

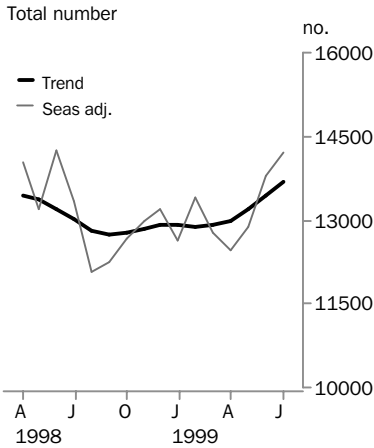


BUILDING APPROVALS AUSTRALIA

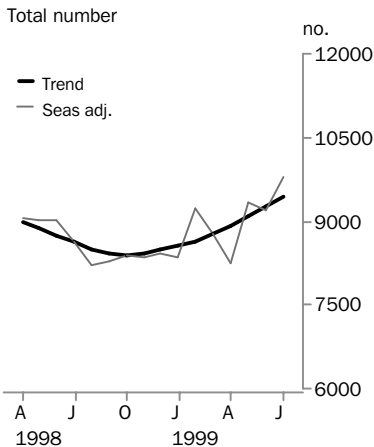
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JULY KEY FIGURES

Dwelling units approved



Private sector houses approved



TREND ESTIMATES

	Jul 1999	% change Jun 1999 to Jul 1999	% change Jul 1998 to Jul 1999
Dwelling units approved			
Private sector houses	9 434	1.9	9.4
Total dwelling units	13 692	2.0	5.3

SEASONALLY ADJUSTED

	Jul 1999	% change Jun 1999 to Jul 1999	% change Jul 1998 to Jul 1999
Dwelling units approved			
Private sector houses	9 794	6.6	13.4
Total dwelling units	14 197	3.1	6.6

JULY KEY POINTS

TREND ESTIMATES

- The trend estimate for private sector houses has grown by 12.4% since the last turning point in October 1998.
- The growth in the trend estimate for other dwelling units continued in July with a rise of 2.6%.
- The trend estimate for total dwelling units increased by 2.0% in July and by 6.3% over the last five months. Increases were shown across all States, but declined in the two Territories. Western Australia continues to show the strongest growth.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses increased by 6.6% in July following a fall of 1.5% in June.
- The seasonally adjusted estimate for other dwellings fell by 3.2% following a substantial rise of 30.4% in June. This is a volatile series with an average monthly movement of 11.0%.

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

NOTES

FORTHCOMING ISSUES

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

CHANGES IN THIS ISSUE

Improvements have been made to the price indexes used to derive volume estimates in buildings, resulting in minor revisions to non-residential building growth rates in this issue.

In addition, quarterly chain volume data incorporate a new base year, 1997-98, which has resulted in revisions to growth rates, small in most cases, for the latest year. Also, the reference year has been advanced to 1997-98, which has resulted in revisions to levels, but not growth rates, for all periods (see paragraph 20-21 of the Explanatory Notes).

DATA NOTES

A number of councils are in the process of modifying their computing systems in preparation for Y2K and/or to support the introduction of private certification (in NSW and Qld). Some of these councils have been unable to provide the ABS with details of their building approvals for the month of July.

The ABS has made estimates for these councils, and other unable to supply data as required, based on advice from council officers and on previous months' data. The councils affected are Cessnock and Wollongong (NSW), Brisbane and Maroochy (Qld) and Perth (WA). In the case of Brisbane further revisions may be required for data provided in respect to 1998-99. However, it is likely that other councils will encounter these sort of problems over the coming months and this may affect their ability to provide data to the ABS.

BUILDING CLASSIFICATION REVIEW

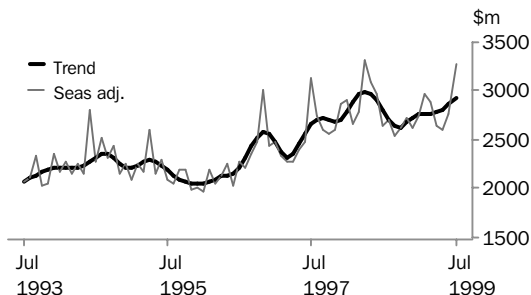
For information about the building classification review see page 26 of this publication.

W. McLennan
Australian Statistician

VALUE OF BUILDING APPROVED

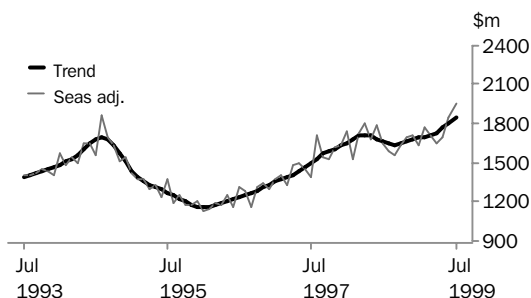
VALUE OF TOTAL BUILDING

The trend has increased by 11.1% over the last nine months following a fall of 12.1% over the previous six months.



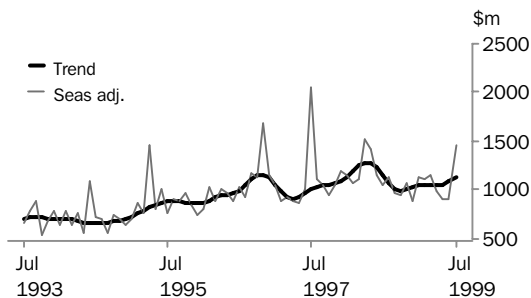
VALUE OF RESIDENTIAL BUILDING

The trend is showing growth of 13.4% over the last ten months.



VALUE OF NON-RESIDENTIAL BUILDING

The trend is now showing growth following a significant rise in the seasonally adjusted estimate for July.



VALUE OF BUILDING APPROVED

CHAIN VOLUME MEASURES

JUNE QUARTER 1999

Changes in the trend estimates for the value of building approved in the June Quarter 1999 in chain volume measures are summarised below.

TREND ESTIMATES

	<i>Mar Qtr 1999 to Jun Qtr 1999</i>	<i>Jun Qtr 1998 to Jun Qtr 1999</i>
	% change	% change
New residential building	3.0	3.8
Alterations and additions to residential buildings	-1.2	-13.3
Non-residential building	-0.6	-13.6
Total building	0.6	-5.7

1998–1999 FINANCIAL YEAR

The annual movements in the value of building approved, in chain volume measures, reference year 1997–98, appear in the table below. The table shows the annual movements for the past three financial years in original terms.

