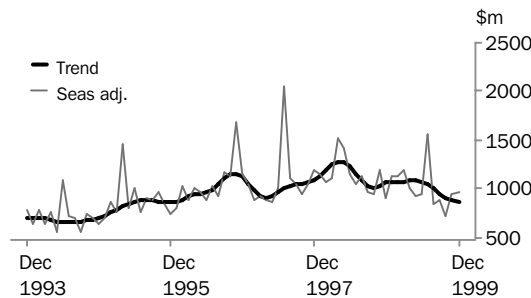
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building has increased by 28.2% since September 1998, but the rate of increase has eased since July 1999. There has been an increase of 42.8% since September 1998 for total houses. However, other residential building rose 21.0% from September 1998 to August 1999, but has subsequently fallen by 18.0% to December 1999.



VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building has been decreasing for the last 7 months, falling by 21.1% over this period.



SUMMARY OF 1999 BUILDING APPROVALS

DWELLING UNITS APPROVED

The number of dwelling units approved in the 1999 calendar year and the percentage movements between 1998 and 1999 for the States and Territories are summarised below:

DWELLING UNITS APPROVED BY STATE

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
No. of dwelling units	52 044	45 083	31 367	9 046	23 101	1 594	1 844	2 117	166 196
1998 to 1999 % change	-1.3	18.2	-7.3	16.3	18.2	6.6	-23.6	21.5	5.4

There were 166,196 dwelling units approved in 1999, an increase of 5.4% from 1998. Only New South Wales (-1.3%), Queensland (-7.3%) and the Northern Territory (-23.6%) recorded decreases compared to 1998.

VALUE BY STATE AND TERRITORIES

Percentage movements for the value of building approved between 1998 and 1999 for the States and Territories are summarised below:

PERCENTAGE CHANGE IN VALUE BETWEEN 1998 AND 1999

	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New residential	7.6	30.0	2.3	23.6	22.8	16.5	-25.7	38.5	14.3
Alterations and additions to residential buildings	-10.6	13.7	5.8	24.7	25.0	8.7	-10.2	-8.1	2.3
Non-residential building	-18.0	-12.4	-24.2	26.8	51.1	46.9	-49.3	27.0	-11.1
Total building	-5.1	11.9	-9.3	24.9	30.7	28.7	-35.0	26.7	3.0

The value of building approvals in 1999 was 3.0% higher than 1998, with increases of 14.3% for new residential and 2.3% for alterations and additions. Only New South Wales (-5.1%), Queensland (-9.3%) and the Northern Territory (-35.0%) recorded decreases in total building compared to 1998.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

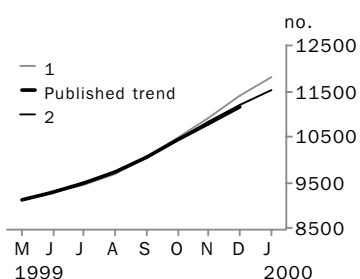
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

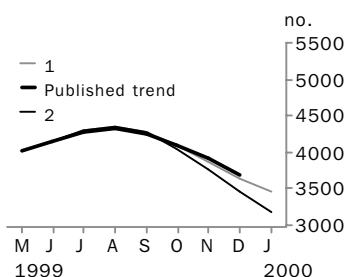
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the January seasonally adjusted estimate is higher than the December estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that the January seasonally adjusted estimate is lower than the December 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 APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 3% on Dec 1999</i>	% change	2 <i>falls by 3% on Dec 1999</i>	% change
August 1999	9 741	2.8	9 703	2.7	9 727	2.8
September 1999	10 058	3.3	10 042	3.5	10 054	3.4
October 1999	10 409	3.5	10 448	4.0	10 416	3.6
November 1999	10 769	3.5	10 917	4.5	10 812	3.8
December 1999	11 134	3.4	11 396	4.4	11 197	3.6
January 2000	n.y.a.	n.y.a.	11 823	3.8	11 524	2.9

OTHER DWELLINGS APPROVED



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 11% on Dec 1999</i>	% change	2 <i>falls by 11% on Dec 1999</i>	% change
August 1999	4 324	0.8	4 340	1.0	4 364	1.3
September 1999	4 256	-1.6	4 263	-1.8	4 275	-2.0
October 1999	4 105	-3.5	4 088	-4.1	4 057	-5.1
November 1999	3 923	-4.4	3 869	-5.4	3 767	-7.1
December 1999	3 680	-6.2	3 643	-5.8	3 450	-8.4
January 2000	n.y.a.	n.y.a.	3 462	-5.0	3 172	-8.1

