



# BUILDING APPROVALS AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 2 MAR 1999

## JANUARY KEY FIGURES

### TREND ESTIMATES

	Jan 1999	% change Dec 1998 to Jan 1999	% change Jan 1998 to Jan 1999
Dwelling units approved			
Private sector houses	8 336	0.1	-7.3
Total dwelling units	12 674	0.4	-4.5

### SEASONALLY ADJUSTED

	Jan 1999	% change Dec 1998 to Jan 1999	% change Jan 1998 to Jan 1999
Dwelling units approved			
Private sector houses	8 285	-2.2	-8.1
Total dwelling units	12 250	-8.1	-8.3

## JANUARY KEY POINTS

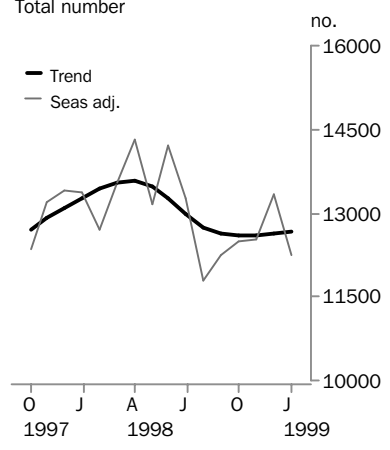
### TREND ESTIMATES

- The trend for private sector houses has flattened over the past four months and is 8.7% below the peak of March 1998.
- The rate of growth in the trend for other dwellings has eased. For the series to continue to show growth, the seasonally adjusted estimate next month will need to rise by at least 7%.
- The trend for total dwelling units continues to show moderate growth, rising 0.4% in January. The trend increased in New South Wales (+0.9%), Victoria(+0.6%), South Australia(+0.1%) and Western Australia(+1.7%) and the Australian Capital Territory(+16.2%).

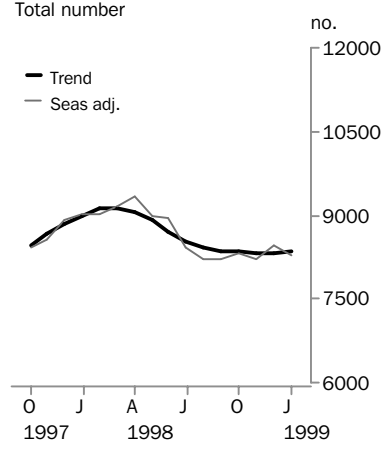
### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses fell by 2.2% in January after rising by 3.2% in December.
- The seasonally adjusted estimate for other dwellings fell by 21.4%. This followed a rise of 37.9% over the previous 4 months. The average monthly movement of this series is 11% and substantial movements are common.
- The seasonally adjusted estimate for total dwellings fell 8.1% after an increase of 12.1% over the previous four months. Falls occurred in all five mainland states.

### Dwelling units approved



### Private sector houses approved



▪ For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7585 or any ABS office shown on the back cover of this publication.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
February 1999	30 March 1999
March 1999	4 May 1999
April 1999	2 June 1999
May 1999	1 July 1999
June 1999	30 July 1999
July 1999	31 August 1999



## CHANGES IN THIS ISSUE

There are no changes in this issue.



## DATA NOTES

There are no notes about the data for this issue.



## SIGNIFICANT REVISIONS THIS MONTH

There are no significant revisions this month.



## RELATED UNPUBLISHED STATISTICS

For information about related unpublished statistics see page 26 of this publication.

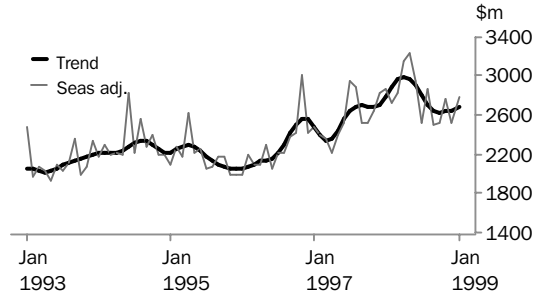


Dennis Trewin  
Acting Australian Statistician

# VALUE OF BUILDING APPROVED

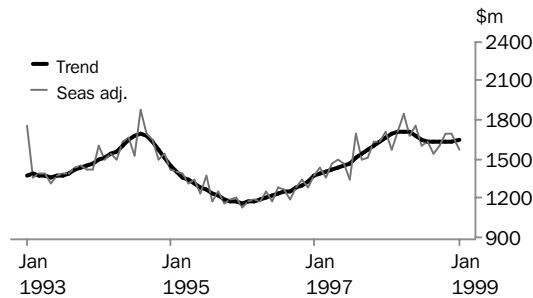
## VALUE OF TOTAL BUILDING

The trend is showing modest growth over the last three months, following six months of decline.



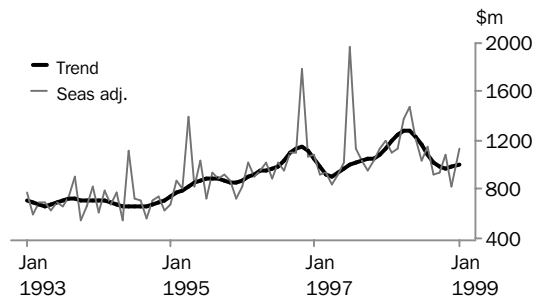
## VALUE OF RESIDENTIAL BUILDING

The trend has flattened following a 6.6% fall in the seasonally adjusted estimate in January.



## VALUE OF NON-RESIDENTIAL BUILDING

The decline in the trend has halted following a significant increase in the seasonally adjusted estimate for January (36.6%).



# VALUE OF BUILDING APPROVED

## CHAIN VOLUME MEASURES

### DECEMBER QUARTER 1998

Changes in the trend estimates of value of building approvals in the December Quarter 1998 in chain volume measures are summarised below.

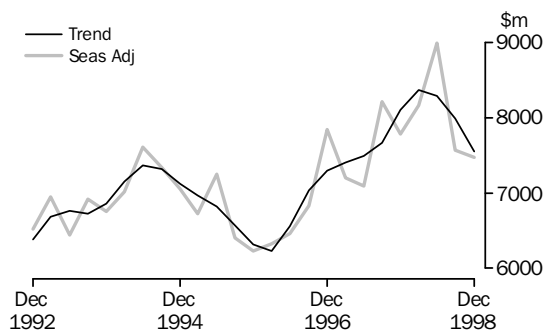
#### TREND ESTIMATES

	<i>Sep Qtr 1998 to Dec Qtr 1998</i>	<i>Dec Qtr 1997 to Dec Qtr 1998</i>
	% change	% change
New residential building	-1.7	0.7
Alterations and additions to residential buildings	-7.0	-3.0
Non-residential building	-8.9	-15.7
<b>Total building</b>	<b>-5.5</b>	<b>-6.8</b>

The trend for total building has fallen for the last three quarters and is 9.8% below the level of the March quarter 1998 (refer Table 10).

For the December quarter the most pronounced fall was in the non-residential building sector, which declined 8.9%. New houses fell by 3% while new other residential building was relatively unchanged.

### QUARTERLY VALUE OF BUILDING APPROVED (chain volume measures)



# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

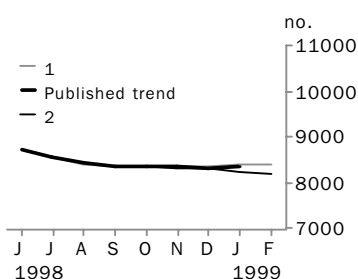
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### TREND REVISIONS

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

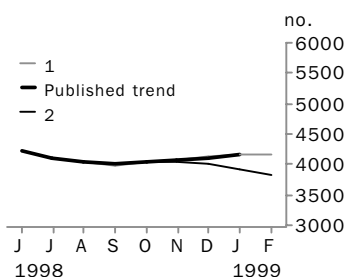
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the February seasonally adjusted estimate is higher than the January estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that the February seasonally adjusted estimate is lower than the January 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	<b>1</b> <i>rises by 3% on Jan 1999</i>		<b>2</b> <i>falls by 3% on Jan 1999</i>	
	no.	% change	no.	% change	no.	% change
September 1998	8 349	-0.7	8 332	-0.8	8 350	-0.7
October 1998	8 336	-0.2	8 328	0.0	8 337	-0.2
November 1998	8 331	-0.1	8 346	0.2	8 322	-0.2
December 1998	8 326	-0.1	8 365	0.2	8 286	-0.4
January 1999	8 336	0.1	8 391	0.3	8 243	-0.5
February 1999	n.y.a.	n.y.a.	8 400	0.1	8 177	-0.8

### OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 11% on Jan 1999</i>		<b>2</b> <i>falls by 11% on Jan 1999</i>	
	no.	% change	no.	% change	no.	% change
September 1998	3 999	-0.7	3 993	-0.8	4 021	-0.5
October 1998	4 033	0.9	4 030	0.9	4 044	0.6
November 1998	4 078	1.1	4 081	1.3	4 044	0.0
December 1998	4 108	0.7	4 123	1.0	4 002	-1.0
January 1999	4 151	1.1	4 151	0.7	3 923	-2.0
February 1999	n.y.a.	n.y.a.	4 174	0.6	3 829	-2.4

## 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							
<b>1997</b>							
November	8 468	8 638	4 262	4 439	12 730	347	13 077
December	8 286	8 449	3 718	4 005	12 004	450	12 454
<b>1998</b>							
January	7 277	7 414	3 556	3 727	10 833	308	11 141
February	8 009	8 169	3 161	3 398	11 170	397	11 567
March	9 559	9 754	3 759	4 099	13 318	535	13 853
April	8 913	9 073	4 512	4 926	13 425	574	13 999
May	9 329	9 602	3 892	4 266	13 221	647	13 868
June	9 363	10 017	4 229	4 532	13 592	957	14 549
July	9 038	9 486	4 706	4 890	13 744	632	14 376
August	8 509	8 657	3 596	3 773	12 105	325	12 430
September	9 038	9 264	3 618	3 751	12 656	359	13 015
October	8 619	8 805	3 298	3 523	11 917	411	12 328
November	8 476	8 706	4 197	4 416	12 673	449	13 122
December	7 899	8 020	4 193	4 445	12 092	373	12 465
<b>1999</b>							
January	6 412	6 611	2 818	3 036	9 230	417	9 647
SEASONALLY ADJUSTED							
<b>1997</b>							
November	8 567	8 751	4 242	4 455	12 809	398	13 206
December	8 898	9 077	3 954	4 312	12 852	537	13 389
<b>1998</b>							
January	9 013	9 170	4 022	4 183	13 035	319	13 354
February	9 005	9 170	3 270	3 519	12 275	414	12 689
March	9 153	9 332	3 891	4 221	13 044	509	13 553
April	9 345	9 468	4 473	4 832	13 818	482	14 300
May	8 969	9 247	3 643	3 925	12 612	560	13 172
June	8 944	9 459	4 559	4 748	13 504	703	14 207
July	8 405	8 880	4 157	4 369	12 562	687	13 249
August	8 200	8 371	3 245	3 430	11 446	355	11 800
September	8 199	8 424	3 539	3 809	11 738	495	12 233
October	8 323	8 557	3 664	3 929	11 987	499	12 486
November	8 204	8 454	3 813	4 075	12 017	512	12 529
December	8 469	8 594	4 444	4 731	12 914	411	13 325
<b>1999</b>							
January	8 285	8 533	3 516	3 717	11 801	449	12 250
TREND ESTIMATES							
<b>1997</b>							
November	8 651	8 825	3 841	4 099	12 492	431	12 924
December	8 826	8 990	3 849	4 105	12 675	421	13 096
<b>1998</b>							
January	8 991	9 145	3 858	4 123	12 850	418	13 267
February	9 107	9 270	3 889	4 167	12 996	440	13 436
March	9 135	9 332	3 935	4 222	13 070	484	13 554
April	9 055	9 305	3 975	4 259	13 030	534	13 564
May	8 903	9 205	3 998	4 265	12 901	568	13 470
June	8 714	9 052	3 964	4 210	12 678	583	13 261
July	8 536	8 879	3 884	4 115	12 420	573	12 994
August	8 409	8 725	3 802	4 028	12 211	542	12 753
September	8 349	8 621	3 763	3 999	12 112	507	12 620
October	8 336	8 566	3 785	4 033	12 121	478	12 599
November	8 331	8 534	3 822	4 078	12 152	460	12 612
December	8 326	8 514	3 850	4 108	12 176	446	12 622
<b>1999</b>							
January	8 336	8 522	3 897	4 151	12 232	441	12 674

## 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)							
<b>1997</b>							
November	-6.5	-6.2	28.1	27.6	2.8	12.7	3.0
December	-2.1	-2.2	-12.8	-9.8	-5.7	29.7	-4.8
<b>1998</b>							
January	-12.2	-12.2	-4.4	-6.9	-9.8	-31.6	-10.5
February	10.1	10.2	-11.1	-8.8	3.1	28.9	3.8
March	19.4	19.4	18.9	20.6	19.2	34.8	19.8
April	-6.8	-7.0	20.0	20.2	0.8	7.3	1.1
May	4.7	5.8	-13.7	-13.4	-1.5	12.7	-0.9
June	0.4	4.3	8.7	6.2	2.8	47.9	4.9
July	-3.5	-5.3	11.3	7.9	1.1	-34.0	-1.2
August	-5.9	-8.7	-23.6	-22.8	-11.9	-48.6	-13.5
September	6.2	7.0	0.6	-0.6	4.6	10.5	4.7
October	-4.6	-5.0	-8.8	-6.1	-5.8	14.5	-5.3
November	-1.7	-1.1	27.3	25.3	6.3	9.2	6.4
December	-6.8	-7.9	-0.1	0.7	-4.6	-16.9	-5.0
<b>1999</b>							
January	-18.8	-17.6	-32.8	-31.7	-23.7	11.8	-22.6
SEASONALLY ADJUSTED (% change from preceding month)							
<b>1997</b>							
November	1.6	1.6	19.5	19.4	6.9	11.3	7.0
December	3.9	3.7	-6.8	-3.2	0.3	35.1	1.4
<b>1998</b>							
January	1.3	1.0	1.7	-3.0	1.4	-40.6	-0.3
February	-0.1	0.0	-18.7	-15.9	-5.8	29.7	-5.0
March	1.6	1.8	19.0	20.0	6.3	23.0	6.8
April	2.1	1.4	14.9	14.5	5.9	-5.3	5.5
May	-4.0	-2.3	-18.6	-18.8	-8.7	16.2	-7.9
June	-0.3	2.3	25.2	21.0	7.1	25.6	7.9
July	-6.0	-6.1	-8.8	-8.0	-7.0	-2.3	-6.7
August	-2.4	-5.7	-21.9	-21.5	-8.9	-48.4	-10.9
September	0.0	0.6	9.0	11.1	2.6	39.5	3.7
October	1.5	1.6	3.6	3.2	2.1	0.9	2.1
November	-1.4	-1.2	4.1	3.7	0.2	2.6	0.3
December	3.2	1.7	16.6	16.1	7.5	-19.7	6.4
<b>1999</b>							
January	-2.2	-0.7	-20.9	-21.4	-8.6	9.1	-8.1
TREND ESTIMATES (% change from preceding month)							
<b>1997</b>							
November	2.2	2.1	1.0	0.8	1.8	-1.0	1.7
December	2.0	1.9	0.2	0.2	1.5	-2.5	1.3
<b>1998</b>							
January	1.9	1.7	0.3	0.4	1.4	-0.6	1.3
February	1.3	1.4	0.8	1.1	1.1	5.3	1.3
March	0.3	0.7	1.2	1.3	0.6	10.1	0.9
April	-0.9	-0.3	1.0	0.9	-0.3	10.2	0.1
May	-1.7	-1.1	0.6	0.1	-1.0	6.5	-0.7
June	-2.1	-1.7	-0.9	-1.3	-1.7	2.7	-1.5
July	-2.0	-1.9	-2.0	-2.3	-2.0	-1.7	-2.0
August	-1.5	-1.7	-2.1	-2.1	-1.7	-5.5	-1.9
September	-0.7	-1.2	-1.0	-0.7	-0.8	-6.4	-1.0
October	-0.2	-0.6	0.6	0.9	0.1	-5.7	-0.2
November	-0.1	-0.4	1.0	1.1	0.3	-3.9	0.1
December	-0.1	-0.2	0.7	0.7	0.2	-3.0	0.1
<b>1999</b>							
January	0.1	0.1	1.2	1.1	0.5	-1.1	0.4