ANNUAL MOVEMENT: ORIGINAL SERIES

	<i>1995–1996 to 1996–1997</i>	<i>1996–1997 to 1997–1998</i>	<i>1997–1998 to 1998–1999</i>
	% change	% change	% change
New residential building	12.3	19.3	1.8
Alterations and additions to residential buildings	12.0	16.9	-6.0
Non-residential building	14.5	9.1	-17.8
Total building	13.2	14.6	-7.2

The total value of building approved fell by 7.2% to \$31 595.8 million in 1998–99 when compared to 1997–98. This fall was mainly attributed to a decrease (-17.8%) in the value of non-residential building approved.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

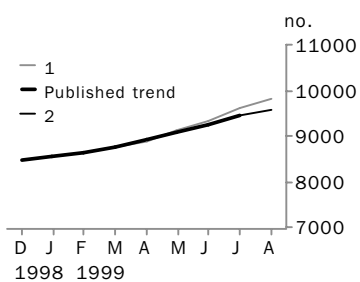
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

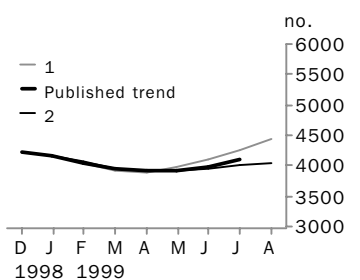
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the August seasonally adjusted estimate is higher than the July estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that the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

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 3% on Jul 1999</i>	% change	2 <i>falls by 3% on Jul 1999</i>	% change
March 1999	8 759	1.4	8 736	1.3	8 756	1.4
April 1999	8 907	1.7	8 896	1.8	8 906	1.7
May 1999	9 076	1.9	9 103	2.3	9 076	1.9
June 1999	9 260	2.0	9 345	2.7	9 258	2.0
July 1999	9 434	1.9	9 599	2.7	9 435	1.9
August 1999	n.y.a.	n.y.a.	9 809	2.2	9 561	1.3

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 11% on Jul 1999</i>	% change	2 <i>falls by 11% on Jul 1999</i>	% change
March 1999	3 949	-2.6	3 925	-2.9	3 956	-2.5
April 1999	3 905	-1.1	3 892	-0.8	3 908	-1.2
May 1999	3 929	0.6	3 965	1.9	3 923	0.4
June 1999	3 989	1.5	4 103	3.5	3 964	1.0
July 1999	4 092	2.6	4 268	4.0	4 007	1.1
August 1999	n.y.a.	n.y.a.	4 427	3.7	4 032	0.6

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							
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	9 043	9 491	4 706	4 890	13 749	632	14 381
August	8 518	8 666	3 596	3 773	12 114	325	12 439
September	9 071	9 315	3 618	3 751	12 689	377	13 066
October	8 638	8 849	3 298	3 523	11 936	436	12 372
November	8 487	8 726	4 465	4 684	12 952	458	13 410
December	7 922	8 043	4 319	4 571	12 241	373	12 614
1999							
January	6 490	6 689	3 092	3 310	9 582	417	9 999
February	8 249	8 370	3 861	4 064	12 110	324	12 434
March	9 710	9 939	3 417	3 707	13 127	519	13 646
April	8 031	8 271	3 930	4 116	11 961	426	12 387
May	9 814	9 994	3 325	3 646	13 139	501	13 640
June	9 454	9 754	3 784	4 400	13 238	916	14 154
July	10 023	10 155	4 426	4 671	14 449	377	14 826
SEASONALLY ADJUSTED							
1998							
May	9 030	9 295	3 584	3 893	12 614	574	13 188
June	9 035	9 483	4 586	4 764	13 621	626	14 247
July	8 636	9 091	3 982	4 225	12 618	698	13 316
August	8 219	8 407	3 456	3 677	11 675	409	12 084
September	8 266	8 505	3 514	3 743	11 780	468	12 248
October	8 397	8 654	3 736	4 000	12 133	521	12 654
November	8 352	8 600	4 137	4 382	12 489	493	12 982
December	8 406	8 543	4 407	4 656	12 813	386	13 199
1999							
January	8 357	8 597	3 820	4 033	12 177	453	12 630
February	9 211	9 354	3 834	4 035	13 045	344	13 389
March	8 770	8 988	3 568	3 800	12 338	450	12 788
April	8 236	8 429	3 819	4 031	12 055	405	12 460
May	9 330	9 509	3 120	3 372	12 450	431	12 881
June	9 189	9 374	4 018	4 398	13 207	565	13 772
July	9 794	9 940	3 919	4 257	13 713	484	14 197
TREND ESTIMATES							
1998							
May	8 872	9 100	3 972	4 263	12 844	519	13 363
June	8 748	8 993	3 939	4 210	12 687	516	13 203
July	8 622	8 875	3 881	4 130	12 503	502	13 005
August	8 497	8 750	3 836	4 069	12 333	487	12 820
September	8 406	8 650	3 843	4 074	12 249	475	12 724
October	8 390	8 619	3 905	4 141	12 295	465	12 760
November	8 425	8 639	3 977	4 217	12 402	454	12 856
December	8 484	8 688	3 997	4 229	12 481	436	12 917
1999							
January	8 549	8 746	3 949	4 170	12 498	418	12 916
February	8 636	8 827	3 836	4 054	12 472	410	12 882
March	8 759	8 947	3 721	3 949	12 480	416	12 896
April	8 907	9 093	3 656	3 905	12 563	436	12 999
May	9 076	9 258	3 652	3 929	12 728	459	13 187
June	9 260	9 437	3 683	3 989	12 943	483	13 426
July	9 434	9 600	3 757	4 092	13 191	501	13 692