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							
October	8 720	8 936	3 300	3 525	12 020	441	12 461
November	8 563	8 804	4 469	4 688	13 032	460	13 492
December	7 984	8 114	4 325	4 577	12 309	382	12 691
1999							
January	6 533	6 734	3 100	3 318	9 633	419	10 052
February	8 348	8 492	3 905	4 108	12 253	347	12 600
March	9 818	10 047	3 468	3 758	13 286	519	13 805
April	8 106	8 346	3 967	4 153	12 073	426	12 499
May	9 921	10 102	3 364	3 685	13 285	502	13 787
June	9 620	9 922	3 910	4 526	13 530	918	14 448
July	9 828	9 971	4 361	4 606	14 189	388	14 577
August	10 266	10 346	4 854	4 975	15 120	201	15 321
September	11 003	11 250	3 749	3 948	14 752	446	15 198
October	9 910	10 096	3 647	3 822	13 557	361	13 918
November	11 394	11 538	4 017	4 181	15 411	308	15 719
December	10 934	11 051	3 036	3 221	13 970	302	14 272
SEASONALLY ADJUSTED							
1998							
October	8 477	8 740	3 738	4 002	12 215	527	12 742
November	8 426	8 676	4 140	4 385	12 566	495	13 061
December	8 471	8 618	4 413	4 662	12 884	396	13 280
1999							
January	8 413	8 655	3 829	4 042	12 242	455	12 697
February	9 321	9 491	3 877	4 078	13 198	371	13 569
March	8 868	9 086	3 622	3 854	12 490	450	12 940
April	8 313	8 506	3 855	4 067	12 168	405	12 573
May	9 432	9 612	3 157	3 409	12 589	432	13 021
June	9 350	9 536	4 152	4 532	13 502	566	14 068
July	9 603	9 762	3 861	4 199	13 464	497	13 961
August	9 581	9 676	4 708	4 841	14 289	228	14 517
September	10 052	10 296	3 415	3 799	13 467	628	14 095
October	10 081	10 320	4 346	4 550	14 427	443	14 870
November	10 718	10 858	3 794	3 954	14 512	300	14 812
December	11 844	11 983	2 931	3 137	14 775	345	15 120
TREND ESTIMATES							
1998							
October	8 453	8 686	3 909	4 145	12 362	469	12 831
November	8 495	8 715	3 984	4 224	12 479	460	12 939
December	8 559	8 771	4 009	4 241	12 568	444	13 012
1999							
January	8 633	8 839	3 970	4 191	12 603	427	13 030
February	8 727	8 928	3 851	4 073	12 578	423	13 001
March	8 842	9 037	3 745	3 976	12 587	426	13 013
April	8 975	9 162	3 698	3 948	12 673	437	13 110
May	9 122	9 301	3 741	4 014	12 863	452	13 315
June	9 274	9 448	3 869	4 159	13 143	463	13 606
July	9 472	9 645	3 996	4 288	13 468	465	13 933
August	9 741	9 917	4 046	4 324	13 787	454	14 241
September	10 058	10 237	4 000	4 256	14 058	434	14 492
October	10 409	10 588	3 874	4 105	14 283	410	14 693
November	10 769	10 945	3 714	3 923	14 483	385	14 868
December	11 134	11 304	3 494	3 680	14 628	356	14 984

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							
October	-4.5	-4.7	-8.9	-6.2	-5.8	16.7	-5.1
November	-1.8	-1.5	35.4	33.0	8.4	4.3	8.3
December	-6.8	-7.8	-3.2	-2.4	-5.5	-17.0	-5.9
1999							
January	-18.2	-17.0	-28.3	-27.5	-21.7	9.7	-20.8
February	27.8	26.1	26.0	23.8	27.2	-17.2	25.3
March	17.6	18.3	-11.2	-8.5	8.4	49.6	9.6
April	-17.4	-16.9	14.4	10.5	-9.1	-17.9	-9.5
May	22.4	21.0	-15.2	-11.3	10.0	17.8	10.3
June	-3.0	-1.8	16.2	22.8	1.8	82.9	4.8
July	2.2	0.5	11.5	1.8	4.9	-57.7	0.9
August	4.5	3.8	11.3	8.0	6.6	-48.2	5.1
September	7.2	8.7	-22.8	-20.6	-2.4	121.9	-0.8
October	-9.9	-10.3	-2.7	-3.2	-8.1	-19.1	-8.4
November	15.0	14.3	10.1	9.4	13.7	-14.7	12.9
December	-4.0	-4.2	-24.4	-23.0	-9.4	-1.9	-9.2
SEASONALLY ADJUSTED (% change from preceding month)							
1998							
October	1.9	2.1	6.2	6.7	3.2	12.4	3.5
November	-0.6	-0.7	10.8	9.6	2.9	-6.1	2.5
December	0.5	-0.7	6.6	6.3	2.5	-20.0	1.7
1999							
January	-0.7	0.4	-13.2	-13.3	-5.0	14.9	-4.4
February	10.8	9.7	1.2	0.9	7.8	-18.5	6.9
March	-4.9	-4.3	-6.6	-5.5	-5.4	21.3	-4.6
April	-6.3	-6.4	6.4	5.5	-2.6	-10.0	-2.8
May	13.5	13.0	-18.1	-16.2	3.5	6.7	3.6
June	-0.9	-0.8	31.5	32.9	7.3	31.0	8.0
July	2.7	2.4	-7.0	-7.3	-0.3	-12.2	-0.8
August	-0.2	-0.9	21.9	15.3	6.1	-54.1	4.0
September	4.9	6.4	-27.5	-21.5	-5.8	175.4	-2.9
October	0.3	0.2	27.2	19.8	7.1	-29.5	5.5
November	6.3	5.2	-12.7	-13.1	0.6	-32.3	-0.4
December	10.5	10.4	-22.7	-20.7	1.8	15.0	2.1
TREND ESTIMATES (% change from preceding month)							
1998							
October	-0.1	-0.2	1.6	1.6	0.5	-1.7	0.4
November	0.5	0.3	1.9	1.9	0.9	-1.9	0.8
December	0.8	0.6	0.6	0.4	0.7	-3.5	0.6
1999							
January	0.9	0.8	-1.0	-1.2	0.3	-3.8	0.1
February	1.1	1.0	-3.0	-2.8	-0.2	-0.9	-0.2
March	1.3	1.2	-2.8	-2.4	0.1	0.7	0.1
April	1.5	1.4	-1.2	-0.7	0.7	2.6	0.7
May	1.6	1.5	1.2	1.7	1.5	3.4	1.6
June	1.7	1.6	3.4	3.6	2.2	2.4	2.2
July	2.1	2.1	3.3	3.1	2.5	0.4	2.4
August	2.8	2.8	1.3	0.8	2.4	-2.4	2.2
September	3.3	3.2	-1.1	-1.6	2.0	-4.4	1.8
October	3.5	3.4	-3.1	-3.5	1.6	-5.5	1.4
November	3.5	3.4	-4.1	-4.4	1.4	-6.1	1.2
December	3.4	3.3	-5.9	-6.2	1.0	-7.5	0.8

