



# BUILDING APPROVALS AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) FRI 30 JULY 1999

## JUNE KEY FIGURES

### TREND ESTIMATES

	Jun 1999	% change May 1999 to Jun 1999	% change Jun 1998 to Jun 1999
Dwelling units approved			
Private sector houses	9 077	1.1	3.8
Total dwelling units	13 134	0.8	-0.5

### SEASONALLY ADJUSTED

	Jun 1999	% change May 1999 to Jun 1999	% change Jun 1998 to Jun 1999
Dwelling units approved			
Private sector houses	9 189	-1.5	1.7
Total dwelling units	13 772	6.9	-3.3

## JUNE KEY POINTS

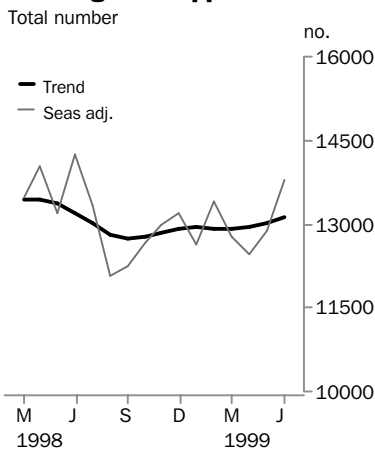
### TREND ESTIMATES

- The trend for private sector houses has grown by 8.2% over the last eight months. Growth has been over 1.0% per month for the last five months.
- Following a substantial rise in other dwelling units in June (both in original and seasonally adjusted terms) the strong decline in trend for other dwelling units appears to have been arrested.
- The trend for total dwelling units is now showing growth of 1.7% since the last turning point in March 1999.
- The trend for total dwelling units has increased in June in New South Wales (1.0%), South Australia (2.3%), Western Australia (3.3%) and the Northern Territory (1.3%).

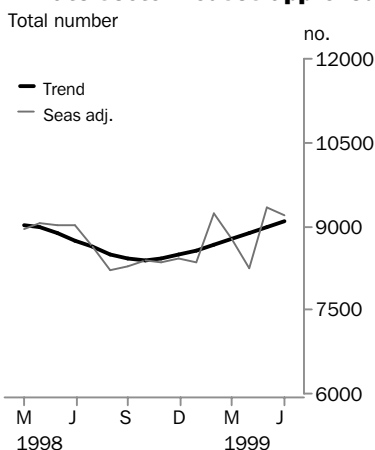
### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses has fallen by 1.5% in June but this follows an increase of 13.3% in May.
- The seasonally adjusted estimate for other dwellings increased by 30.4% in June (+20.7% in original terms) following a fall of 16.3% in May. This is a volatile series with an average monthly movement of 11% and substantial movements will occur.

### Dwelling units approved



### Private sector houses approved



- 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>
July 1999	31 August 1999
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

## CHANGES IN THIS ISSUE

There are no changes in this issue.

## DATA NOTES

Dwelling approvals are geographically coded to the Census Collection District (CD) level. Such information is released one quarter after the reference period. Consequently CD information for the whole of Australia for the March quarter 1999 will be released at the same time as this publication. Associated with this release will be an update for the period from October 1998 to March 1999 involving revisions to both CD and Statistical Local Area (SLA) codes (93 SLA codes, 15 CD codes).

## REVISIONS THIS MONTH

Corrections to reporting have lead to the following revisions.

New South Wales has been revised upwards by a net increase of 88 dwellings over the period December 1998 to May 1999.

Remedial work to correct for under-reporting in Queensland continued this month. Queensland data has been revised upwards by 182 dwellings in total, spread over the past twelve months.

Tasmania has been revised upwards by 9 dwellings in May 1999.