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							
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	-3.4	-5.3	11.3	7.9	1.2	-34.0	-1.2
August	-5.8	-8.7	-23.6	-22.8	-11.9	-48.6	-13.5
September	6.5	7.5	0.6	-0.6	4.7	16.0	5.0
October	-4.8	-5.0	-8.8	-6.1	-5.9	15.6	-5.3
November	-1.7	-1.4	35.4	33.0	8.5	5.0	8.4
December	-6.7	-7.8	-3.3	-2.4	-5.5	-18.6	-5.9
1999							
January	-18.1	-16.8	-28.4	-27.6	-21.7	11.8	-20.7
February	27.1	25.1	24.9	22.8	26.4	-22.3	24.4
March	17.7	18.7	-11.5	-8.8	8.4	60.2	9.7
April	-17.3	-16.8	15.0	11.0	-8.9	-17.9	-9.2
May	22.2	20.8	-15.4	-11.4	9.8	17.6	10.1
June	-3.7	-2.4	13.8	20.7	0.8	82.8	3.8
July	6.0	4.1	17.0	6.2	9.1	-58.8	4.7
SEASONALLY ADJUSTED (% change from preceding month)							
1998							
May	-0.3	1.3	-18.7	-19.9	-6.4	1.4	-6.0
June	0.1	2.0	27.9	22.4	8.0	9.1	8.0
July	-4.4	-4.1	-13.2	-11.3	-7.4	11.5	-6.5
August	-4.8	-7.5	-13.2	-13.0	-7.5	-41.4	-9.3
September	0.6	1.2	1.7	1.8	0.9	14.4	1.4
October	1.6	1.8	6.3	6.9	3.0	11.3	3.3
November	-0.5	-0.6	10.7	9.6	2.9	-5.4	2.6
December	0.6	-0.7	6.5	6.3	2.6	-21.7	1.7
1999							
January	-0.6	0.6	-13.3	-13.4	-5.0	17.4	-4.3
February	10.2	8.8	0.4	0.0	7.1	-24.1	6.0
March	-4.8	-3.9	-6.9	-5.8	-5.4	30.8	-4.5
April	-6.1	-6.2	7.0	6.1	-2.3	-10.0	-2.6
May	13.3	12.8	-18.3	-16.3	3.3	6.4	3.4
June	-1.5	-1.4	28.8	30.4	6.1	31.1	6.9
July	6.6	6.0	-2.5	-3.2	3.8	-14.3	3.1
TREND ESTIMATES (% change from preceding month)							
1998							
May	-1.0	-0.8	0.1	-0.1	-0.7	2.0	-0.6
June	-1.4	-1.2	-0.8	-1.2	-1.2	-0.6	-1.2
July	-1.4	-1.3	-1.5	-1.9	-1.5	-2.7	-1.5
August	-1.4	-1.4	-1.1	-1.5	-1.4	-3.0	-1.4
September	-1.1	-1.1	0.2	0.1	-0.7	-2.5	-0.7
October	-0.2	-0.4	1.6	1.6	0.4	-2.1	0.3
November	0.4	0.2	1.8	1.8	0.9	-2.4	0.8
December	0.7	0.6	0.5	0.3	0.6	-4.0	0.5
1999							
January	0.8	0.7	-1.2	-1.4	0.1	-4.1	0.0
February	1.0	0.9	-2.9	-2.8	-0.2	-1.9	-0.3
March	1.4	1.4	-3.0	-2.6	0.1	1.5	0.1
April	1.7	1.6	-1.7	-1.1	0.7	4.8	0.8
May	1.9	1.8	-0.1	0.6	1.3	5.3	1.4
June	2.0	1.9	0.8	1.5	1.7	5.2	1.8
July	1.9	1.7	2.0	2.6	1.9	3.7	2.0

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					
1998					
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	1 543.4	282.8	1 826.2	880.9	2 707.1
August	1 365.2	233.1	1 598.3	1 455.4	3 053.8
September	1 418.4	263.6	1 682.0	949.3	2 631.3
October	1 397.1	239.1	1 636.2	1 123.5	2 759.7
November	1 533.9	247.6	1 781.5	1 109.5	2 891.0
December	1 381.7	218.6	1 600.3	726.3	2 326.6
1999					
January	1 074.6	189.2	1 263.9	1 019.5	2 283.4
February	1 408.4	239.2	1 647.7	1 221.6	2 869.3
March	1 536.2	259.9	1 796.1	1 068.0	2 864.0
April	1 399.2	225.1	1 624.4	809.4	2 433.7
May	1 613.3	250.6	1 863.9	973.8	2 837.7
June	1 631.3	251.2	1 882.5	948.6	2 831.1
July	1 770.6	285.7	2 056.3	1 153.4	3 209.7
SEASONALLY ADJUSTED					
1998					
May	1 427.4	278.5	1 687.9	1 409.8	3 091.1
June	1 526.1	286.9	1 783.5	1 152.0	2 969.6
July	1 385.6	267.8	1 654.1	1 046.7	2 637.6
August	1 323.2	239.9	1 586.8	1 140.3	2 697.1
September	1 335.3	237.3	1 558.5	974.4	2 543.9
October	1 401.0	233.9	1 638.0	941.1	2 615.2
November	1 450.5	234.5	1 700.3	1 069.3	2 730.3
December	1 474.4	245.4	1 712.0	893.9	2 626.3
1999					
January	1 402.1	234.7	1 636.1	1 131.1	2 746.6
February	1 498.8	253.1	1 772.7	1 119.6	2 967.9
March	1 477.6	233.2	1 717.4	1 153.0	2 895.0
April	1 450.6	228.5	1 648.7	993.3	2 638.7
May	1 451.2	242.9	1 691.8	900.6	2 609.2
June	1 663.4	242.6	1 855.4	912.0	2 763.5
July	1 621.0	284.9	1 954.8	1 466.7	3 285.2
TREND ESTIMATES					
1998					
May	1 444.3	273.2	1 705.7	1 272.8	2 968.5
June	1 428.9	269.2	1 687.2	1 229.2	2 900.7
July	1 409.5	262.4	1 664.7	1 156.2	2 805.8
August	1 394.3	252.9	1 645.2	1 073.0	2 704.9
September	1 391.4	243.4	1 637.1	1 008.6	2 635.3
October	1 406.0	237.7	1 648.6	986.3	2 629.5
November	1 427.2	236.4	1 669.1	1 003.8	2 675.9
December	1 441.8	237.6	1 685.2	1 035.0	2 731.9
1999					
January	1 449.8	238.2	1 691.8	1 051.4	2 763.8
February	1 456.7	238.0	1 694.8	1 053.6	2 773.1
March	1 471.4	238.3	1 705.2	1 047.4	2 775.3
April	1 495.9	240.6	1 728.6	1 044.3	2 784.2
May	1 528.4	245.2	1 765.2	1 057.6	2 814.0
June	1 563.6	251.5	1 809.0	1 090.0	2 865.6
July	1 599.6	258.8	1 855.9	1 123.3	2 921.9

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change

Month	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non- residential building</i>	<i>Total building</i>
ORIGINAL (% change from preceding month)					
1998					
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	0.0	1.7	-28.1	-10.4
August	-11.5	-17.6	-12.5	65.2	12.8
September	3.9	13.1	5.2	-34.8	-13.8
October	-1.5	-9.3	-2.7	18.3	4.9
November	9.8	3.5	8.9	-1.2	4.8
December	-9.9	-11.7	-10.2	-34.5	-19.5
1999					
January	-22.2	-13.4	-21.0	40.4	-1.9
February	31.1	26.4	30.4	19.8	25.7
March	9.1	8.6	9.0	-12.6	-0.2
April	-8.9	-13.4	-9.6	-24.2	-15.0
May	15.3	11.3	14.7	20.3	16.6
June	1.1	0.2	1.0	-2.6	-0.2
July	8.5	13.7	9.2	21.6	13.4
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
May	-8.4	1.4	-6.5	-7.3	-6.9
June	6.9	3.0	5.7	-18.3	-3.9
July	-9.2	-6.7	-7.3	-9.1	-11.2
August	-4.5	-10.4	-4.1	9.0	2.3
September	0.9	-1.1	-1.8	-14.5	-5.7
October	4.9	-1.4	5.1	-3.4	2.8
November	3.5	0.3	3.8	13.6	4.4
December	1.6	4.6	0.7	-16.4	-3.8
1999					
January	-4.9	-4.4	-4.4	26.5	4.6
February	6.9	7.8	8.3	-1.0	8.1
March	-1.4	-7.9	-3.1	3.0	-2.5
April	-1.8	-2.0	-4.0	-13.8	-8.9
May	0.0	6.3	2.6	-9.3	-1.1
June	14.6	-0.1	9.7	1.3	5.9
July	-2.5	17.4	5.4	60.8	18.9
TREND ESTIMATES (% change from preceding month)					
1998					
May	-0.2	-0.1	-0.4	-0.7	-0.8
June	-1.1	-1.5	-1.1	-3.4	-2.3
July	-1.4	-2.5	-1.3	-5.9	-3.3
August	-1.1	-3.6	-1.2	-7.2	-3.6
September	-0.2	-3.8	-0.5	-6.0	-2.6
October	1.0	-2.3	0.7	-2.2	-0.2
November	1.5	-0.5	1.2	1.8	1.8
December	1.0	0.5	1.0	3.1	2.1
1999					
January	0.6	0.3	0.4	1.6	1.2
February	0.5	-0.1	0.2	0.2	0.3
March	1.0	0.1	0.6	-0.6	0.1
April	1.7	1.0	1.4	-0.3	0.3
May	2.2	1.9	2.1	1.3	1.1
June	2.3	2.5	2.5	3.1	1.8
July	2.3	2.9	2.6	3.0	2.0