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					
October	1 406.1	240.0	1 646.1	1 130.2	2 776.3
November	1 542.8	248.3	1 791.1	1 239.4	3 030.5
December	1 389.9	219.0	1 609.0	740.2	2 349.1
1999					
January	1 080.1	190.2	1 270.2	1 021.3	2 291.5
February	1 425.9	240.8	1 666.7	1 230.9	2 897.6
March	1 554.2	261.5	1 815.7	1 099.5	2 915.2
April	1 410.6	228.7	1 639.3	816.8	2 456.0
May	1 629.5	252.1	1 881.6	1 003.7	2 885.3
June	1 663.4	253.5	1 916.9	986.8	2 903.7
July	1 749.0	290.3	2 039.3	1 226.8	3 266.1
August	1 849.9	308.5	2 158.4	1 101.0	3 259.4
September	1 810.4	298.4	2 108.8	856.1	2 964.8
October	1 667.6	288.2	1 955.7	858.3	2 814.0
November	1 905.4	281.0	2 186.4	990.1	3 176.5
December	1 778.2	257.9	2 036.1	826.9	2 863.0
SEASONALLY ADJUSTED					
1998					
October	1 410.1	234.8	1 647.9	946.7	2 630.8
November	1 458.9	235.2	1 709.4	1 194.5	2 862.0
December	1 483.1	245.9	1 721.2	911.0	2 654.4
1999					
January	1 409.2	235.8	1 644.3	1 133.1	2 756.5
February	1 517.4	254.7	1 793.1	1 128.1	2 997.3
March	1 495.0	234.6	1 736.1	1 187.0	2 946.7
April	1 462.4	232.1	1 663.8	1 002.4	2 663.3
May	1 465.8	244.4	1 707.9	928.3	2 653.1
June	1 696.7	244.8	1 889.2	948.7	2 834.2
July	1 602.1	289.5	1 938.7	1 560.0	3 343.3
August	1 790.6	311.2	2 112.4	845.5	2 899.6
September	1 634.8	277.4	1 900.2	885.9	2 819.6
October	1 787.6	286.2	2 071.5	724.5	2 745.6
November	1 755.9	254.7	2 030.4	941.2	2 951.0
December	1 921.5	288.7	2 179.1	976.0	3 204.8
TREND ESTIMATES					
1998					
October	1 413.6	238.3	1 656.8	1 016.6	2 667.7
November	1 436.1	237.1	1 678.7	1 039.0	2 720.4
December	1 451.8	238.5	1 696.1	1 069.2	2 776.8
1999					
January	1 461.7	239.4	1 705.0	1 078.9	2 804.8
February	1 467.3	238.5	1 705.6	1 080.0	2 811.4
March	1 481.8	238.4	1 715.4	1 081.2	2 818.3
April	1 508.4	242.0	1 742.3	1 086.1	2 836.0
May	1 548.7	250.9	1 790.8	1 088.2	2 865.3
June	1 595.1	262.8	1 851.9	1 074.8	2 890.6
July	1 642.4	274.1	1 915.1	1 042.0	2 907.8
August	1 687.9	281.8	1 972.6	1 000.5	2 924.3
September	1 729.8	284.5	2 018.3	953.2	2 933.8
October	1 768.4	283.6	2 053.8	909.1	2 941.3
November	1 806.2	281.5	2 085.2	880.0	2 960.6
December	1 833.7	279.0	2 106.7	858.6	2 979.4

(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					
October	-1.4	-9.1	-2.6	18.9	5.1
November	9.7	3.5	8.8	9.7	9.2
December	-9.9	-11.8	-10.2	-40.3	-22.5
1999					
January	-22.3	-13.2	-21.1	38.0	-2.5
February	32.0	26.6	31.2	20.5	26.5
March	9.0	8.6	8.9	-10.7	0.6
April	-9.2	-12.5	-9.7	-25.7	-15.7
May	15.5	10.2	14.8	22.9	17.5
June	2.1	0.6	1.9	-1.7	0.6
July	5.1	14.5	6.4	24.3	12.5
August	5.8	6.3	5.8	-10.3	-0.2
September	-2.1	-3.3	-2.3	-22.2	-9.0
October	-7.9	-3.4	-7.3	0.3	-5.1
November	14.3	-2.5	11.8	15.4	12.9
December	-6.7	-8.2	-6.9	-16.5	-9.9

SEASONALLY ADJUSTED (% change from preceding month)					
1998					
October	5.1	-1.2	5.3	-3.0	3.1
November	3.5	0.2	3.7	26.2	8.8
December	1.7	4.6	0.7	-23.7	-7.3
1999					
January	-5.0	-4.1	-4.5	24.4	3.8
February	7.7	8.0	9.1	-0.4	8.7
March	-1.5	-7.9	-3.2	5.2	-1.7
April	-2.2	-1.1	-4.2	-15.6	-9.6
May	0.2	5.3	2.6	-7.4	-0.4
June	15.8	0.2	10.6	2.2	6.8
July	-5.6	18.3	2.6	64.4	18.0
August	11.8	7.5	9.0	-45.8	-13.3
September	-8.7	-10.8	-10.0	4.8	-2.8
October	9.3	3.2	9.0	-18.2	-2.6
November	-1.8	-11.0	-2.0	29.9	7.5
December	9.4	13.4	7.3	3.7	8.6

TREND ESTIMATES (% change from preceding month)					
1998					
October	1.1	-2.3	0.8	-1.2	0.2
November	1.6	-0.5	1.3	2.2	2.0
December	1.1	0.6	1.0	2.9	2.1
1999					
January	0.7	0.4	0.5	0.9	1.0
February	0.4	-0.4	0.0	0.1	0.2
March	1.0	0.0	0.6	0.1	0.2
April	1.8	1.5	1.6	0.5	0.6
May	2.7	3.7	2.8	0.2	1.0
June	3.0	4.7	3.4	-1.2	0.9
July	3.0	4.3	3.4	-3.1	0.6
August	2.8	2.8	3.0	-4.0	0.6
September	2.5	1.0	2.3	-4.7	0.3
October	2.2	-0.3	1.8	-4.6	0.3
November	2.1	-0.7	1.5	-3.2	0.7
December	1.5	-0.9	1.0	-2.4	0.6