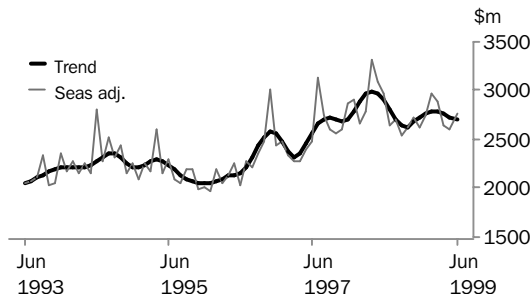
In total this is an increase of 279 dwellings, which is 0.2% of the total dwellings for Australia for 1998-1999.

W. McLennan  
Australian Statistician

# VALUE OF BUILDING APPROVED

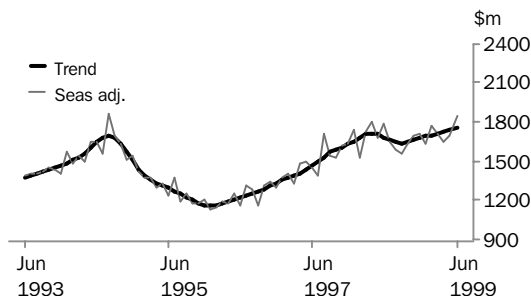
## VALUE OF TOTAL BUILDING

The trend has fallen by 2.9% over the last four months following an increase of 6.1% over the previous four months. The rate of decline has moderated slightly to -0.8% in June.



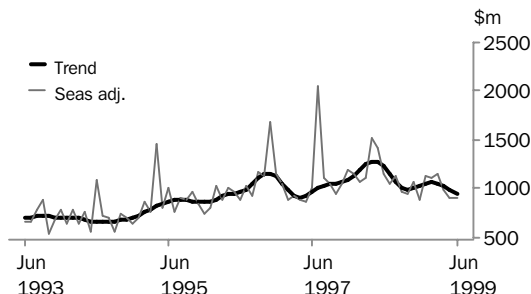
## VALUE OF RESIDENTIAL BUILDING

The direction of the trend has changed since last month. It is now showing growth of 7.2% over the last nine months. It will take a fall of 12.4% in the seasonally adjusted estimate next month to halt the growth. This is over twice the average monthly movement (5.0%).



## VALUE OF NON-RESIDENTIAL BUILDING

The trend has fallen by 11.4% over the last four months and follows an increase of 8.5% over the previous four months. It will take an increase of 35.2% in the seasonally adjusted estimate next month to halt the fall. This is almost twice the average monthly movement of 18.5%.



# SUMMARY OF 1998-1999 BUILDING APPROVALS

DWELLING UNITS APPROVED BY STATES AND TERRITORIES The number of dwelling units approved in 1998-1999 and the percentage movements between 1997-1998 and 1998-1999 for the States and Territories are summarised below.

	DWELLING UNITS APPROVED BY STATE								
	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
No. of dwelling units	51 668	39 704	29 110	7 928	20 506	1 410	2 176	2 040	154 542
1997-1998 to 1998-1999 % change	-1.9	9.0	-20.2	9.9	11.1	-14.2	-1.9	46.1	-1.3

In original terms there were 154,542 dwelling units approved in 1998-1999, a decrease of 2,000 dwellings or 1.3% on the 1997-1998 count of 156,542. The change from the previous financial year varies greatly across states and territories.

VALUE BY STATE AND TERRITORIES Percentage movements for the value of building approved between 1997-1998 and 1998-1999 for the States and Territories are summarised below.

	PERCENTAGE CHANGE IN VALUE BETWEEN 1997-1998 AND 1998-1999								
	NSW	Vic.	Qld	SA	WA	Tas.	NT	ACT	Aust.
	%	%	%	%	%	%	%	%	%
New residential	2.6	16.7	-17.1	23.1	18.1	-7.8	1.2	40.2	4.4
Alterations and additions to residential buildings	-17.9	10.8	-7.0	12.7	18.9	-4.3	10.1	18.0	-4.1
Non-residential building	-23.3	2.0	-33.5	9.0	19.2	39.1	-26.6	25.0	-15.0
<b>Total building</b>	<b>-11.1</b>	<b>10.3</b>	<b>-24.3</b>	<b>15.9</b>	<b>18.5</b>	<b>11.9</b>	<b>-10.9</b>	<b>29.6</b>	<b>-4.6</b>