(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								
1998								
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	2 494	901	1 707	120	209	244
August	3 742	3 263	2 588	634	1 735	129	158	190
September	4 071	3 325	3 036	742	1 413	139	239	101
October	3 952	3 079	2 650	585	1 634	139	245	88
November	4 758	3 439	2 499	606	1 649	108	221	130
December	4 311	3 301	2 264	563	1 641	114	131	289
1999								
January	3 510	2 475	1 875	444	1 307	117	139	132
February	3 862	3 784	2 141	607	1 547	109	168	216
March	4 441	3 637	2 441	750	1 921	126	152	178
April	4 005	3 416	2 290	568	1 625	126	210	147
May	4 759	3 610	2 245	683	1 941	95	124	183
June	4 614	3 312	2 587	845	2 386	88	180	142
July	4 926	3 893	2 699	842	2 038	158	131	139
SEASONALLY ADJUSTED								
1998								
May	4 227	3 243	3 085	619	1 638	132	n.a.	n.a.
June	5 116	3 275	2 740	715	1 757	123	n.a.	n.a.
July	4 954	3 069	2 287	791	1 636	121	n.a.	n.a.
August	3 866	3 039	2 583	627	1 847	129	n.a.	n.a.
September	3 904	3 111	2 679	648	1 317	127	n.a.	n.a.
October	4 225	2 949	2 520	584	1 653	124	n.a.	n.a.
November	4 420	3 371	2 495	622	1 712	114	n.a.	n.a.
December	4 451	3 470	2 407	615	1 653	112	n.a.	n.a.
1999								
January	4 286	3 256	2 443	659	1 673	119	n.a.	n.a.
February	4 126	3 716	2 395	655	1 679	115	n.a.	n.a.
March	4 277	3 313	2 417	660	1 685	122	n.a.	n.a.
April	4 265	3 688	2 211	596	1 726	122	n.a.	n.a.
May	4 252	3 544	2 272	721	1 899	100	n.a.	n.a.
June	4 548	3 225	2 394	735	1 998	98	n.a.	n.a.
July	4 606	3 964	2 524	758	2 043	164	n.a.	n.a.
TREND ESTIMATES								
1998								
May	4 501	3 278	2 821	663	1 681	127	198	140
June	4 493	3 228	2 682	673	1 688	126	200	153
July	4 452	3 154	2 591	676	1 670	126	207	157
August	4 396	3 094	2 542	667	1 644	125	210	152
September	4 357	3 089	2 517	652	1 626	123	208	145
October	4 346	3 149	2 511	633	1 620	121	202	142
November	4 336	3 241	2 500	620	1 625	119	193	149
December	4 309	3 347	2 467	620	1 639	118	185	162
1999								
January	4 280	3 430	2 417	629	1 660	116	175	177
February	4 258	3 479	2 370	642	1 690	115	167	183
March	4 262	3 503	2 346	656	1 732	114	162	178
April	4 296	3 520	2 339	673	1 792	115	158	166
May	4 359	3 549	2 346	694	1 866	118	155	154
June	4 432	3 589	2 367	716	1 939	122	151	142
July	4 512	3 639	2 393	736	2 004	127	146	135

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								
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	-11.1	11.2	-16.9	12.1	-2.3	13.5
August	-33.7	6.5	3.8	-29.6	1.6	7.5	-24.4	-22.1
September	8.8	1.9	17.3	17.0	-18.6	7.8	51.3	-46.8
October	-2.9	-7.4	-12.7	-21.2	15.6	0.0	2.5	-12.9
November	20.4	11.7	-5.7	3.6	0.9	-22.3	-9.8	47.7
December	-9.4	-4.0	-9.4	-7.1	-0.5	5.6	-40.7	122.3
1999								
January	-18.6	-25.0	-17.2	-21.1	-20.4	2.6	6.1	-54.3
February	10.0	52.9	14.2	36.7	18.4	-6.8	20.9	63.6
March	15.0	-3.9	14.0	23.6	24.2	15.6	-9.5	-17.6
April	-9.8	-6.1	-6.2	-24.3	-15.4	0.0	38.2	-17.4
May	18.8	5.7	-2.0	20.2	19.4	-24.6	-41.0	24.5
June	-3.0	-8.3	15.2	23.7	22.9	-7.4	45.2	-22.4
July	6.8	17.5	4.3	-0.4	-14.6	79.5	-27.2	-2.1
SEASONALLY ADJUSTED (% change from preceding month)								
1998								
May	-15.2	-8.0	-2.4	15.9	-3.2	2.6	n.a.	n.a.
June	21.0	1.0	-11.2	15.5	7.3	-6.9	n.a.	n.a.
July	-3.2	-6.3	-16.5	10.6	-6.9	-1.2	n.a.	n.a.
August	-22.0	-1.0	12.9	-20.7	12.9	6.8	n.a.	n.a.
September	1.0	2.4	3.7	3.3	-28.7	-1.9	n.a.	n.a.
October	8.2	-5.2	-5.9	-9.9	25.5	-2.4	n.a.	n.a.
November	4.6	14.3	-1.0	6.5	3.6	-8.1	n.a.	n.a.
December	0.7	2.9	-3.5	-1.1	-3.4	-2.1	n.a.	n.a.
1999								
January	-3.7	-6.2	1.5	7.2	1.2	6.6	n.a.	n.a.
February	-3.7	14.1	-2.0	-0.6	0.4	-3.0	n.a.	n.a.
March	3.7	-10.8	0.9	0.8	0.4	5.7	n.a.	n.a.
April	-0.3	11.3	-8.5	-9.7	2.4	0.1	n.a.	n.a.
May	-0.3	-3.9	2.8	21.0	10.0	-18.3	n.a.	n.a.
June	7.0	-9.0	5.4	1.9	5.2	-1.3	n.a.	n.a.
July	1.3	22.9	5.4	3.1	2.3	67.1	n.a.	n.a.
TREND ESTIMATES (% change from preceding month)								
1998								
May	0.5	-0.2	-5.6	2.2	2.0	-0.8	-1.7	16.4
June	-0.2	-1.5	-4.9	1.5	0.4	-0.1	1.2	9.5
July	-0.9	-2.3	-3.4	0.4	-1.1	-0.1	3.3	2.4
August	-1.3	-1.9	-1.9	-1.3	-1.6	-0.8	1.7	-3.2
September	-0.9	-0.2	-1.0	-2.2	-1.1	-1.6	-1.0	-4.9
October	-0.3	1.9	-0.2	-2.9	-0.4	-2.0	-3.3	-1.6
November	-0.2	2.9	-0.4	-2.1	0.3	-1.6	-4.0	4.5
December	-0.6	3.3	-1.3	0.0	0.9	-0.8	-4.4	9.0
1999								
January	-0.7	2.5	-2.0	1.5	1.3	-1.4	-5.2	9.1
February	-0.5	1.4	-1.9	2.1	1.8	-1.2	-4.8	3.3
March	0.1	0.7	-1.0	2.2	2.5	-0.3	-3.1	-2.6
April	0.8	0.5	-0.3	2.6	3.5	0.8	-2.1	-6.4
May	1.5	0.8	0.3	3.1	4.1	2.1	-2.4	-7.2
June	1.7	1.1	0.9	3.2	3.9	3.5	-2.0	-7.7
July	1.8	1.4	1.1	2.8	3.4	4.0	-3.7	-5.2