## VALUE OF BUILDING APPROVED

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
<b>1997</b>					
November	1 390.4	228.0	1 618.4	992.1	2 610.5
December	1 289.3	211.3	1 500.6	1 059.4	2 560.0
<b>1998</b>					
January	1 181.8	238.6	1 420.4	1 035.1	2 455.5
February	1 177.7	240.1	1 417.8	1 165.9	2 583.8
March	1 452.1	256.4	1 708.6	960.1	2 668.7
April	1 552.8	280.6	1 833.4	1 249.0	3 082.4
May	1 514.4	292.2	1 806.6	1 481.9	3 288.4
June	1 512.9	282.9	1 795.8	1 225.9	3 021.8
July	1 542.8	282.8	1 825.6	880.9	2 706.5
August	1 364.2	233.1	1 597.3	1 455.4	3 052.7
September	1 411.7	263.6	1 675.3	949.3	2 624.5
October	1 391.3	239.1	1 630.4	1 123.5	2 753.8
November	1 492.0	247.7	1 739.7	1 109.2	2 848.9
December	1 366.2	218.3	1 584.4	743.4	2 327.9
<b>1999</b>					
January	1 045.4	188.5	1 234.0	1 001.1	2 235.0
SEASONALLY ADJUSTED					
<b>1997</b>					
November	1 375.6	215.8	1 634.4	1 038.7	2 638.1
December	1 393.7	243.8	1 634.6	1 130.3	2 836.3
<b>1998</b>					
January	1 442.2	295.4	1 714.6	1 193.2	2 863.4
February	1 284.7	260.1	1 566.7	1 101.0	2 724.4
March	1 491.2	249.3	1 716.9	1 135.5	2 825.7
April	1 607.2	271.7	1 850.9	1 384.0	3 148.2
May	1 392.2	280.8	1 678.0	1 475.0	3 240.9
June	1 521.4	297.4	1 756.3	1 223.7	2 952.3
July	1 345.0	267.4	1 610.9	1 029.4	2 519.4
August	1 326.9	236.1	1 627.9	1 151.7	2 870.2
September	1 305.9	226.6	1 542.6	924.6	2 496.2
October	1 386.7	230.4	1 600.8	939.9	2 531.5
November	1 441.3	229.3	1 695.1	1 083.4	2 776.4
December	1 466.3	256.6	1 688.5	831.7	2 527.7
<b>1999</b>					
January	1 346.1	234.2	1 577.5	1 136.3	2 786.2
TREND ESTIMATES					
<b>1997</b>					
November	1 355.3	240.6	1 601.8	1 057.1	2 678.0
December	1 377.5	248.5	1 628.7	1 082.2	2 706.2
<b>1998</b>					
January	1 405.7	256.5	1 661.1	1 133.2	2 789.9
February	1 434.8	264.8	1 691.3	1 196.8	2 888.5
March	1 456.9	272.2	1 713.8	1 256.0	2 961.6
April	1 459.8	276.5	1 717.6	1 288.6	2 990.9
May	1 446.2	276.2	1 706.0	1 280.8	2 969.4
June	1 420.1	270.6	1 682.4	1 237.7	2 905.6
July	1 393.4	261.5	1 656.2	1 163.1	2 810.9
August	1 377.2	250.8	1 636.8	1 078.7	2 713.4
September	1 378.5	240.7	1 630.7	1 013.1	2 648.5
October	1 392.8	235.2	1 636.2	983.5	2 630.7
November	1 404.3	233.8	1 640.2	977.0	2 636.3
December	1 410.1	234.2	1 640.5	983.1	2 652.3
<b>1999</b>					
January	1 418.5	237.2	1 642.8	998.7	2 679.6

(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)					
<b>1997</b>					
November	3.9	-12.7	1.2	-19.8	-8.0
December	-7.3	-7.3	-7.3	6.8	-1.9
<b>1998</b>					
January	-8.3	12.9	-5.3	-2.3	-4.1
February	-0.3	0.6	-0.2	12.6	5.2
March	23.3	6.8	20.5	-17.7	3.3
April	6.9	9.4	7.3	30.1	15.5
May	-2.5	4.1	-1.5	18.6	6.7
June	-0.1	-3.2	-0.6	-17.3	-8.1
July	2.0	-0.1	1.7	-28.1	-10.4
August	-11.6	-17.6	-12.5	65.2	12.8
September	3.5	13.1	4.9	-34.8	-14.0
October	-1.4	-9.3	-2.7	18.3	4.9
November	7.2	3.6	6.7	-1.3	3.5
December	-8.4	-11.9	-8.9	-33.0	-18.3
<b>1999</b>					
January	-23.5	-13.6	-22.1	34.7	-4.0
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1997</b>					
November	5.6	-7.9	8.0	9.1	4.7
December	1.3	13.0	0.0	8.8	7.5
<b>1998</b>					
January	3.5	21.2	4.9	5.6	1.0
February	-10.9	-11.9	-8.6	-7.7	-4.9
March	16.1	-4.2	9.6	3.1	3.7
April	7.8	9.0	7.8	21.9	11.4
May	-13.4	3.4	-9.3	6.6	2.9
June	9.3	5.9	4.7	-17.0	-8.9
July	-11.6	-10.1	-8.3	-15.9	-14.7
August	-1.3	-11.7	1.1	11.9	13.9
September	-1.6	-4.0	-5.2	-19.7	-13.0
October	6.2	1.6	3.8	1.7	1.4
November	3.9	-0.5	5.9	15.3	9.7
December	1.7	11.9	-0.4	-23.2	-9.0
<b>1999</b>					
January	-8.2	-8.7	-6.6	36.6	10.2
TREND ESTIMATES (% change from preceding month)					
<b>1997</b>					
November	1.8	3.0	1.8	0.7	-0.4
December	1.6	3.3	1.7	2.4	1.1
<b>1998</b>					
January	2.0	3.2	2.0	4.7	3.1
February	2.1	3.2	1.8	5.6	3.5
March	1.5	2.8	1.3	5.0	2.5
April	0.2	1.6	0.2	2.6	1.0
May	-0.9	-0.1	-0.7	-0.6	-0.7
June	-1.8	-2.0	-1.4	-3.4	-2.1
July	-1.9	-3.3	-1.6	-6.0	-3.3
August	-1.2	-4.1	-1.2	-7.3	-3.5
September	0.1	-4.0	-0.4	-6.1	-2.4
October	1.0	-2.3	0.3	-2.9	-0.7
November	0.8	-0.6	0.2	-0.7	0.2
December	0.4	0.2	0.0	0.6	0.6
<b>1999</b>					
January	0.6	1.3	0.1	1.6	1.0

(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								
<b>1997</b>								
November	4 729	3 247	2 628	552	1 541	128	135	117
December	4 380	2 830	2 813	513	1 412	155	257	94
<b>1998</b>								
January	3 753	2 439	2 935	431	1 155	133	207	88
February	3 536	2 757	2 763	666	1 441	121	188	95
March	4 350	3 546	3 064	738	1 747	125	179	104
April	4 943	3 313	3 280	502	1 576	133	159	93
May	4 561	3 356	3 066	602	1 794	128	256	105
June	5 088	3 255	2 806	810	2 054	107	214	215
July	5 643	3 063	2 489	901	1 707	120	209	244
August	3 742	3 263	2 579	634	1 735	129	158	190
September	4 071	3 325	2 985	742	1 413	139	239	101
October	3 952	3 079	2 606	585	1 634	139	245	88
November	4 492	3 439	2 477	606	1 649	108	221	130
December	4 301	3 175	2 251	563	1 641	114	131	289
<b>1999</b>								
January	3 503	2 388	1 617	444	1 307	117	139	132
SEASONALLY ADJUSTED								
<b>1997</b>								
November	4 470	3 266	2 560	541	1 600	138	n.a.	n.a.
December	4 620	2 906	3 129	570	1 477	145	n.a.	n.a.
<b>1998</b>								
January	4 506	3 140	3 902	621	1 382	138	n.a.	n.a.
February	3 767	2 841	3 046	714	1 556	125	n.a.	n.a.
March	4 633	3 267	3 091	691	1 605	130	n.a.	n.a.
April	5 025	3 646	3 343	525	1 705	132	n.a.	n.a.
May	4 047	3 284	2 819	583	1 649	131	n.a.	n.a.
June	5 246	3 183	2 741	772	1 836	120	n.a.	n.a.
July	4 920	2 982	2 290	813	1 623	113	n.a.	n.a.
August	3 776	3 244	2 499	568	1 780	135	n.a.	n.a.
September	3 857	3 106	2 653	673	1 372	132	n.a.	n.a.
October	4 138	2 933	2 559	603	1 599	124	n.a.	n.a.
November	4 260	3 415	2 442	568	1 648	109	n.a.	n.a.
December	4 636	3 235	2 420	646	1 676	113	n.a.	n.a.
<b>1999</b>								
January	4 327	3 124	2 162	633	1 666	121	n.a.	n.a.
TREND ESTIMATES								
<b>1997</b>								
November	4 334	2 940	3 094	575	1 454	139	184	130
December	4 361	2 987	3 177	599	1 478	137	199	125
<b>1998</b>								
January	4 394	3 065	3 251	615	1 510	136	209	113
February	4 430	3 159	3 278	629	1 553	133	211	106
March	4 475	3 243	3 219	641	1 607	130	209	113
April	4 507	3 287	3 075	656	1 662	127	205	134
May	4 528	3 279	2 882	670	1 701	126	202	160
June	4 510	3 238	2 706	678	1 705	125	205	173
July	4 448	3 175	2 596	679	1 677	125	212	173
August	4 367	3 129	2 537	670	1 638	125	217	166
September	4 317	3 122	2 503	651	1 610	124	215	164
October	4 313	3 150	2 482	628	1 601	122	209	175
November	4 322	3 178	2 442	613	1 609	120	201	199
December	4 337	3 199	2 388	605	1 624	118	191	229
<b>1999</b>								
January	4 378	3 217	2 343	606	1 651	116	179	265