(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								
October	3 952	3 079	2 739	585	1 634	139	245	88
November	4 758	3 439	2 581	606	1 649	108	221	130
December	4 311	3 301	2 333	563	1 641	114	139	289
1999								
January	3 510	2 475	1 928	444	1 307	117	139	132
February	3 862	3 784	2 288	607	1 547	109	187	216
March	4 441	3 637	2 583	750	1 938	126	152	178
April	4 005	3 416	2 387	568	1 625	126	225	147
May	4 759	3 610	2 392	683	1 941	95	124	183
June	4 614	3 312	2 847	845	2 386	88	180	176
July	4 896	3 893	2 466	842	2 043	158	140	139
August	4 884	4 770	2 472	771	2 067	118	123	116
September	4 325	4 105	3 188	907	2 063	133	116	361
October	4 116	3 839	2 952	794	1 819	161	110	127
November	4 482	4 223	3 052	993	2 389	183	192	205
December	4 150	4 019	2 812	842	1 976	180	156	137
SEASONALLY ADJUSTED								
1998								
October	4 225	2 949	2 604	584	1 653	124	n.a.	n.a.
November	4 420	3 371	2 576	622	1 712	114	n.a.	n.a.
December	4 451	3 470	2 481	615	1 653	112	n.a.	n.a.
1999								
January	4 286	3 256	2 512	659	1 673	119	n.a.	n.a.
February	4 126	3 716	2 559	655	1 679	115	n.a.	n.a.
March	4 277	3 313	2 559	660	1 700	122	n.a.	n.a.
April	4 265	3 688	2 307	596	1 726	122	n.a.	n.a.
May	4 252	3 544	2 418	721	1 899	100	n.a.	n.a.
June	4 548	3 225	2 646	735	1 998	98	n.a.	n.a.
July	4 578	3 964	2 319	758	2 048	164	n.a.	n.a.
August	5 024	4 483	2 326	701	2 026	116	n.a.	n.a.
September	4 052	3 877	2 822	807	2 077	128	n.a.	n.a.
October	4 560	3 770	2 991	826	1 894	143	n.a.	n.a.
November	4 056	3 999	2 844	937	2 260	185	n.a.	n.a.
December	4 232	4 224	3 210	952	2 026	176	n.a.	n.a.
TREND ESTIMATES								
1998								
October	4 346	3 149	2 580	633	1 620	121	203	142
November	4 336	3 241	2 581	620	1 625	119	196	149
December	4 309	3 347	2 557	620	1 640	118	190	161
1999								
January	4 281	3 430	2 525	629	1 662	116	182	176
February	4 247	3 464	2 497	642	1 692	115	175	184
March	4 254	3 480	2 475	655	1 735	114	170	177
April	4 304	3 519	2 445	670	1 797	115	166	165
May	4 399	3 597	2 423	687	1 873	116	159	158
June	4 498	3 707	2 426	706	1 945	118	148	164
July	4 552	3 821	2 475	733	1 999	123	138	179
August	4 535	3 919	2 573	767	2 033	131	134	196
September	4 469	3 990	2 699	806	2 051	141	133	209
October	4 376	4 035	2 835	847	2 065	152	135	214
November	4 283	4 070	2 963	888	2 077	163	140	214
December	4 189	4 103	3 074	927	2 084	172	144	208

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								
October	-2.9	-7.4	-11.7	-21.2	15.6	0.0	2.5	-12.9
November	20.4	11.7	-5.8	3.6	0.9	-22.3	-9.8	47.7
December	-9.4	-4.0	-9.6	-7.1	-0.5	5.6	-37.1	122.3
1999								
January	-18.6	-25.0	-17.4	-21.1	-20.4	2.6	0.0	-54.3
February	10.0	52.9	18.7	36.7	18.4	-6.8	34.5	63.6
March	15.0	-3.9	12.9	23.6	25.3	15.6	-18.7	-17.6
April	-9.8	-6.1	-7.6	-24.3	-16.2	0.0	48.0	-17.4
May	18.8	5.7	0.2	20.2	19.4	-24.6	-44.9	24.5
June	-3.0	-8.3	19.0	23.7	22.9	-7.4	45.2	-3.8
July	6.1	17.5	-13.4	-0.4	-14.4	79.5	-22.2	-21.0
August	-0.2	22.5	0.2	-8.4	1.2	-25.3	-12.1	-16.5
September	-11.4	-13.9	29.0	17.6	-0.2	12.7	-5.7	211.2
October	-4.8	-6.5	-7.4	-12.5	-11.8	21.1	-5.2	-64.8
November	8.9	10.0	3.4	25.1	31.3	13.7	74.5	61.4
December	-7.4	-4.8	-7.9	-15.2	-17.3	-1.6	-18.8	-33.2
SEASONALLY ADJUSTED (% change from preceding month)								
1998								
October	8.2	-5.2	-4.9	-9.9	25.5	-2.4	n.a.	n.a.
November	4.6	14.3	-1.1	6.5	3.6	-8.1	n.a.	n.a.
December	0.7	2.9	-3.7	-1.1	-3.4	-2.1	n.a.	n.a.
1999								
January	-3.7	-6.2	1.2	7.2	1.2	6.6	n.a.	n.a.
February	-3.7	14.1	1.9	-0.6	0.4	-3.0	n.a.	n.a.
March	3.7	-10.8	0.0	0.8	1.3	5.7	n.a.	n.a.
April	-0.3	11.3	-9.8	-9.7	1.5	0.1	n.a.	n.a.
May	-0.3	-3.9	4.8	21.0	10.0	-18.3	n.a.	n.a.
June	7.0	-9.0	9.4	1.9	5.2	-1.3	n.a.	n.a.
July	0.7	22.9	-12.4	3.1	2.5	67.1	n.a.	n.a.
August	9.7	13.1	0.3	-7.5	-1.1	-29.2	n.a.	n.a.
September	-19.3	-13.5	21.3	15.1	2.5	9.8	n.a.	n.a.
October	12.5	-2.8	6.0	2.4	-8.8	12.0	n.a.	n.a.
November	-11.1	6.1	-4.9	13.4	19.3	29.1	n.a.	n.a.
December	4.3	5.6	12.9	1.6	-10.4	-4.8	n.a.	n.a.
TREND ESTIMATES (% change from preceding month)								
1998								
October	-0.3	1.9	0.2	-2.9	-0.4	-2.0	-2.8	-1.6
November	-0.2	2.9	0.0	-2.1	0.3	-1.6	-3.1	4.5
December	-0.6	3.3	-0.9	0.0	0.9	-0.8	-3.1	8.4
1999								
January	-0.6	2.5	-1.3	1.5	1.3	-1.4	-4.1	8.9
February	-0.8	1.0	-1.1	2.1	1.8	-1.1	-3.9	4.7
March	0.2	0.5	-0.9	2.0	2.5	-0.3	-3.1	-3.9
April	1.2	1.1	-1.2	2.3	3.6	0.4	-2.1	-7.0
May	2.2	2.2	-0.9	2.5	4.2	0.6	-4.6	-3.9
June	2.3	3.1	0.1	2.8	3.8	1.7	-6.6	3.7
July	1.2	3.1	2.0	3.8	2.8	4.3	-6.6	9.2
August	-0.4	2.6	4.0	4.6	1.7	6.8	-3.2	9.3
September	-1.5	1.8	4.9	5.1	0.9	7.9	-0.6	6.6
October	-2.1	1.1	5.0	5.1	0.7	7.7	1.7	2.7
November	-2.1	0.9	4.5	4.8	0.6	7.1	3.7	-0.2
December	-2.2	0.8	3.7	4.4	0.3	5.6	2.5	-2.7