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)						
1996-1997	90 765	36 948	853	2 231	461	131 258
1997-1998	104 461	42 517	788	2 587	621	150 974
1998-1999	103 316	41 843	662	2 541	476	148 838
1998						
July	9 033	4 328	58	314	16	13 749
August	8 509	3 279	87	123	116	12 114
September	9 062	3 191	43	372	21	12 689
October	8 631	3 161	43	85	16	11 936
November	8 480	3 997	75	381	19	12 952
December	7 909	3 969	37	266	60	12 241
1999						
January	6 487	2 926	26	81	62	9 582
February	8 241	3 523	104	232	10	12 110
March	9 701	3 136	41	212	37	13 127
April	8 021	3 605	74	201	60	11 961
May	9 801	3 153	29	132	24	13 139
June	9 441	3 575	45	142	35	13 238
July	10 014	4 198	22	151	64	14 449
PUBLIC SECTOR (Number)						
1996-1997	1 768	3 469	73	38	19	5 367
1997-1998	2 530	2 989	35	1	13	5 568
1998-1999	2 677	2 986	35	2	4	5 704
1998						
July	448	182	1	0	1	632
August	148	177	0	0	0	325
September	244	132	0	0	1	377
October	211	216	9	0	0	436
November	239	212	7	0	0	458
December	121	250	0	2	0	373
1999						
January	199	218	0	0	0	417
February	121	202	1	0	0	324
March	229	286	2	0	2	519
April	240	181	5	0	0	426
May	180	319	2	0	0	501
June	297	611	8	0	0	916
July	132	236	9	0	0	377
TOTAL (Number)						
1996-1997	92 533	40 417	926	2 269	480	136 625
1997-1998	106 991	45 506	823	2 588	634	156 542
1998-1999	105 993	44 829	697	2 543	480	154 542
1998						
July	9 481	4 510	59	314	17	14 381
August	8 657	3 456	87	123	116	12 439
September	9 306	3 323	43	372	22	13 066
October	8 842	3 377	52	85	16	12 372
November	8 719	4 209	82	381	19	13 410
December	8 030	4 219	37	268	60	12 614
1999						
January	6 686	3 144	26	81	62	9 999
February	8 362	3 725	105	232	10	12 434
March	9 930	3 422	43	212	39	13 646
April	8 261	3 786	79	201	60	12 387
May	9 981	3 472	31	132	24	13 640
June	9 738	4 186	53	142	35	14 154
July	10 146	4 434	31	151	64	14 826

(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)								
1996-1997	9 688.2	3 524.5	62.8	2 232.6	203.4	15 711.7	9 209.7	24 921.1
1997-1998	11 654.3	4 443.3	87.8	2 573.4	257.3	19 016.3	10 276.7	29 292.6
1998-1999	12 239.0	4 537.9	67.2	2 494.7	245.8	19 584.7	8 763.5	28 348.2
1998								
July	1 048.1	437.7	3.9	236.9	32.3	1 758.9	699.8	2 458.7
August	980.2	353.8	14.4	200.3	16.0	1 564.6	875.5	2 440.1
September	1 056.7	323.8	3.3	216.1	37.6	1 637.6	719.5	2 357.1
October	1 003.4	353.3	4.0	223.6	4.8	1 589.2	738.7	2 327.9
November	991.9	501.2	7.4	203.0	26.9	1 730.4	857.9	2 588.3
December	926.9	417.5	3.3	185.6	24.1	1 557.3	493.4	2 050.7
1999								
January	764.3	274.0	2.2	169.1	10.3	1 219.9	686.5	1 906.3
February	972.6	408.1	8.7	201.7	22.5	1 613.6	825.2	2 438.9
March	1 165.8	321.9	5.2	222.5	23.1	1 738.6	794.0	2 532.6
April	958.9	399.4	9.3	182.8	24.4	1 574.9	645.1	2 220.0
May	1 194.1	374.1	2.6	228.4	14.5	1 813.7	827.6	2 641.3
June	1 176.1	373.1	2.9	224.7	9.3	1 786.0	600.3	2 386.3
July	1 239.1	497.8	1.8	245.1	30.0	2 013.9	796.9	2 810.8
PUBLIC SECTOR (\$ million)								
1996-1997	189.0	276.0	2.0	58.3	2.2	527.3	3 520.3	4 047.6
1997-1998	249.2	224.6	2.7	101.7	0.1	578.3	4 185.6	4 763.6
1998-1999	285.9	240.1	4.3	88.0	0.1	618.4	3 522.4	4 140.5
1998								
July	41.4	16.2	0.5	9.2	0.0	67.3	181.2	248.5
August	17.1	14.1	0.0	2.5	0.0	33.7	580.0	613.7
September	27.6	10.3	0.0	6.6	0.0	44.5	229.7	274.2
October	25.3	15.2	1.0	5.6	0.0	47.1	384.8	431.8
November	24.4	16.4	0.4	9.9	0.0	51.1	251.7	302.7
December	13.9	23.5	0.0	5.6	0.1	43.0	232.9	275.9
1999								
January	19.5	16.8	0.0	7.7	0.0	44.0	333.0	377.0
February	12.3	15.4	0.1	6.2	0.0	34.0	396.4	430.4
March	25.3	23.2	0.2	8.8	0.0	57.5	274.0	331.4
April	27.3	13.7	1.1	7.4	0.0	49.5	164.2	213.7
May	19.8	25.2	0.2	4.9	0.0	50.2	146.2	196.4
June	32.0	50.1	0.8	13.6	0.0	96.5	348.3	444.8
July	12.6	21.0	1.3	7.5	0.0	42.4	356.5	399.0
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	12 525.0	4 778.0	71.6	2 582.8	245.8	20 203.0	12 285.8	32 488.7
1998								
July	1 089.5	453.9	4.4	246.1	32.3	1 826.2	880.9	2 707.1
August	997.3	367.9	14.4	202.8	16.0	1 598.3	1 455.4	3 053.8
September	1 084.3	334.1	3.3	222.7	37.6	1 682.0	949.3	2 631.3
October	1 028.7	368.5	5.0	229.3	4.8	1 636.2	1 123.5	2 759.7
November	1 016.3	517.6	7.9	212.9	26.9	1 781.5	1 109.5	2 891.0
December	940.8	441.0	3.3	191.2	24.1	1 600.3	726.3	2 326.6
1999								
January	783.9	290.7	2.2	176.8	10.3	1 263.9	1 019.5	2 283.4
February	984.9	423.5	8.8	207.9	22.5	1 647.7	1 221.6	2 869.3
March	1 191.1	345.1	5.4	231.3	23.1	1 796.1	1 068.0	2 864.0
April	986.2	413.1	10.5	190.2	24.4	1 624.4	809.4	2 433.7
May	1 213.9	399.4	2.8	233.3	14.5	1 863.9	973.8	2 837.7
June	1 208.1	423.2	3.6	238.3	9.3	1 882.5	948.6	2 831.1
July	1 251.7	518.9	3.1	252.6	30.0	2 056.3	1 153.4	3 209.7