## 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)								
<b>1997</b>								
November	13.1	21.1	-17.3	-7.8	2.2	-21.5	-44.2	-17.6
December	-7.4	-12.8	7.0	-7.1	-8.4	21.1	90.4	-19.7
<b>1998</b>								
January	-14.3	-13.8	4.3	-16.0	-18.2	-14.2	-19.5	-6.4
February	-5.8	13.0	-5.9	54.5	24.8	-9.0	-9.2	8.0
March	23.0	28.6	10.9	10.8	21.2	3.3	-4.8	9.5
April	13.6	-6.6	7.0	-32.0	-9.8	6.4	-11.2	-10.6
May	-7.7	1.3	-6.5	19.9	13.8	-3.8	61.0	12.9
June	11.6	-3.0	-8.5	34.6	14.5	-16.4	-16.4	104.8
July	10.9	-5.9	-11.3	11.2	-16.9	12.1	-2.3	13.5
August	-33.7	6.5	3.6	-29.6	1.6	7.5	-24.4	-22.1
September	8.8	1.9	15.7	17.0	-18.6	7.8	51.3	-46.8
October	-2.9	-7.4	-12.7	-21.2	15.6	0.0	2.5	-12.9
November	13.7	11.7	-5.0	3.6	0.9	-22.3	-9.8	47.7
December	-4.3	-7.7	-9.1	-7.1	-0.5	5.6	-40.7	122.3
<b>1999</b>								
January	-18.6	-24.8	-28.2	-21.1	-20.4	2.6	6.1	-54.3
SEASONALLY ADJUSTED (% change from preceding month)								
<b>1997</b>								
November	9.6	34.8	-14.6	-5.9	10.8	-0.5	n.a.	n.a.
December	3.4	-11.0	22.2	5.5	-7.7	5.5	n.a.	n.a.
<b>1998</b>								
January	-2.5	8.0	24.7	8.9	-6.4	-5.3	n.a.	n.a.
February	-16.4	-9.5	-21.9	15.0	12.5	-9.1	n.a.	n.a.
March	23.0	15.0	1.5	-3.2	3.1	3.7	n.a.	n.a.
April	8.5	11.6	8.2	-24.0	6.3	1.4	n.a.	n.a.
May	-19.5	-9.9	-15.7	11.1	-3.3	-0.6	n.a.	n.a.
June	29.6	-3.1	-2.7	32.3	11.3	-8.6	n.a.	n.a.
July	-6.2	-6.3	-16.5	5.4	-11.6	-5.8	n.a.	n.a.
August	-23.2	8.8	9.1	-30.1	9.6	20.3	n.a.	n.a.
September	2.1	-4.2	6.2	18.4	-22.9	-2.5	n.a.	n.a.
October	7.3	-5.6	-3.5	-10.4	16.5	-5.7	n.a.	n.a.
November	2.9	16.4	-4.6	-5.8	3.1	-12.1	n.a.	n.a.
December	8.8	-5.3	-0.9	13.8	1.7	3.7	n.a.	n.a.
<b>1999</b>								
January	-6.7	-3.4	-10.7	-2.0	-0.6	6.8	n.a.	n.a.
TREND ESTIMATES (% change from preceding month)								
<b>1997</b>								
November	0.9	1.0	2.5	4.2	1.9	-1.3	9.7	5.2
December	0.6	1.6	2.7	4.2	1.6	-1.5	8.1	-4.0
<b>1998</b>								
January	0.8	2.6	2.3	2.7	2.2	-1.3	4.7	-9.7
February	0.8	3.0	0.8	2.3	2.8	-1.6	1.1	-5.8
March	1.0	2.7	-1.8	2.0	3.4	-2.4	-0.9	6.4
April	0.7	1.4	-4.5	2.2	3.4	-2.2	-1.7	18.4
May	0.5	-0.2	-6.3	2.1	2.3	-1.2	-1.4	19.9
June	-0.4	-1.3	-6.1	1.3	0.3	-0.2	1.2	8.0
July	-1.4	-1.9	-4.1	0.1	-1.6	0.1	3.3	-0.1
August	-1.8	-1.5	-2.3	-1.3	-2.3	-0.4	2.4	-4.0
September	-1.1	-0.2	-1.4	-2.8	-1.7	-1.0	-0.6	-1.2
October	-0.1	0.9	-0.8	-3.6	-0.6	-1.4	-3.0	6.4
November	0.2	0.9	-1.6	-2.4	0.5	-1.8	-4.0	14.2
December	0.3	0.7	-2.2	-1.3	0.9	-1.7	-5.1	14.6
<b>1999</b>								
January	0.9	0.6	-1.9	0.1	1.7	-1.5	-6.1	16.2

## 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)						
<b>1995-96</b>	85 803	31 275	1 592	(b) 0	282	<b>118 952</b>
<b>1996-97</b>	90 765	36 948	853	2 231	461	<b>131 258</b>
<b>1997-98</b>	104 461	42 381	788	2 456	621	<b>150 707</b>
<b>1998</b>						
January	7 269	3 185	34	310	35	<b>10 833</b>
February	7 999	2 823	48	279	21	<b>11 170</b>
March	9 547	3 568	58	76	69	<b>13 318</b>
April	8 904	4 154	75	280	12	<b>13 425</b>
May	9 317	3 501	139	230	34	<b>13 221</b>
June	9 354	3 713	140	375	10	<b>13 592</b>
July	9 028	4 328	58	314	16	<b>13 744</b>
August	8 500	3 279	87	123	116	<b>12 105</b>
September	9 029	3 191	43	372	21	<b>12 656</b>
October	8 612	3 161	43	85	16	<b>11 917</b>
November	8 469	3 729	75	381	19	<b>12 673</b>
December	7 886	3 843	37	266	60	<b>12 092</b>
<b>1999</b>						
January	6 409	2 652	26	81	62	<b>9 230</b>
PUBLIC SECTOR (Number)						
<b>1995-96</b>	1 755	3 862	138	(b) 0	5	<b>5 760</b>
<b>1996-97</b>	1 768	3 469	73	38	19	<b>5 367</b>
<b>1997-98</b>	2 530	2 989	35	1	13	<b>5 568</b>
<b>1998</b>						
January	137	171	0	0	0	<b>308</b>
February	160	237	0	0	0	<b>397</b>
March	195	339	1	0	0	<b>535</b>
April	160	414	0	0	0	<b>574</b>
May	273	347	27	0	0	<b>647</b>
June	654	293	7	1	2	<b>957</b>
July	448	182	1	0	1	<b>632</b>
August	148	177	0	0	0	<b>325</b>
September	226	132	0	0	1	<b>359</b>
October	186	216	9	0	0	<b>411</b>
November	230	212	7	0	0	<b>449</b>
December	121	250	0	2	0	<b>373</b>
<b>1999</b>						
January	199	218	0	0	0	<b>417</b>
TOTAL (Number)						
<b>1995-96</b>	87 558	35 137	1 730	(b) 0	287	<b>124 712</b>
<b>1996-97</b>	92 533	40 417	926	2 269	480	<b>136 625</b>
<b>1997-98</b>	106 991	45 370	823	2 457	634	<b>156 275</b>
<b>1998</b>						
January	7 406	3 356	34	310	35	<b>11 141</b>
February	8 159	3 060	48	279	21	<b>11 567</b>
March	9 742	3 907	59	76	69	<b>13 853</b>
April	9 064	4 568	75	280	12	<b>13 999</b>
May	9 590	3 848	166	230	34	<b>13 868</b>
June	10 008	4 006	147	376	12	<b>14 549</b>
July	9 476	4 510	59	314	17	<b>14 376</b>
August	8 648	3 456	87	123	116	<b>12 430</b>
September	9 255	3 323	43	372	22	<b>13 015</b>
October	8 798	3 377	52	85	16	<b>12 328</b>
November	8 699	3 941	82	381	19	<b>13 122</b>
December	8 007	4 093	37	268	60	<b>12 465</b>
<b>1999</b>						
January	6 608	2 870	26	81	62	<b>9 647</b>

(a) See Glossary for definition.