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	104 263	42 183	662	2 541	476	150 125
1998						
December	7 971	3 975	37	266	60	12 309
1999						
January	6 530	2 934	26	81	62	9 633
February	8 340	3 567	104	232	10	12 253
March	9 809	3 187	41	212	37	13 286
April	8 096	3 642	74	201	60	12 073
May	9 908	3 192	29	132	24	13 285
June	9 607	3 701	45	142	35	13 530
July	9 819	4 133	22	151	64	14 189
August	10 259	4 539	35	211	76	15 120
September	10 998	3 645	36	42	31	14 752
October	9 904	3 490	30	94	39	13 557
November	11 387	3 768	59	176	21	15 411
December	10 918	2 833	47	130	42	13 970
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	2 723	2 986	35	2	4	5 750
1998						
December	130	250	0	2	0	382
1999						
January	201	218	0	0	0	419
February	144	202	1	0	0	347
March	229	286	2	0	2	519
April	240	181	5	0	0	426
May	181	319	2	0	0	502
June	299	611	8	0	0	918
July	143	236	9	0	0	388
August	80	113	8	0	0	201
September	247	199	0	0	0	446
October	186	175	0	0	0	361
November	144	159	4	0	1	308
December	117	174	2	5	4	302
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	106 986	45 169	697	2 543	480	155 875
1998						
December	8 101	4 225	37	268	60	12 691
1999						
January	6 731	3 152	26	81	62	10 052
February	8 484	3 769	105	232	10	12 600
March	10 038	3 473	43	212	39	13 805
April	8 336	3 823	79	201	60	12 499
May	10 089	3 511	31	132	24	13 787
June	9 906	4 312	53	142	35	14 448
July	9 962	4 369	31	151	64	14 577
August	10 339	4 652	43	211	76	15 321
September	11 245	3 844	36	42	31	15 198
October	10 090	3 665	30	94	39	13 918
November	11 531	3 927	63	176	22	15 719
December	11 035	3 007	49	135	46	14 272

(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	12 342.8	4 570.9	67.2	2 509.4	245.8	19 736.0	8 995.3	28 731.3
1998								
December	933.4	418.0	3.3	186.0	24.1	1 564.8	499.2	2 064.0
1999								
January	769.1	274.5	2.2	170.0	10.3	1 226.0	687.6	1 913.7
February	982.9	411.4	8.7	203.2	22.5	1 628.8	834.5	2 463.4
March	1 178.0	327.7	5.2	224.2	23.1	1 758.2	818.6	2 576.8
April	967.2	402.5	9.3	186.3	24.4	1 589.7	649.6	2 239.3
May	1 205.3	379.0	2.6	229.9	14.5	1 831.3	848.5	2 679.8
June	1 196.6	384.5	2.9	226.9	9.3	1 820.1	626.1	2 446.2
July	1 221.2	492.4	1.8	249.5	30.0	1 994.9	863.0	2 858.0
August	1 260.2	571.8	2.4	268.1	26.8	2 129.4	785.9	2 915.3
September	1 368.8	396.5	3.9	284.8	7.0	2 061.0	665.2	2 726.2
October	1 251.4	370.7	2.9	271.2	10.5	1 906.8	658.6	2 565.3
November	1 442.7	430.9	4.6	259.6	11.5	2 149.2	606.7	2 755.9
December	1 397.0	353.2	5.1	227.9	12.8	1 996.0	597.0	2 593.0
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	292.7	240.1	4.3	88.2	0.1	625.0	3 563.5	4 188.4
1998								
December	15.1	23.5	0.0	5.6	0.1	44.2	241.0	285.2
1999								
January	19.7	16.8	0.0	7.7	0.0	44.2	333.6	377.8
February	16.1	15.4	0.1	6.2	0.0	37.8	396.4	434.2
March	25.3	23.2	0.2	8.8	0.0	57.5	280.9	338.3
April	27.3	13.7	1.1	7.5	0.0	49.5	167.2	216.7
May	19.9	25.2	0.2	4.9	0.0	50.3	155.3	205.5
June	32.2	50.1	0.8	13.7	0.0	96.7	360.7	457.5
July	14.3	21.0	1.3	7.8	0.0	44.4	363.8	408.2
August	8.6	9.1	0.4	10.8	0.0	29.0	315.0	344.0
September	27.2	17.9	0.0	2.6	0.0	47.8	190.9	238.7
October	19.3	26.1	0.0	3.6	0.0	49.0	199.7	248.7
November	17.0	14.8	0.2	5.2	0.0	37.2	383.4	420.6
December	13.2	14.8	0.2	10.9	0.9	40.1	230.0	270.0
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	12 635.3	4 810.9	71.6	2 597.5	245.8	20 361.4	12 558.7	32 919.9
1998								
December	948.5	441.4	3.3	191.6	24.1	1 609.0	740.2	2 349.1
1999								
January	788.8	291.2	2.2	177.7	10.3	1 270.2	1 021.3	2 291.5
February	999.0	426.9	8.8	209.5	22.5	1 666.7	1 230.9	2 897.6
March	1 203.3	350.9	5.4	232.9	23.1	1 815.7	1 099.5	2 915.2
April	994.5	416.1	10.5	193.8	24.4	1 639.3	816.8	2 456.0
May	1 225.2	404.3	2.8	234.8	14.5	1 881.6	1 003.7	2 885.3
June	1 228.8	434.6	3.6	240.6	9.3	1 916.9	986.8	2 903.7
July	1 235.5	513.5	3.1	257.2	30.0	2 039.3	1 226.8	3 266.1
August	1 268.9	581.0	2.8	278.9	26.8	2 158.4	1 101.0	3 259.4
September	1 396.0	414.4	3.9	287.5	7.0	2 108.8	856.1	2 964.8
October	1 270.7	396.8	2.9	274.7	10.5	1 955.7	858.3	2 814.0
November	1 459.7	445.7	4.8	264.8	11.5	2 186.4	990.1	3 176.5
December	1 410.1	368.1	5.3	238.9	13.7	2 036.1	826.9	2 863.0