(a) See Glossary for definition.

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

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

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....			Total	Total new residential building	
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys			
NUMBER OF DWELLING UNITS										
1996-1997	92 533	10 698	8 920	19 618	4 777	5 464	10 558	20 799	40 417	132 950
1997-1998	106 991	11 376	10 403	21 779	5 116	6 064	12 547	23 727	45 506	152 497
1998-1999	105 993	10 032	11 647	21 679	4 573	4 866	13 711	23 150	44 829	150 822
1998										
May	9 590	839	878	1 717	563	322	1 246	2 131	3 848	13 438
June	10 008	924	1 116	2 040	384	362	1 220	1 966	4 006	14 014
July	9 481	976	991	1 967	461	428	1 654	2 543	4 510	13 991
August	8 657	838	850	1 688	427	429	912	1 768	3 456	12 113
September	9 306	879	1 329	2 208	300	320	495	1 115	3 323	12 629
October	8 842	823	959	1 782	243	307	1 045	1 595	3 377	12 219
November	8 719	719	1 088	1 807	314	410	1 678	2 402	4 209	12 928
December	8 030	884	879	1 763	506	558	1 392	2 456	4 219	12 249
1999										
January	6 686	572	892	1 464	291	358	1 031	1 680	3 144	9 830
February	8 362	671	791	1 462	392	478	1 393	2 263	3 725	12 087
March	9 930	879	937	1 816	448	250	908	1 606	3 422	13 352
April	8 261	935	884	1 819	325	454	1 188	1 967	3 786	12 047
May	9 981	741	1 003	1 744	310	371	1 047	1 728	3 472	13 453
June	9 738	1 115	1 044	2 159	556	503	968	2 027	4 186	13 924
July	10 146	921	1 257	2 178	346	436	1 474	2 256	4 434	14 580
VALUE (\$ million)										
1996-1997	9 877.1	753.1	809.5	1 562.7	351.4	480.0	1 406.2	2 237.8	3 800.3	13 677.5
1997-1998	11 903.5	822.7	958.4	1 780.9	423.2	548.3	1 915.1	2 886.8	4 667.9	16 571.3
1998-1999	12 525.0	781.3	1 157.8	1 939.0	382.9	493.1	1 962.7	2 838.9	4 778.0	17 302.7
1998										
May	1 083.7	63.0	90.0	153.0	49.2	29.5	199.0	277.7	430.7	1 514.4
June	1 128.0	66.6	97.9	164.4	31.2	33.4	155.9	220.4	384.9	1 512.9
July	1 089.5	72.9	108.2	181.1	41.3	37.2	194.2	272.8	453.9	1 543.4
August	997.3	67.2	72.1	139.3	39.1	47.8	141.6	228.6	367.9	1 365.2
September	1 084.3	68.2	124.1	192.3	22.1	32.1	87.7	141.8	334.1	1 418.4
October	1 028.7	63.0	85.2	148.2	18.2	29.0	173.1	220.3	368.5	1 397.1
November	1 016.3	56.1	109.2	165.3	25.9	42.7	283.7	352.3	517.6	1 533.9
December	940.8	66.9	87.8	154.7	39.7	53.0	193.6	286.3	441.0	1 381.7
1999										
January	783.9	46.1	81.5	127.7	21.0	32.3	109.8	163.1	290.7	1 074.6
February	984.9	52.7	82.8	135.4	31.4	54.7	202.0	288.1	423.5	1 408.4
March	1 191.1	71.8	96.1	167.8	34.3	22.1	120.9	177.2	345.1	1 536.2
April	986.2	70.3	93.7	164.0	25.9	53.0	170.1	249.0	413.1	1 399.2
May	1 213.9	60.9	107.0	167.9	29.9	38.1	163.4	231.5	399.4	1 613.3
June	1 208.1	85.2	110.1	195.3	54.1	51.1	122.6	227.9	423.2	1 631.3
July	1 251.7	81.8	125.4	207.2	30.7	46.5	234.5	311.7	518.9	1 770.6

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

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

(a) Reference year for chain volume measures is 1997-1998.

(b) Refer to Explanatory Notes paragraph 12.

See paragraphs 20-21 of the Explanatory Notes.