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

## VALUE OF BUILDING APPROVED, Private and Public Sector: 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)								
<b>1995-96</b>	8 641.3	3 017.5	85.5	2 119.7	(b) 0.0	13 873.0	7 657.0	<b>21 530.0</b>
<b>1996-97</b>	9 688.2	3 524.5	62.8	2 232.6	203.4	15 711.7	9 209.7	<b>24 921.1</b>
<b>1997-98</b>	11 654.3	4 400.7	87.8	2 573.4	238.5	18 954.8	10 276.7	<b>29 231.1</b>
<b>1998</b>								
January	819.4	336.6	2.6	178.9	47.6	1 385.0	739.1	<b>2 124.0</b>
February	885.4	256.4	4.6	200.3	23.6	1 370.3	732.8	<b>2 103.1</b>
March	1 081.7	327.8	4.6	232.9	6.9	1 653.9	543.6	<b>2 197.5</b>
April	1 007.5	499.2	4.7	220.3	40.0	1 771.7	846.3	<b>2 618.0</b>
May	1 058.4	402.7	11.4	231.5	36.5	1 740.5	1 181.3	<b>2 921.8</b>
June	1 070.2	363.0	37.0	222.9	13.3	1 706.5	924.2	<b>2 630.7</b>
July	1 047.5	437.7	3.9	236.8	32.3	1 758.3	699.8	<b>2 458.1</b>
August	979.2	353.8	14.4	200.2	16.0	1 563.6	875.5	<b>2 439.0</b>
September	1 052.5	323.8	3.3	216.1	37.6	1 633.3	719.5	<b>2 352.8</b>
October	1 000.9	353.3	4.0	223.6	4.8	1 586.7	738.7	<b>2 325.3</b>
November	990.4	462.1	7.4	203.1	26.9	1 689.8	861.0	<b>2 550.9</b>
December	923.8	405.0	3.3	185.3	24.1	1 541.4	510.6	<b>2 052.0</b>
<b>1999</b>								
January	757.3	251.9	2.2	168.4	10.3	1 190.0	671.0	<b>1 861.0</b>
PUBLIC SECTOR (\$ million)								
<b>1995-96</b>	171.1	288.6	12.3	55.2	(b) 0.0	530.0	3 072.3	<b>3 602.2</b>
<b>1996-97</b>	189.0	276.0	2.0	58.3	2.2	527.3	3 520.3	<b>4 047.6</b>
<b>1997-98</b>	249.2	224.6	2.7	101.7	0.1	578.3	4 185.6	<b>4 763.6</b>
<b>1998</b>								
January	13.8	12.1	0.0	9.5	0.0	35.4	296.0	<b>331.5</b>
February	17.0	18.9	0.0	11.6	0.0	47.6	433.2	<b>480.7</b>
March	19.1	23.5	1.2	10.9	0.0	54.7	416.5	<b>471.2</b>
April	15.6	30.5	0.0	15.6	0.0	61.7	402.7	<b>464.3</b>
May	25.3	28.0	1.0	11.8	0.0	66.1	300.6	<b>366.7</b>
June	57.8	21.9	0.5	9.2	0.1	89.4	301.7	<b>391.1</b>
July	41.4	16.2	0.5	9.2	0.0	67.3	181.2	<b>248.5</b>
August	17.1	14.1	0.0	2.5	0.0	33.7	580.0	<b>613.7</b>
September	25.1	10.3	0.0	6.6	0.0	42.0	229.7	<b>271.7</b>
October	21.9	15.2	1.0	5.6	0.0	43.7	384.8	<b>428.5</b>
November	23.2	16.4	0.4	9.9	0.0	49.8	248.2	<b>298.0</b>
December	13.9	23.5	0.0	5.6	0.1	43.0	232.8	<b>275.8</b>
<b>1999</b>								
January	19.5	16.8	0.0	7.7	0.0	44.0	330.0	<b>374.0</b>
TOTAL (\$ million)								
<b>1995-96</b>	8 812.5	3 306.3	97.7	2 174.6	(b) 0.0	14 402.8	10 729.2	<b>25 132.0</b>
<b>1996-97</b>	9 877.1	3 800.3	64.7	2 291.0	205.7	16 239.0	12 729.9	<b>28 968.7</b>
<b>1997-98</b>	11 903.5	4 625.2	90.4	2 675.2	238.5	19 532.7	14 461.8	<b>33 994.8</b>
<b>1998</b>								
January	833.1	348.6	2.6	188.4	47.6	1 420.4	1 035.1	<b>2 455.5</b>
February	902.4	275.4	4.6	211.9	23.6	1 417.8	1 165.9	<b>2 583.8</b>
March	1 100.8	351.3	5.7	243.8	6.9	1 708.6	960.1	<b>2 668.7</b>
April	1 023.1	529.7	4.7	235.8	40.0	1 833.4	1 249.0	<b>3 082.4</b>
May	1 083.7	430.7	12.4	243.3	36.5	1 806.6	1 481.9	<b>3 288.4</b>
June	1 128.0	384.9	37.5	232.1	13.3	1 795.8	1 225.9	<b>3 021.8</b>
July	1 088.9	453.9	4.4	246.1	32.3	1 825.6	880.9	<b>2 706.5</b>
August	996.3	367.9	14.4	202.7	16.0	1 597.3	1 455.4	<b>3 052.7</b>
September	1 077.6	334.1	3.3	222.7	37.6	1 675.3	949.3	<b>2 624.5</b>
October	1 022.8	368.5	5.0	229.2	4.8	1 630.4	1 123.5	<b>2 753.8</b>
November	1 013.5	478.5	7.9	212.9	26.9	1 739.7	1 109.2	<b>2 848.9</b>
December	937.7	428.5	3.3	190.9	24.1	1 584.4	743.4	<b>2 327.9</b>
<b>1999</b>								
January	776.8	268.6	2.2	176.1	10.3	1 234.0	1 001.1	<b>2 235.0</b>

(a) See Glossary for definition.

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

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

## NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....		Total	Flats, units or apartments in a building of.....			Total	Total new residential building	
		One storey	Two or more storeys		One or two storeys	Three storeys	Four or more storeys			
NUMBER OF DWELLING UNITS										
<b>1995-96</b>	87 558	12 427	7 499	19 926	4 388	4 027	6 796	15 211	35 137	<b>122 695</b>
<b>1996-97</b>	92 533	10 698	8 920	19 618	4 777	5 464	10 558	20 799	40 417	<b>132 950</b>
<b>1997-98</b>	106 991	11 376	10 403	21 779	5 116	6 064	12 411	23 591	45 370	<b>152 361</b>
<b>1997</b>										
November	8 633	913	783	1 696	454	651	1 428	2 533	4 229	<b>12 862</b>
December	8 438	1 106	916	2 022	414	654	778	1 846	3 868	<b>12 306</b>
<b>1998</b>										
January	7 406	743	580	1 323	355	413	1 265	2 033	3 356	<b>10 762</b>
February	8 159	856	955	1 811	290	522	437	1 249	3 060	<b>11 219</b>
March	9 742	1 227	833	2 060	605	639	603	1 847	3 907	<b>13 649</b>
April	9 064	1 109	958	2 067	439	515	1 547	2 501	4 568	<b>13 632</b>
May	9 590	839	878	1 717	563	322	1 246	2 131	3 848	<b>13 438</b>
June	10 008	924	1 116	2 040	384	362	1 220	1 966	4 006	<b>14 014</b>
July	9 476	976	991	1 967	461	428	1 654	2 543	4 510	<b>13 986</b>
August	8 648	838	850	1 688	427	429	912	1 768	3 456	<b>12 104</b>
September	9 255	879	1 329	2 208	300	320	495	1 115	3 323	<b>12 578</b>
October	8 798	823	959	1 782	243	307	1 045	1 595	3 377	<b>12 175</b>
November	8 699	719	1 088	1 807	314	410	1 410	2 134	3 941	<b>12 640</b>
December	8 007	884	879	1 763	506	558	1 266	2 330	4 093	<b>12 100</b>
<b>1999</b>										
January	6 608	552	748	1 300	291	335	944	1 570	2 870	<b>9 478</b>