(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	106 986	10 068	11 768	21 836	4 695	4 910	13 728	23 333	45 169	152 155
1998										
October	8 929	825	959	1 784	243	307	1 045	1 595	3 379	12 308
November	8 797	719	1 088	1 807	314	414	1 678	2 406	4 213	13 010
December	8 101	884	879	1 763	506	564	1 392	2 462	4 225	12 326
1999										
January	6 731	572	892	1 464	299	358	1 031	1 688	3 152	9 883
February	8 484	673	833	1 506	392	478	1 393	2 263	3 769	12 253
March	10 038	886	944	1 830	468	250	925	1 643	3 473	13 511
April	8 336	952	887	1 839	342	454	1 188	1 984	3 823	12 159
May	10 089	746	1 021	1 767	326	371	1 047	1 744	3 511	13 600
June	9 906	1 118	1 086	2 204	603	537	968	2 108	4 312	14 218
July	9 962	883	1 210	2 093	351	436	1 489	2 276	4 369	14 331
August	10 339	800	806	1 606	428	367	2 251	3 046	4 652	14 991
September	11 245	1 188	1 035	2 223	259	283	1 079	1 621	3 844	15 089
October	10 090	688	1 083	1 771	187	206	1 501	1 894	3 665	13 755
November	11 531	801	847	1 648	608	345	1 326	2 279	3 927	15 458
December	11 035	714	913	1 627	254	228	898	1 380	3 007	14 042
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	12 635.3	783.9	1 168.3	1 952.4	394.3	498.0	1 966.2	2 858.7	4 810.9	17 446.4
1998										
October	1 037.5	63.1	85.2	148.3	18.2	29.0	173.1	220.3	368.6	1 406.1
November	1 024.8	56.1	109.2	165.3	25.9	43.0	283.7	352.6	517.9	1 542.8
December	948.5	66.9	87.8	154.7	39.7	53.5	193.6	286.8	441.4	1 389.9
1999										
January	788.8	46.1	81.5	127.7	21.5	32.3	109.8	163.6	291.2	1 080.1
February	999.0	52.8	85.9	138.8	31.4	54.7	202.0	288.1	426.9	1 425.9
March	1 203.3	72.2	96.6	168.8	35.6	22.1	124.4	182.1	350.9	1 554.2
April	994.5	71.7	94.0	165.8	27.3	53.0	170.1	250.4	416.1	1 410.6
May	1 225.2	61.3	109.6	170.8	31.9	38.1	163.4	233.5	404.3	1 629.5
June	1 228.8	85.4	113.4	198.8	58.0	55.2	122.6	235.8	434.6	1 663.4
July	1 235.5	78.4	119.5	197.9	32.5	46.5	236.6	315.6	513.5	1 749.0
August	1 268.9	64.4	86.5	150.9	37.5	34.2	358.4	430.0	581.0	1 849.9
September	1 396.0	98.4	112.7	211.1	24.8	31.9	146.6	203.3	414.4	1 810.4
October	1 270.7	55.2	109.3	164.5	18.4	19.9	194.0	232.3	396.8	1 667.6
November	1 459.7	64.1	84.6	148.7	58.0	34.1	204.9	297.0	445.7	1 905.4
December	1 410.1	59.1	94.8	153.9	19.2	24.5	170.5	214.2	368.1	1 778.2

(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	13 252.6	29 716.2
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	12 284.1	4 534.5	16 818.6	2 840.7	19 659.3	12 082.0	31 741.3
1998							
June	3 221.8	1 324.8	4 545.1	853.0	5 398.2	3 898.1	9 294.3
September	3 146.9	1 128.9	4 275.8	773.9	5 049.7	3 215.6	8 265.3
December	2 948.1	1 266.4	4 214.5	695.8	4 910.3	3 002.5	7 912.8
1999							
March	2 901.4	998.2	3 899.6	672.4	4 572.0	3 213.5	7 785.5
June	3 287.7	1 141.0	4 428.7	698.6	5 127.3	2 650.5	7 777.7
September	3 663.5	1 374.4	5 037.9	848.1	5 885.9	2 976.5	8 862.4
SEASONALLY ADJUSTED (\$ million)							
1998							
June	3 165.8	1 318.9	4 456.3	834.7	5 217.9	3 940.3	9 248.2
September	2 943.5	1 065.8	3 985.9	739.2	4 740.0	3 066.1	7 746.2
December	2 970.0	1 221.9	4 224.2	705.6	4 947.9	2 946.2	7 908.7
1999							
March	3 142.4	1 102.6	4 249.7	706.7	4 992.4	3 325.6	8 375.8
June	3 228.2	1 144.2	4 358.9	689.1	4 979.0	2 744.1	7 710.7
September	3 412.1	1 289.2	4 654.8	825.7	5 525.3	3 003.4	8 419.4
TREND ESTIMATES (\$ million)							
1998							
June	3 070.6	1 170.0	4 230.6	794.7	5 005.5	3 388.4	8 463.7
September	3 021.3	1 180.7	4 193.6	763.2	4 954.6	3 327.6	8 291.6
December	3 007.6	1 147.9	4 162.8	710.4	4 882.8	3 119.8	8 013.2
1999							
March	3 106.8	1 141.0	4 254.0	701.2	4 961.1	3 005.1	7 985.8
June	3 251.9	1 181.9	4 419.5	731.5	5 146.7	2 985.2	8 118.1
September	3 389.1	1 222.0	4 572.3	779.1	5 351.3	2 937.6	8 187.7
TREND ESTIMATES (% change from preceding quarter)							
1998							
June	0.8	1.8	0.7	1.7	0.6	-2.9	-0.9
September	-1.6	0.9	-0.9	-4.0	-1.0	-1.8	-2.0
December	-0.5	-2.8	-0.7	-6.9	-1.4	-6.2	-3.4
1999							
March	3.3	-0.6	2.2	-1.3	1.6	-3.7	-0.3
June	4.7	3.6	3.9	4.3	3.7	-0.7	1.7
September	4.2	3.4	3.5	6.5	4.0	-1.6	0.9