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												
May	26	3.0	304	27.2	84	8.4	166	15.2	143	13.2	33	3.6
June	35	3.2	265	23.9	67	6.5	169	15.1	121	12.0	28	2.8
July	20	2.0	245	22.6	83	9.2	197	20.1	153	15.4	37	4.1
Value—\$200,000—\$499,999												
1999												
May	16	5.0	66	20.2	55	16.7	70	20.8	64	19.9	21	6.8
June	16	4.8	64	19.5	55	16.3	55	15.6	59	18.1	14	3.8
July	22	6.4	76	21.5	39	12.2	67	20.9	66	19.6	26	8.4
Value—\$500,000—\$999,999												
1999												
May	13	9.0	31	20.3	21	14.4	12	9.4	29	19.3	14	10.1
June	4	3.0	19	12.3	9	6.6	18	12.4	20	14.1	15	10.2
July	4	2.8	36	25.0	22	14.2	25	16.3	25	16.8	19	13.7
Value—\$1,000,000—\$4,999,999												
1999												
May	7	12.3	31	70.4	17	36.8	21	45.3	34	71.1	20	42.8
June	5	9.6	25	47.2	12	21.2	8	15.0	23	33.3	16	30.6
July	9	20.1	23	51.3	12	22.5	25	43.8	20	43.4	33	66.1
Value—\$5,000,000 and over												
1999												
May	5	60.3	4	41.0	3	22.8	5	49.3	5	39.9	1	7.0
June	2	27.8	5	42.8	1	5.5	4	46.3	7	72.5	3	19.0
July	4	55.9	7	64.6	1	12.0	7	97.0	4	28.6	7	55.2
Value—Total												
1996-1997	665	912.5	4 183	2 180.3	2 313	1 132.5	3 479	2 293.3	2 861	1 627.8	1 528	1 407.4
1997-1998	666	1 340.7	4 718	2 025.2	2 221	992.8	3 419	2 518.5	2 980	2 122.2	1 488	1 369.0
1998-1999	629	824.8	4 602	2 290.1	2 042	940.7	3 172	1 758.1	2 901	2 005.0	1 373	1 389.4
1999												
May	67	89.5	436	179.1	180	99.0	274	139.9	275	163.5	89	70.4
June	62	48.4	378	145.7	144	56.1	254	104.3	230	150.1	76	66.4
July	59	87.2	387	184.9	157	70.0	321	198.1	268	123.8	122	147.5

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										
May	12	1.4	33	3.2	42	4.4	38	3.9	881	83.5
June	8	0.9	24	2.7	44	4.5	72	6.5	833	77.9
July	4	0.5	28	3.1	45	4.0	73	6.6	885	87.6
Value—\$200,000—\$499,999										
1999										
May	6	2.0	15	5.0	19	6.1	25	7.5	357	109.9
June	2	0.6	9	2.7	15	4.4	29	9.4	318	95.5
July	7	2.3	19	5.3	16	4.4	13	3.7	351	104.8
Value—\$500,000—\$999,999										
1999										
May	3	1.7	10	7.1	7	5.2	6	3.5	146	99.8
June	2	1.2	5	3.2	10	6.7	9	6.5	111	76.2
July	4	2.4	7	5.3	11	7.8	8	5.8	161	110.2
Value—\$1,000,000—\$4,999,999										
1999										
May	1	4.0	15	31.5	22	41.8	7	15.0	175	371.1
June	1	1.5	9	19.5	14	30.8	3	5.5	116	214.3
July	0	0.0	14	20.3	13	23.4	10	20.7	159	311.6
Value—\$5,000,000 and over										
1999										
May	0	0.0	5	45.3	7	44.0	0	0.0	35	309.4
June	1	5.9	9	187.3	3	42.0	3	35.8	38	484.8
July	1	7.9	6	62.9	3	37.2	3	118.0	43	539.3
Value—Total										
1996-1997	193	56.3	778	982.3	1 143	1 321.2	1 328	816.7	18 471	12 729.9
1997-1998	219	79.5	771	1 773.6	1 034	1 496.3	1 134	744.0	18 650	14 461.8
1998-1999	228	92.7	792	1 299.5	981	1 180.6	1 067	505.0	17 787	12 285.8
1999										
May	22	9.1	78	92.0	97	101.5	76	29.9	1 594	973.8
June	14	10.0	56	215.5	86	88.4	116	63.7	1 416	948.6
July	16	13.2	74	97.0	88	76.9	107	154.8	1 599	1 153.4

DWELLING UNITS APPROVED, By State: Original

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
PRIVATE SECTOR						
New South Wales	2 791	1 958	8	8	6	4 771
Victoria	2 705	860	6	134	53	3 758
Queensland	1 923	729	2	0	2	2 656
South Australia	614	219	0	3	1	837
Western Australia	1 681	340	6	3	2	2 032
Tasmania	135	9	0	2	0	146
Northern Territory	82	37	0	1	0	120
Australian Capital Territory	83	46	0	0	0	129
Australia	10 014	4 198	22	151	64	14 449
PUBLIC SECTOR						
New South Wales	11	137	7	0	0	155
Victoria	64	70	1	0	0	135
Queensland	20	23	0	0	0	43
South Australia	5	0	0	0	0	5
Western Australia	1	4	1	0	0	6
Tasmania	12	0	0	0	0	12
Northern Territory	11	0	0	0	0	11
Australian Capital Territory	8	2	0	0	0	10
Australia	132	236	9	0	0	377
TOTAL						
New South Wales	2 802	2 095	15	8	6	4 926
Victoria	2 769	930	7	134	53	3 893
Queensland	1 943	752	2	0	2	2 699
South Australia	619	219	0	3	1	842
Western Australia	1 682	344	7	3	2	2 038
Tasmania	147	9	0	2	0	158
Northern Territory	93	37	0	1	0	131
Australian Capital Territory	91	48	0	0	0	139
Australia	10 146	4 434	31	151	64	14 826

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, By State: Original

State/Territory	New houses \$m	New other residential building \$m	Alterations and additions creating dwellings \$m	Alterations and additions not creating dwellings \$m	Conversion(a) \$m	Total residential building \$m	Non-residential building (a) \$m	Total building \$m
PRIVATE SECTOR								
New South Wales	373.9	237.3	0.6	108.3	0.7	720.8	385.7	1 106.5
Victoria	345.0	99.8	0.5	70.1	28.6	544.0	211.9	756.0
Queensland	237.8	68.8	0.1	17.4	0.1	324.2	84.1	408.3
South Australia	62.3	39.0	0.0	13.2	0.2	114.8	19.6	134.3
Western Australia	182.1	43.3	0.6	23.8	0.1	249.8	55.1	304.9
Tasmania	13.7	0.5	0.0	3.5	0.3	17.9	15.3	33.2
Northern Territory	11.1	4.0	0.0	2.4	0.0	17.5	4.4	21.9
Australian Capital Territory	13.3	5.3	0.0	6.3	0.0	24.9	20.7	45.6
Australia	1 239.1	497.8	1.8	245.1	30.0	2 013.9	796.9	2 810.8
PUBLIC SECTOR								
New South Wales	1.3	14.3	1.0	0.1	0.0	16.7	135.5	152.3
Victoria	5.0	4.2	0.1	5.9	0.0	15.2	36.3	51.5
Queensland	2.5	1.8	0.0	0.3	0.0	4.7	136.4	141.1
South Australia	0.5	0.0	0.0	0.6	0.0	1.1	4.6	5.6
Western Australia	0.1	0.6	0.2	0.2	0.0	1.1	39.0	40.1
Tasmania	1.0	0.0	0.0	0.0	0.0	1.1	3.4	4.4
Northern Territory	1.5	0.0	0.0	0.3	0.0	1.8	0.7	2.5
Australian Capital Territory	0.7	0.1	0.0	0.0	0.0	0.8	0.7	1.5
Australia	12.6	21.0	1.3	7.5	0.0	42.4	356.5	399.0
TOTAL								
New South Wales	375.2	251.5	1.7	108.4	0.7	737.6	521.2	1 258.8
Victoria	350.0	104.0	0.6	76.0	28.6	559.2	248.2	807.4
Queensland	240.3	70.6	0.1	17.8	0.1	328.8	220.5	549.3
South Australia	62.8	39.0	0.0	13.8	0.2	115.9	24.1	140.0
Western Australia	182.2	43.8	0.8	24.0	0.1	250.9	94.1	345.0
Tasmania	14.7	0.5	0.0	3.5	0.3	18.9	18.7	37.6
Northern Territory	12.6	4.0	0.0	2.7	0.0	19.3	5.2	24.4
Australian Capital Territory	13.9	5.4	0.0	6.3	0.0	25.7	21.4	47.1
Australia	1 251.7	518.9	3.1	252.6	30.0	2 056.3	1 153.4	3 209.7