## VALUE (\$ million)

<b>1995-96</b>	8 812.5	882.5	656.9	1 539.2	339.3	324.8	1 103.1	1 766.9	3 306.3	<b>12 118.6</b>
<b>1996-97</b>	9 877.1	753.1	809.5	1 562.7	351.4	480.0	1 406.2	2 237.8	3 800.3	<b>13 677.5</b>
<b>1997-98</b>	11 903.5	822.7	958.4	1 780.9	423.2	548.3	1 872.4	2 844.1	4 625.2	<b>16 528.7</b>
<b>1997</b>										
November	947.3	63.9	78.8	142.7	36.8	51.8	211.8	300.5	443.2	<b>1 390.4</b>
December	936.1	70.1	78.7	148.8	37.0	59.6	107.7	204.4	353.2	<b>1 289.3</b>
<b>1998</b>										
January	833.1	53.1	58.9	112.0	25.1	44.8	166.7	236.7	348.6	<b>1 181.8</b>
February	902.4	59.1	88.8	147.9	25.3	50.0	52.2	127.4	275.4	<b>1 177.7</b>
March	1 100.8	90.7	78.0	168.7	54.1	50.0	78.5	182.6	351.3	<b>1 452.1</b>
April	1 023.1	89.1	87.0	176.1	34.4	52.5	266.7	353.5	529.7	<b>1 552.8</b>
May	1 083.7	63.0	90.0	153.0	49.2	29.5	199.0	277.7	430.7	<b>1 514.4</b>
June	1 128.0	66.6	97.9	164.4	31.2	33.4	155.9	220.4	384.9	<b>1 512.9</b>
July	1 088.9	72.9	108.2	181.1	41.3	37.2	194.2	272.8	453.9	<b>1 542.8</b>
August	996.3	67.2	72.1	139.3	39.1	47.8	141.6	228.6	367.9	<b>1 364.2</b>
September	1 077.6	68.2	124.1	192.3	22.1	32.1	87.7	141.8	334.1	<b>1 411.7</b>
October	1 022.8	63.0	85.2	148.2	18.2	29.0	173.1	220.3	368.5	<b>1 391.3</b>
November	1 013.5	56.1	109.2	165.3	25.9	42.7	244.6	313.2	478.5	<b>1 492.0</b>
December	937.7	66.9	87.8	154.7	39.7	53.0	181.1	273.8	428.5	<b>1 366.2</b>
<b>1999</b>										
January	776.8	45.2	72.5	117.6	21.0	30.3	99.8	151.0	268.6	<b>1 045.4</b>

(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)							
<b>1995-96</b>	8 813.8	3 362.2	12 176.3	2 287.1	14 463.4	10 950.7	25 417.7
<b>1996-97</b>	9 877.1	3 800.4	13 677.5	2 561.3	16 238.9	12 729.8	28 968.7
<b>1997-98</b>	11 835.6	4 439.9	16 275.5	2 976.2	19 251.7	13 901.9	33 153.5
<b>1997</b>							
September	2 944.3	1 145.5	4 089.8	710.5	4 800.2	3 954.2	8 754.4
December	2 871.1	1 086.9	3 958.0	693.7	4 651.6	3 172.5	7 824.1
<b>1998</b>							
March	2 817.1	935.6	3 752.7	727.1	4 479.8	3 025.1	7 505.0
June	3 203.2	1 271.8	4 475.0	844.9	5 320.0	3 750.1	9 070.0
September	3 117.9	1 082.3	4 200.3	766.8	4 967.1	3 090.7	8 057.8
December	2 913.7	1 184.1	4 097.8	689.9	4 787.7	2 782.8	7 570.5
SEASONALLY ADJUSTED (\$ million)							
<b>1997</b>							
September	2 716.5	1 030.2	3 767.4	673.2	4 488.6	3 977.7	8 217.6
December	2 900.1	1 072.7	3 988.1	681.6	4 698.3	2 952.8	7 789.1
<b>1998</b>							
March	3 062.0	1 038.7	4 127.7	789.4	4 907.7	3 209.6	8 167.4
June	3 156.2	1 296.1	4 389.3	832.0	5 154.1	3 777.5	8 992.2
September	2 911.2	938.5	3 857.8	714.0	4 648.1	2 919.1	7 571.8
December	2 914.6	1 203.7	4 129.4	696.6	4 805.7	2 666.9	7 471.7
TREND ESTIMATES (\$ million)							
<b>1997</b>							
September	2 790.5	1 019.6	3 815.7	676.4	4 529.2	3 210.3	7 674.0
December	2 923.4	1 069.9	4 004.2	719.6	4 742.0	3 367.6	8 103.0
<b>1998</b>							
March	3 039.0	1 110.9	4 150.9	770.7	4 913.7	3 390.1	8 370.7
June	3 059.3	1 120.4	4 164.8	781.8	4 937.1	3 290.6	8 293.3
September	2 994.4	1 118.6	4 101.8	750.1	4 855.5	3 115.4	7 987.8
December	2 905.3	1 122.7	4 031.7	697.9	4 745.5	2 839.0	7 550.7
TREND ESTIMATES (% change from preceding quarter)							
<b>1997</b>							
September	4.5	0.0	3.5	1.5	3.8	1.0	2.5
December	4.8	4.9	4.9	6.4	4.7	4.9	5.6
<b>1998</b>							
March	4.0	3.8	3.7	7.1	3.6	0.7	3.3
June	0.7	0.9	0.3	1.4	0.5	-2.9	-0.9
September	-2.1	-0.2	-1.5	-4.1	-1.7	-5.3	-3.7
December	-3.0	0.4	-1.7	-7.0	-2.3	-8.9	-5.5

(a) Reference year for chain volume measures is 1996-97.  
See paragraphs 20-21 of the Explanatory Notes.

(b) Refer to Explanatory Notes paragraph 12.

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

Period	Hotels, motels and other short term accommodation....		Shops.....		Factories.....		Offices.....		Other business premises.....		Educational.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
<b>1998</b>												
November	23	2.1	367	33.8	97	9.8	171	16.6	142	14.8	67	6.7
December	16	1.7	247	21.5	88	9.2	171	16.7	129	13.5	95	9.9
<b>1999</b>												
January	23	2.0	154	14.6	48	5.2	117	11.2	115	11.3	42	4.6
Value—\$200,000—\$499,999												
<b>1998</b>												
November	18	5.1	67	18.5	51	15.9	67	19.4	61	19.1	38	12.5
December	16	4.7	58	17.4	42	12.1	38	11.2	58	16.8	36	10.7
<b>1999</b>												
January	6	1.8	50	13.6	47	13.6	58	16.3	58	17.3	35	12.0
Value—\$500,000—\$999,999												
<b>1998</b>												
November	4	2.5	28	18.9	28	18.5	19	11.9	29	18.8	21	14.2
December	4	3.3	19	11.8	23	15.9	13	7.5	20	14.1	22	15.4
<b>1999</b>												
January	3	1.9	24	16.2	23	15.2	13	8.2	24	15.7	19	13.7
Value—\$1,000,000—\$4,999,999												
<b>1998</b>												
November	2	2.7	21	45.2	12	21.2	20	42.6	36	90.6	25	51.8
December	7	13.7	24	45.6	8	13.5	17	38.8	18	33.5	26	56.2
<b>1999</b>												
January	9	23.6	21	42.2	7	12.1	14	29.2	14	32.7	14	32.5
Value—\$5,000,000 and over												
<b>1998</b>												
November	3	41.0	7	116.3	1	12.0	7	81.8	9	79.3	1	5.1
December	2	17.5	3	36.0	1	6.0	3	23.9	3	21.6	6	45.0
<b>1999</b>												
January	4	69.8	5	177.5	3	21.8	2	19.6	4	26.7	7	79.9
Value—Total												
<b>1995-96</b>	578	657.9	4 098	1 811.3	2 246	989.1	3 461	1 801.3	2 646	1 719.8	1 505	1 255.2
<b>1996-97</b>	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
<b>1997-98</b>	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
<b>1998</b>												
November	50	53.4	490	232.7	189	77.3	284	172.2	277	222.5	152	90.2
December	45	40.8	351	132.3	162	56.8	242	98.1	228	99.4	185	137.2
<b>1999</b>												
January	45	99.2	254	264.2	128	67.9	204	84.5	215	103.6	117	142.7