(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												
October	31	2.8	424	38.4	70	7.7	171	16.9	133	14.4	33	3.6
November	36	3.6	368	33.6	118	13.0	153	14.8	153	15.2	70	7.4
December	20	2.0	269	23.5	86	9.1	136	13.6	115	11.1	74	7.6
Value—\$200,000—\$499,999												
1999												
October	19	5.9	74	21.2	46	13.1	56	16.7	66	19.3	36	12.2
November	13	3.5	64	17.4	67	20.7	66	20.0	70	20.7	42	12.6
December	18	5.4	48	14.2	58	16.9	52	16.0	55	15.8	42	13.8
Value—\$500,000—\$999,999												
1999												
October	3	2.2	27	18.2	15	10.4	36	23.3	23	14.8	14	10.2
November	8	5.7	18	12.9	21	13.8	15	10.0	29	19.0	21	15.3
December	7	5.2	20	12.6	28	18.7	33	22.8	25	17.3	20	12.9
Value—\$1,000,000—\$4,999,999												
1999												
October	5	7.9	13	28.5	17	38.2	24	40.3	19	45.9	22	43.1
November	4	7.1	15	26.6	10	26.8	22	40.2	27	55.0	20	39.1
December	8	16.1	22	41.5	13	26.5	16	29.8	16	33.7	20	43.2
Value—\$5,000,000 and over												
1999												
October	2	57.5	4	34.3	3	28.1	4	48.8	1	8.0	3	47.4
November	3	21.0	2	20.5	1	5.2	7	135.4	0	0.0	5	54.9
December	2	54.0	4	32.7	0	0.0	2	22.2	2	23.0	2	48.8
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	634	829.1	4 663	2 452.6	2 057	944.8	3 210	1 778.6	2 938	2 038.8	1 383	1 408.5
1999												
October	60	76.2	542	140.5	151	97.5	291	146.1	242	102.3	108	116.5
November	64	40.9	467	111.0	217	79.6	263	220.4	279	109.9	158	129.3
December	55	82.6	363	124.5	185	71.2	239	104.4	213	100.9	158	126.3

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										
October	6	0.6	26	2.5	29	3.1	46	4.3	969	94.2
November	13	1.5	18	1.9	36	3.3	50	4.5	1 015	98.8
December	13	1.3	23	2.5	39	3.5	56	5.5	831	79.6
Value—\$200,000—\$499,999										
1999										
October	5	1.6	13	4.3	14	4.5	15	4.2	344	102.9
November	5	1.4	21	6.7	25	7.9	14	3.9	387	115.0
December	6	1.9	15	4.8	17	5.2	22	6.6	333	100.7
Value—\$500,000—\$999,999										
1999										
October	2	1.7	11	8.1	8	5.2	6	4.4	145	98.5
November	4	2.7	7	4.8	15	10.7	8	5.2	146	100.1
December	5	3.4	14	9.5	6	4.2	8	6.0	166	112.5
Value—\$1,000,000—\$4,999,999										
1999										
October	1	2.0	10	22.4	10	16.3	11	29.4	132	273.9
November	1	1.1	9	14.7	8	15.9	6	11.2	122	237.6
December	4	6.3	12	21.7	8	16.6	11	19.3	130	254.7
Value—\$5,000,000 and over										
1999										
October	0	0.0	3	32.2	2	20.5	2	11.9	24	288.7
November	0	0.0	1	20.7	2	11.9	3	169.0	24	438.6
December	1	7.2	0	0.0	2	91.4	0	0.0	15	279.4
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	230	92.9	797	1 313.3	989	1 184.2	1 070	516.3	17 971	12 558.7
1999										
October	14	5.9	63	69.5	63	49.6	80	54.2	1 614	858.3
November	23	6.8	56	48.8	86	49.7	81	193.8	1 694	990.1
December	29	20.2	64	38.4	72	121.0	97	37.4	1 475	826.9

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	2 901	1 145	14	40	6	4 106
Victoria	3 176	678	13	66	17	3 950
Queensland	2 105	628	4	1	2	2 740
South Australia	736	104	0	0	2	842
Western Australia	1 679	166	14	7	15	1 881
Tasmania	156	20	0	0	0	176
Northern Territory	64	62	1	16	0	143
Australian Capital Territory	101	30	1	0	0	132
Australia	10 918	2 833	47	130	42	13 970
PUBLIC SECTOR						
New South Wales	15	28	1	0	0	44
Victoria	44	20	0	5	0	69
Queensland	18	54	0	0	0	72
South Australia	0	0	0	0	0	0
Western Australia	22	68	1	0	4	95
Tasmania	4	0	0	0	0	4
Northern Territory	9	4	0	0	0	13
Australian Capital Territory	5	0	0	0	0	5
Australia	117	174	2	5	4	302
TOTAL						
New South Wales	2 916	1 173	15	40	6	4 150
Victoria	3 220	698	13	71	17	4 019
Queensland	2 123	682	4	1	2	2 812
South Australia	736	104	0	0	2	842
Western Australia	1 701	234	15	7	19	1 976
Tasmania	160	20	0	0	0	180
Northern Territory	73	66	1	16	0	156
Australian Capital Territory	106	30	1	0	0	137
Australia	11 035	3 007	49	135	46	14 272