(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	22.9	86.0	35.6	110.9	45.0	21.4	8.9	32.5	17.3	5.2	385.7
Victoria	33.5	34.1	25.3	37.7	22.8	24.5	3.3	22.5	4.9	3.5	211.9
Queensland	19.6	28.2	2.2	5.7	12.7	0.4	0.4	9.4	3.7	1.8	84.1
South Australia	0.3	2.7	1.2	2.7	4.6	1.5	0.0	3.8	0.4	2.2	19.6
Western Australia	8.7	14.6	4.6	5.1	12.6	4.2	0.5	1.4	0.1	3.5	55.1
Tasmania	1.1	8.4	0.3	1.2	3.2	0.7	0.0	0.0	0.1	0.5	15.3
Northern Territory	0.7	1.0	0.3	0.5	1.2	0.4	0.2	0.0	0.1	0.0	4.4
Australian Capital Territory	0.0	6.8	0.5	0.8	0.9	0.5	0.0	0.0	11.4	0.0	20.7
Australia	86.9	181.8	69.8	164.5	102.9	53.5	13.2	69.7	37.9	16.7	796.9
PUBLIC SECTOR											
New South Wales	0.2	0.6	0.0	19.2	5.5	43.5	0.0	21.8	35.0	9.7	135.5
Victoria	0.0	2.3	0.1	5.9	0.6	21.0	0.0	2.5	1.4	2.5	36.3
Queensland	0.0	0.3	0.0	4.5	10.0	7.0	0.0	2.2	1.6	110.8	136.4
South Australia	0.0	0.0	0.1	0.0	0.0	3.6	0.0	0.7	0.1	0.2	4.6
Western Australia	0.1	0.0	0.0	3.6	4.7	15.7	0.0	0.0	0.0	14.9	39.0
Tasmania	0.0	0.0	0.0	0.2	0.1	2.1	0.0	0.0	0.9	0.0	3.4
Northern Territory	0.0	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.1	0.7
Australian Capital Territory	0.0	0.0	0.0	0.1	0.0	0.4	0.0	0.1	0.1	0.0	0.7
Australia	0.4	3.1	0.2	33.5	20.9	93.9	0.0	27.3	39.0	138.1	356.5
TOTAL											
New South Wales	23.2	86.6	35.6	130.0	50.5	64.9	8.9	54.3	52.3	14.9	521.2
Victoria	33.5	36.3	25.4	43.6	23.3	45.5	3.3	25.0	6.3	6.0	248.2
Queensland	19.6	28.4	2.2	10.3	22.7	7.3	0.4	11.6	5.3	112.6	220.5
South Australia	0.3	2.7	1.3	2.7	4.6	5.1	0.0	4.5	0.5	2.4	24.1
Western Australia	8.9	14.6	4.6	8.6	17.2	19.9	0.5	1.4	0.1	18.3	94.1
Tasmania	1.1	8.4	0.3	1.4	3.3	2.8	0.0	0.0	1.0	0.5	18.7
Northern Territory	0.7	1.0	0.3	0.5	1.2	1.0	0.2	0.0	0.1	0.1	5.2
Australian Capital Territory	0.0	6.8	0.5	0.9	0.9	0.9	0.0	0.1	11.4	0.0	21.4
Australia	87.2	184.9	70.0	198.1	123.8	147.5	13.2	97.0	76.9	154.8	1 153.4

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

EXPLANATORY NOTES

TREND ESTIMATES

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

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

CHAIN VOLUME MEASURES

20 The chain volume measures appearing in this publication are annually reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1997–98). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

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

ROUNDING

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

SYMBOLS AND OTHER USAGES

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

G L O S S A R Y

Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 12.
Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the January 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. Prior to July 1996, Table 7 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 8 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 12.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretakers residences) associated with a non-residential building are defined as houses.

GLOSSARY

Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
New building work	Building activity which will result in the creation of a building which previously did not exist.
New other residential buildings	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
New residential	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
Non-residential building	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the January 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 7). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.
Offices	Includes banks, post offices and council chambers.
Other business premises	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
Other dwellings	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
Other residential building	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 9 of this publication.
Religious	Includes convents, churches, temples, mosques, monasteries and noviciates.
Residential building	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
Semi-detached, row or terrace houses, townhouses	Dwellings having their own private grounds with no other dwellings above or below.
Shops	Includes retail shops, restaurants, taverns and shopping arcades.

BUILDING CLASSIFICATION REVIEW

INTRODUCTION

The ABS has been conducting a review of some of the classifications used in the compilation of building statistics, with a primary focus upon the Functional Classification of Buildings and the Type of Work classifications. After initially seeking input from internal and external users, the findings of the review have now proposed a number of changes to the classification, including:

- revisions to the method of classifying residential buildings;
- improved alignment of these building statistics with other relevant ABS classifications;
- introduction of non-residential groupings for Industrial and Commercial buildings;
- expanded classes of non-residential building;
- improved identification and treatment of short term stay apartments;
- improved identification and treatment of communal group accommodation buildings;
- improved links between the Functional Classification of Buildings and the Type of Work classifications.

The revised classification due for release on September 30, 1999 and is expected to be incorporated into published ABS building statistics from mid 2000.

A copy of the draft report and classifications is available upon the ABS website in the Statistics\ABS Papers and Classifications section. Alternatively a hardcopy is available from the address below.

FURTHER INFORMATION

For further information and or to be advised of further progress of the review, please contact Ross Hamilton by email to ross.hamilton@abs.gov.au, phone (02) 6252 6973, or by mail to;

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