Period	Religious.....		Health.....		Entertainment and recreational....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
<b>1998</b>										
November	15	1.6	34	3.5	42	4.2	46	3.9	1 004	96.8
December	6	0.7	28	2.5	39	3.8	46	4.2	865	83.5
<b>1999</b>										
January	10	1.2	26	2.5	31	3.0	43	3.9	609	59.5
Value—\$200,000—\$499,999										
<b>1998</b>										
November	3	0.8	9	2.7	19	6.4	20	6.3	353	106.6
December	1	0.3	20	6.0	17	5.1	21	5.8	307	90.1
<b>1999</b>										
January	2	0.8	10	3.1	15	3.8	13	4.0	294	86.3
Value—\$500,000—\$999,999										
<b>1998</b>										
November	3	1.5	10	6.4	8	5.4	11	7.9	161	105.9
December	1	0.7	10	6.5	8	4.5	9	6.0	129	85.7
<b>1999</b>										
January	3	1.6	7	5.9	9	6.7	4	2.5	129	87.7
Value—\$1,000,000—\$4,999,999										
<b>1998</b>										
November	3	6.7	16	30.6	13	26.5	3	5.7	151	323.5
December	2	3.2	10	21.6	18	43.6	7	20.0	137	289.6
<b>1999</b>										
January	0	0.0	7	16.3	5	12.9	4	16.3	95	217.9
Value—\$5,000,000 and over										
<b>1998</b>										
November	0	0.0	5	114.3	2	15.2	2	11.5	37	476.4
December	0	0.0	1	5.0	3	34.2	1	5.1	23	194.4
<b>1999</b>										
January	1	5.0	4	65.5	2	53.4	1	30.5	33	549.7
Value—Total										
<b>1995-96</b>	205	85.8	661	765.8	1 070	936.7	1 310	706.3	17 780	10 729.2
<b>1996-97</b>	193	56.3	778	982.3	1 143	1 321.2	1 328	816.7	18 471	12 729.9
<b>1997-98</b>	219	79.5	771	1 773.6	1 034	1 496.3	1 134	744.0	18 650	14 461.8
<b>1998</b>										
November	24	10.6	74	157.4	84	57.6	82	35.3	1 706	1 109.2
December	10	4.8	69	41.6	85	91.2	84	41.2	1 461	743.4
<b>1999</b>										
January	16	8.6	54	93.2	62	80.0	65	57.2	1 160	1 001.1

## 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>
<b>PRIVATE SECTOR</b>						
New South Wales	1 818	1 466	11	73	12	3 380
Victoria	1 711	499	9	7	7	2 233
Queensland	1 116	409	4	0	43	1 572
South Australia	361	73	0	0	0	434
Western Australia	1 142	108	2	0	0	1 252
Tasmania	114	3	0	0	0	117
Northern Territory	59	50	0	1	0	110
Australian Capital Territory	88	44	0	0	0	132
Australia	6 409	2 652	26	81	62	9 230
<b>PUBLIC SECTOR</b>						
New South Wales	24	99	0	0	0	123
Victoria	98	57	0	0	0	155
Queensland	34	11	0	0	0	45
South Australia	10	0	0	0	0	10
Western Australia	6	49	0	0	0	55
Tasmania	0	0	0	0	0	0
Northern Territory	27	2	0	0	0	29
Australian Capital Territory	0	0	0	0	0	0
Australia	199	218	0	0	0	417
<b>TOTAL</b>						
New South Wales	1 842	1 565	11	73	12	3 503
Victoria	1 809	556	9	7	7	2 388
Queensland	1 150	420	4	0	43	1 617
South Australia	371	73	0	0	0	444
Western Australia	1 148	157	2	0	0	1 307
Tasmania	114	3	0	0	0	117
Northern Territory	86	52	0	1	0	139
Australian Capital Territory	88	44	0	0	0	132
Australia	6 608	2 870	26	81	62	9 647

(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
<b>PRIVATE SECTOR</b>								
New South Wales	233.6	131.0	1.1	71.0	9.7	446.4	220.0	<b>666.3</b>
Victoria	207.0	57.0	0.6	45.9	0.5	311.0	111.6	<b>422.6</b>
Queensland	123.5	29.1	0.3	15.9	0.0	168.8	140.2	<b>309.0</b>
South Australia	36.2	8.7	0.0	9.5	0.0	54.4	12.3	<b>66.7</b>
Western Australia	126.5	17.6	0.3	18.7	0.0	163.1	163.8	<b>326.9</b>
Tasmania	11.1	0.2	0.0	2.8	0.0	14.0	15.9	<b>29.9</b>
Northern Territory	7.6	4.5	0.0	1.4	0.0	13.5	5.3	<b>18.9</b>
Australian Capital Territory	11.7	3.8	0.0	3.2	0.0	18.7	1.9	<b>20.6</b>
Australia	757.3	251.9	2.2	168.4	10.3	1 190.0	671.0	<b>1 861.0</b>
<b>PUBLIC SECTOR</b>								
New South Wales	3.0	8.6	0.0	1.2	0.0	12.8	77.2	<b>90.0</b>
Victoria	7.4	3.5	0.0	5.4	0.0	16.2	72.9	<b>89.2</b>
Queensland	3.9	1.1	0.0	0.2	0.0	5.2	58.8	<b>64.0</b>
South Australia	0.7	0.0	0.0	0.0	0.0	0.7	55.7	<b>56.4</b>
Western Australia	0.8	3.3	0.0	0.7	0.0	4.8	33.3	<b>38.1</b>
Tasmania	0.0	0.0	0.0	0.0	0.0	0.0	30.0	<b>30.0</b>
Northern Territory	3.8	0.3	0.0	0.2	0.0	4.2	1.9	<b>6.1</b>
Australian Capital Territory	0.0	0.0	0.0	0.0	0.0	0.0	0.3	<b>0.3</b>
Australia	19.5	16.8	0.0	7.7	0.0	44.0	330.0	<b>374.0</b>
<b>TOTAL</b>								
New South Wales	236.6	139.6	1.1	72.2	9.7	459.2	297.1	<b>756.3</b>
Victoria	214.4	60.5	0.6	51.3	0.5	327.2	184.6	<b>511.8</b>
Queensland	127.4	30.2	0.3	16.1	0.0	174.0	199.0	<b>373.0</b>
South Australia	36.9	8.7	0.0	9.5	0.0	55.1	68.0	<b>123.1</b>
Western Australia	127.4	20.9	0.3	19.4	0.0	167.9	197.1	<b>365.0</b>
Tasmania	11.1	0.2	0.0	2.8	0.0	14.1	45.8	<b>59.9</b>
Northern Territory	11.3	4.8	0.0	1.6	0.0	17.8	7.2	<b>25.0</b>
Australian Capital Territory	11.7	3.8	0.0	3.2	0.0	18.7	2.2	<b>20.9</b>
Australia	776.8	268.6	2.2	176.1	10.3	1 234.0	1 001.1	<b>2 235.0</b>

(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	Entertainment and recreational	Miscellaneous	Total non-residential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
New South Wales	38.9	50.6	28.1	36.4	35.1	2.3	6.4	6.0	9.7	6.3	220.0
Victoria	0.4	22.5	22.7	14.9	31.9	8.7	1.6	4.0	3.7	1.2	111.6
Queensland	46.6	68.4	2.3	4.9	10.8	3.4	0.0	1.7	1.5	0.5	140.2
South Australia	1.0	1.1	0.4	1.1	4.9	2.2	0.4	0.0	0.5	0.7	12.3
Western Australia	8.5	118.7	11.5	9.4	10.7	2.4	0.0	1.7	0.4	0.5	163.8
Tasmania	0.1	0.2	0.7	0.4	1.5	0.2	0.2	12.4	0.2	0.0	15.9
Northern Territory	0.3	0.8	1.6	0.0	1.5	1.0	0.0	0.0	0.2	0.0	5.3
Australian Capital Territory	0.0	0.2	0.2	0.1	0.0	0.3	0.0	0.0	1.2	0.0	1.9
Australia	95.7	262.6	67.4	67.4	96.4	20.4	8.6	25.8	17.5	9.3	671.0
PUBLIC SECTOR											
New South Wales	0.0	0.0	0.0	6.5	3.5	34.5	0.0	22.3	9.3	1.2	77.2
Victoria	3.5	0.6	0.0	0.9	0.3	15.4	0.0	1.1	49.3	1.9	72.9
Queensland	0.0	0.9	0.5	5.6	3.3	10.9	0.0	0.4	3.2	34.1	58.8
South Australia	0.0	0.1	0.0	2.7	0.0	43.0	0.0	0.0	0.0	9.9	55.7
Western Australia	0.0	0.0	0.0	0.6	0.0	17.6	0.0	14.2	0.1	0.8	33.3
Tasmania	0.0	0.0	0.0	0.2	0.0	0.1	0.0	29.2	0.4	0.1	30.0
Northern Territory	0.0	0.0	0.0	0.2	0.1	0.9	0.0	0.3	0.3	0.1	1.9
Australian Capital Territory	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.3
Australia	3.5	1.6	0.5	17.1	7.3	122.3	0.0	67.4	62.5	48.0	330.0
TOTAL											
New South Wales	38.9	50.6	28.1	42.9	38.6	36.7	6.4	28.3	19.0	7.5	297.1
Victoria	3.8	23.1	22.7	15.8	32.2	24.0	1.6	5.1	53.1	3.1	184.6
Queensland	46.6	69.3	2.8	10.5	14.1	14.3	0.0	2.1	4.7	34.6	199.0
South Australia	1.0	1.2	0.4	3.9	4.9	45.3	0.4	0.0	0.5	10.5	68.0
Western Australia	8.5	118.7	11.5	10.1	10.7	20.0	0.0	15.9	0.5	1.3	197.1
Tasmania	0.1	0.2	0.7	0.7	1.5	0.3	0.2	41.6	0.6	0.1	45.8
Northern Territory	0.3	0.8	1.6	0.2	1.6	1.9	0.0	0.3	0.4	0.1	7.2
Australian Capital Territory	0.0	0.2	0.2	0.4	0.0	0.3	0.0	0.0	1.2	0.0	2.2
Australia	99.2	264.2	67.9	84.5	103.6	142.7	8.6	93.2	80.0	57.2	1 001.1

# EXPLANATORY NOTES

## INTRODUCTION

**1** This publication presents monthly details of building work approved.

## SCOPE AND COVERAGE

**2** Statistics of building work approved are compiled from:

- permits issued by local government authorities;
- permits issued by licensed building surveyors;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- major building activity in areas not subject to normal administrative approval e.g. building on remote mine sites.