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, By State: Original

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversion(a)</i>	<i>Total residential building</i>	<i>Non-residential building (a)</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
PRIVATE SECTOR								
New South Wales	394.6	157.5	1.5	95.2	3.6	652.4	247.6	900.0
Victoria	423.8	96.1	0.7	71.6	7.3	599.5	184.7	784.2
Queensland	268.0	63.0	1.1	25.2	0.0	357.3	65.0	422.3
South Australia	76.9	8.9	0.0	12.8	0.0	98.6	37.0	135.6
Western Australia	194.5	17.6	1.5	14.6	1.3	229.4	43.9	273.3
Tasmania	16.4	1.5	0.0	2.6	0.0	20.5	8.2	28.7
Northern Territory	8.5	7.1	0.0	1.8	0.7	18.1	3.1	21.3
Australian Capital Territory	14.3	1.5	0.3	4.1	0.0	20.2	7.5	27.7
Australia	1 397.0	353.2	5.1	227.9	12.8	1 996.0	597.0	2 593.0
PUBLIC SECTOR								
New South Wales	2.2	2.5	0.1	2.2	0.0	7.0	29.4	36.4
Victoria	4.9	1.4	0.0	5.1	0.9	12.3	77.3	89.6
Queensland	2.1	4.7	0.0	2.1	0.0	8.9	5.9	14.7
South Australia	0.0	0.0	0.0	0.6	0.0	0.6	92.6	93.2
Western Australia	2.1	5.4	0.1	0.1	0.0	7.8	17.5	25.2
Tasmania	0.5	0.0	0.0	0.0	0.0	0.5	4.9	5.4
Northern Territory	1.2	0.7	0.0	0.9	0.0	2.8	1.2	4.0
Australian Capital Territory	0.3	0.0	0.0	0.0	0.0	0.3	1.2	1.5
Australia	13.2	14.8	0.2	10.9	0.9	40.1	230.0	270.0
TOTAL								
New South Wales	396.9	160.0	1.6	97.4	3.6	659.4	277.1	936.4
Victoria	428.7	97.6	0.7	76.7	8.2	611.8	261.9	873.7
Queensland	270.0	67.8	1.1	27.2	0.0	366.2	70.8	437.1
South Australia	76.9	8.9	0.0	13.4	0.0	99.2	129.5	228.8
Western Australia	196.6	23.0	1.6	14.7	1.3	237.2	61.3	298.5
Tasmania	16.9	1.5	0.0	2.6	0.0	21.0	13.1	34.1
Northern Territory	9.6	7.8	0.0	2.7	0.7	20.9	4.4	25.2
Australian Capital Territory	14.6	1.5	0.3	4.1	0.0	20.4	8.8	29.2
Australia	1 410.1	368.1	5.3	238.9	13.7	2 036.1	826.9	2 863.0

(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	60.4	49.7	26.9	31.6	39.7	9.0	4.7	10.6	9.8	5.2	247.6
Victoria	7.7	41.3	25.2	40.7	25.5	10.9	11.0	10.7	5.0	6.8	184.7
Queensland	8.5	15.7	12.0	11.5	7.9	2.1	0.5	2.0	3.8	1.1	65.0
South Australia	0.8	4.2	2.5	5.4	8.8	3.8	0.7	1.1	8.6	1.2	37.0
Western Australia	3.9	11.4	3.8	7.1	6.9	2.5	3.2	1.8	0.5	2.7	43.9
Tasmania	0.2	0.6	0.1	0.4	2.7	0.1	0.0	0.4	0.4	3.3	8.2
Northern Territory	0.0	0.4	0.1	0.3	2.0	0.3	0.1	0.0	0.0	0.0	3.1
Australian Capital Territory	0.3	1.0	0.6	0.5	1.5	0.5	0.0	0.0	3.0	0.0	7.5
Australia	81.8	124.4	71.1	97.4	94.9	29.2	20.2	26.6	31.1	20.2	597.0
PUBLIC SECTOR											
New South Wales	0.1	0.0	0.0	0.9	3.3	19.1	0.0	3.2	0.3	2.6	29.4
Victoria	0.0	0.0	0.1	2.7	0.5	57.6	0.0	5.2	3.9	7.4	77.3
Queensland	0.7	0.1	0.0	0.1	1.6	1.3	0.0	0.0	0.1	2.1	5.9
South Australia	0.0	0.0	0.0	1.3	0.0	6.4	0.0	1.2	83.7	0.0	92.6
Western Australia	0.0	0.0	0.0	0.7	0.0	10.3	0.0	1.6	0.6	4.2	17.5
Tasmania	0.0	0.0	0.0	0.6	0.0	1.5	0.0	0.8	1.4	0.7	4.9
Northern Territory	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0	0.3	1.2
Australian Capital Territory	0.0	0.0	0.0	0.6	0.6	0.0	0.0	0.0	0.0	0.0	1.2
Australia	0.8	0.1	0.1	7.0	6.0	97.1	0.0	11.9	89.8	17.2	230.0
TOTAL											
New South Wales	60.5	49.7	26.9	32.5	43.0	28.2	4.7	13.8	10.1	7.7	277.1
Victoria	7.7	41.3	25.3	43.4	26.0	68.4	11.0	15.8	8.9	14.2	261.9
Queensland	9.1	15.8	12.0	11.6	9.5	3.4	0.5	2.0	3.8	3.2	70.8
South Australia	0.8	4.2	2.5	6.7	8.8	10.2	0.7	2.3	92.2	1.2	129.5
Western Australia	3.9	11.4	3.8	7.8	6.9	12.8	3.2	3.4	1.1	6.9	61.3
Tasmania	0.2	0.6	0.1	1.1	2.7	1.5	0.0	1.2	1.7	4.0	13.1
Northern Territory	0.0	0.4	0.1	0.3	2.0	1.3	0.1	0.0	0.0	0.3	4.4
Australian Capital Territory	0.3	1.0	0.6	1.2	2.1	0.5	0.0	0.0	3.0	0.0	8.8
Australia	82.6	124.5	71.2	104.4	100.9	126.3	20.2	38.4	121.0	37.4	826.9

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.

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.

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- 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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