**3** The scope of the survey comprises the following activities:

- construction of new buildings
- alterations and additions to existing buildings
- approved non-structural renovation and refurbishment work
- approved installation of integral building fixtures

From July 1990, the statistics include:

- all approved new residential building valued at \$10,000 or more
- approved alterations and additions to residential building valued at \$10,000 or more
- all approved non-residential building jobs valued at \$50,000 or more.

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (Cat. no. 8762.0).

## VALUE DATA

**4** Value data are derived by aggregation of the estimated value of building work when completed as reported on approval documents. Such value data excludes the value of land and landscaping but includes site preparation. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', these estimates can differ significantly from the completed value of the building.

## OWNERSHIP

**5** Building ownership is classified as either public or private sector and is based on the sector of intended owner of the completed building at the time of approval. Residential buildings constructed by private sector builders under government housing authority schemes are classified as public sector when the authority has contracted, or intends to contract, to purchase the building on or before completion.

## BUILDING CLASSIFICATIONS

**6** Building approvals are classified both by the Type of Building (e.g. 'house', 'factory') and by the Type of Work involved (e.g. 'new', 'alterations and additions'). These classifications are often used in conjunction with each other to describe building approvals in this publication.

**7** The Type of Building classification refers to the intended major function of a building. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building, not to the function of the group as a whole.

## EXPLANATORY NOTES

### BUILDING CLASSIFICATIONS

*continued*

**8** An example is the treatment of building work approved for a factory complex. For instance, a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while the factory buildings would be classified to Factories.

**9** An exception to this rule is the treatment of group accommodation buildings. For example, a student accommodation building on a university campus would be classified to Education.

**10** In the case of a large multi-function building, i.e. a single large physical building which, at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function.

**11** Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.

**12** The Type of Work classification refers to the building activity carried out: New; Alterations and additions; or Conversion. See the Glossary for definitions of these terms. Prior to the January 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the January 1998 issue onwards, Conversion jobs are shown separately in tables 7, 8, 12 and 13. However, in other tables they are included within existing categories, as follows: in tables 1 and 2 they are included in the appropriate Type of Building category, and in tables 3, 4 and 10 they are included in the 'Alterations and additions to residential buildings' category.

### SEASONAL ADJUSTMENT

**13** Seasonal adjustment is a means of removing the estimated effects of seasonal variation from the series so that the effects of other influences can be more clearly recognised.

**14** In the seasonal adjustment of series, account has been taken of both normal seasonal factors and 'trading day' effects arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month. Adjustment has also been made for the influence of Easter which may affect the March and April estimates differently.

**15** Seasonal adjustment does not remove from the series the effect of irregular or non-seasonal influences (e.g. the approval of large projects or a change in the administrative arrangements of approving authorities).

**16** Some of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals.

**17** As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

## EXPLANATORY NOTES

### TREND ESTIMATES

**18** Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For the quarterly, chain volume measures, trend series shown in table 10, the trend estimates are derived by applying a 7-term Henderson-weighted moving average to all quarters of the respective seasonally adjusted series except the last three quarters. Trend series are created for these last three quarters by applying surrogates of the Henderson moving average seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

**19** While the smoothing techniques described in paragraph 18 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

### CHAIN VOLUME MEASURES

**20** The chain volume measures appearing in this publication are annually reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1996–97). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

**21** Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

### UNPUBLISHED DATA

**22** The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.

### RELATED PUBLICATIONS

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

- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, Australia* (Cat. no. 8752.0)
- *Building Activity, Building Work Done, Australia* (Cat. no. 8755.0)
- *Building Approvals* (Cat. No. 8731.1–8731.7)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0)
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in Building Other than House Building* (Cat. no. 6407.0)
- *Price Index of Materials Used in House Building* (Cat. no. 6408.0).

### ROUNDING

When figures have been rounded, discrepancies may occur between sums of the component items and totals.

### SYMBOLS AND OTHER USAGES

n.a. not available  
n.y.a. not yet available

## G L O S S A R Y

<b>Alterations and additions</b>	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
<b>Alterations and additions to residential buildings</b>	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 12.
<b>Building</b>	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
<b>Conversion</b>	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the 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.
<b>Dwelling unit</b>	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
<b>Educational</b>	Includes schools, colleges, kindergartens, libraries, museums and universities.
<b>Entertainment and recreational</b>	Includes clubs, cinemas, sport and recreation centres.
<b>Factories</b>	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
<b>Hotels, motels and other short term accommodation</b>	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
<b>House</b>	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretakers residences) associated with a non-residential building are defined as houses.



## GLOSSARY

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<b>Miscellaneous</b>	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>New other residential buildings</b>	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
<b>New residential</b>	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
<b>Non-residential building</b>	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the 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.
<b>Offices</b>	Includes banks, post offices and council chambers.
<b>Other business premises</b>	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
<b>Other dwellings</b>	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
<b>Other residential building</b>	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 9 of this publication.
<b>Religious</b>	Includes convents, churches, temples, mosques, monasteries and noviciates.
<b>Residential building</b>	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
<b>Semi-detached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Shops</b>	Includes retail shops, restaurants, taverns and shopping arcades.

## NEED MORE INFORMATION?

### INTRODUCTION

The ABS collects detailed building information, of which only a relatively small amount is published. Some of the unpublished data available from just the monthly Building Approvals collection includes:

- material of outer walls, roofs and floors of new houses
- average value of new dwelling units
- floor area of new houses
- information for small geographical regions

We can provide data as printed tables or electronic files (e.g. text, spreadsheets). Our consultants can discuss the availability of data you are interested in and provide you with a quote for supplying information tailored to your needs. It is simply a matter of either contacting them via email, fax or telephone with your data request.

The following example illustrates a potential use of our building approvals data and provides an insight into the type of data and detail available.

### CASE STUDY

A carpet retailer wanted to know the 5 Statistical Local Areas (SLAs) in NSW which had the highest number of new houses approved over the latest 12 month period, together with the average value of new houses for each SLA. The purpose was to help determine which areas to target for a marketing campaign.

The ABS provided the company with a table containing the number of new houses approved and their average value for each of the top 5 areas. In addition, it was suggested that another useful data item might be indicative data on average floor area. The client agreed it would be useful to help decide on which areas to concentrate and asked for the State total for NSW to be included for comparison. The data could also be used to help decide which areas to target in view of the locations of their retail outlets. The table provided appears below.

#### NEW HOUSES APPROVED, Top 5 SLAs In NSW, 12 Months to December 1997

SLA	Houses No.	Average value \$'000	Average floor area(a) sq. metres
Liverpool	2 089	106.2	226.4
Blacktown	1 672	106.7	208.7
Baulkam Hills	1 249	157.7	301.8
Auburn(b)	1 118	129.0	249.4
Wyang	1 080	98.9	n.a.
<b>Total NSW</b>	<b>27 702</b>	<b>119.7</b>	<b>220.3</b>

(a) The average of those house approvals that reported the floor area.

(b) Note that most of these new houses approved are part of the Olympic Games village.

The client was also made aware of the availability of data from the 1996 Census of Population and Housing, which can be used to create a demographic profile of the areas of interest. The data available is extensive and includes distributions by age, income ranges and occupation. This data can be cross tabulated to give a detailed picture of the socio-economic characteristics of the areas of interest and hence influence the marketing approach.

If you would like to discuss your data needs, please contact Tamra Nitschke on (08) 8237 7655 or Tony Bammann on (08) 8237 7316 or fax requests on (08) 8237 7620.



## SELF-HELP ACCESS TO STATISTICS

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

*INTERNET* [www.abs.gov.au](http://www.abs.gov.au)

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

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## CONSULTANCY SERVICES

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

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



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

*EMAIL* [client.services@abs.gov.au](mailto:client.services@abs.gov.au)

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