The value of total building approved fell in 1998-1999 by \$1,567.5 million or 4.6% to \$32,488.7 million. New residential work approved increased by 4.4% whereas both alteration and additions to residential buildings and non-residential work fell.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

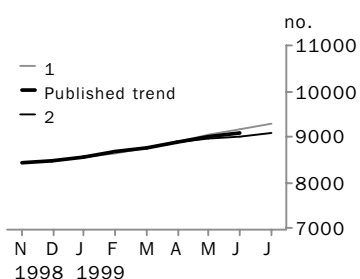
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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.

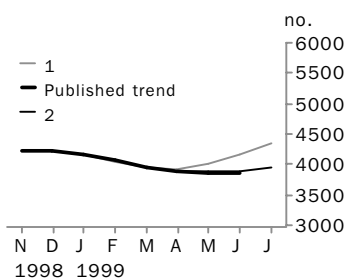
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the July seasonally adjusted estimate is higher than the June estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that the July seasonally adjusted estimate is lower than the June 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 Jun 1999</i>	% change	<b>2</b> <i>falls by 3% on Jun 1999</i>	% change
February 1999	8 662	1.2	8 648	1.1	8 666	1.2
March 1999	8 771	1.3	8 764	1.4	8 774	1.2
April 1999	8 877	1.2	8 892	1.5	8 867	1.1
May 1999	8 981	1.2	9 028	1.5	8 946	0.9
June 1999	9 077	1.1	9 168	1.6	9 014	0.8
July 1999	n.y.a.	n.y.a.	9 295	1.4	9 063	0.5

### OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 11% on Jun 1999</i>	% change	<b>2</b> <i>falls by 11% on Jun 1999</i>	% change
February 1999	4 063	-2.7	4 033	-3.0	4 066	-2.7
March 1999	3 954	-2.7	3 938	-2.4	3 954	-2.8
April 1999	3 888	-1.7	3 933	-0.1	3 890	-1.6
May 1999	3 862	-0.7	4 022	2.3	3 878	-0.3
June 1999	3 868	0.2	4 163	3.5	3 893	0.4
July 1999	n.y.a.	n.y.a.	4 355	4.6	3 948	1.4

## 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>1998</b>							
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	9 043	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
<b>1999</b>							
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
SEASONALLY ADJUSTED							
<b>1998</b>							
April	9 059	9 178	4 411	4 858	13 470	566	14 036
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
<b>1999</b>							
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
TREND ESTIMATES							
<b>1998</b>							
April	8 965	9 174	3 968	4 268	12 933	509	13 442
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
<b>1999</b>							
January	8 563	8 759	3 953	4 175	12 516	419	12 935
February	8 662	8 852	3 843	4 063	12 505	411	12 916
March	8 771	8 959	3 725	3 954	12 496	416	12 912
April	8 877	9 064	3 641	3 888	12 518	434	12 952
May	8 981	9 168	3 592	3 862	12 573	457	13 030
June	9 077	9 267	3 572	3 868	12 649	485	13 134

## 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>1998</b>							
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	-3.4	-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
<b>1999</b>							
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
SEASONALLY ADJUSTED (% change from preceding month)							
<b>1998</b>							
April	1.1	0.2	9.3	12.6	3.7	16.9	4.2
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
<b>1999</b>							
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
TREND ESTIMATES (% change from preceding month)							
<b>1998</b>							
April	-0.5	-0.3	0.6	0.8	-0.1	5.6	0.1
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
<b>1999</b>							
January	0.9	0.8	-1.1	-1.3	0.3	-3.9	0.1
February	1.2	1.1	-2.8	-2.7	-0.1	-1.9	-0.1
March	1.3	1.2	-3.1	-2.7	-0.1	1.2	0.0
April	1.2	1.2	-2.3	-1.7	0.2	4.3	0.3
May	1.2	1.1	-1.4	-0.7	0.4	5.3	0.6
June	1.1	1.1	-0.5	0.2	0.6	6.1	0.8

## VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
<b>1998</b>					
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	1 543.4	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
<b>1999</b>					
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
SEASONALLY ADJUSTED					
<b>1998</b>					
April	1 558.0	274.8	1 805.0	1 520.1	3 320.6
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
<b>1999</b>					
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
TREND ESTIMATES					
<b>1998</b>					
April	1 447.9	273.5	1 712.5	1 282.3	2 992.2
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
<b>1999</b>					
January	1 451.0	239.2	1 695.4	1 060.9	2 773.6
February	1 459.1	239.5	1 701.2	1 070.3	2 790.9
March	1 472.6	239.0	1 708.3	1 055.4	2 783.8
April	1 492.8	238.6	1 720.1	1 022.7	2 760.8
May	1 517.7	238.5	1 736.2	982.3	2 732.7
June	1 544.9	238.5	1 755.6	948.1	2 710.4

(a) Refer to Explanatory Notes paragraph 12.



VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
<b>1998</b>					
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	0.0	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
<b>1999</b>					
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
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1998</b>					
April	6.5	11.0	4.5	37.6	19.2
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
<b>1999</b>					
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
TREND ESTIMATES (% change from preceding month)					
<b>1998</b>					
April	0.7	1.2	0.5	2.3	1.0
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
<b>1999</b>					
January	0.6	0.7	0.6	2.5	1.5
February	0.6	0.1	0.3	0.9	0.6
March	0.9	-0.2	0.4	-1.4	-0.3
April	1.4	-0.2	0.7	-3.1	-0.8
May	1.7	0.0	0.9	-3.9	-1.0
June	1.8	0.0	1.1	-3.5	-0.8

(a) Refer to Explanatory Notes paragraph 12.

## DWELLING UNITS APPROVED, By State

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
Month	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL								
<b>1998</b>								
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	2 494	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
<b>1999</b>								
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
SEASONALLY ADJUSTED								
<b>1998</b>								
April	4 982	3 525	3 162	534	1 692	128	n.a.	n.a.
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.
<b>1999</b>								
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.
TREND ESTIMATES								
<b>1998</b>								
April	4 478	3 284	2 989	649	1 648	128	201	120
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
<b>1999</b>								
January	4 286	3 438	2 422	630	1 663	117	175	176
February	4 268	3 492	2 379	643	1 696	117	167	180
March	4 266	3 509	2 350	656	1 734	115	162	176
April	4 285	3 501	2 328	670	1 786	113	159	170
May	4 317	3 474	2 312	686	1 845	109	156	163
June	4 361	3 442	2 305	702	1 906	105	158	154

## 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>1998</b>								
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	-11.1	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
<b>1999</b>								
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
SEASONALLY ADJUSTED (% change from preceding month)								
<b>1998</b>								
April	10.3	3.1	2.0	-19.8	5.8	0.5	n.a.	n.a.
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.
<b>1999</b>								
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.
TREND ESTIMATES (% change from preceding month)								
<b>1998</b>								
April	0.8	1.5	-4.9	2.2	2.9	-1.7	-3.2	14.1
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
<b>1999</b>								
January	-0.5	2.7	-1.8	1.6	1.5	-0.4	-5.3	8.4
February	-0.4	1.6	-1.8	2.1	2.0	-0.4	-4.8	2.6
March	0.0	0.5	-1.2	2.0	2.2	-1.2	-2.9	-2.0
April	0.4	-0.2	-0.9	2.1	3.0	-2.4	-1.9	-3.9
May	0.7	-0.8	-0.7	2.4	3.3	-3.1	-1.7	-4.1
June	1.0	-0.9	-0.3	2.3	3.3	-3.5	1.3	-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)						
<b>1996-1997</b>	90 765	36 948	853	2 231	461	<b>131 258</b>
<b>1997-1998</b>	104 461	42 517	788	2 587	621	<b>150 974</b>
<b>1998-1999</b>	103 316	41 843	662	2 541	476	<b>148 838</b>
<b>1998</b>						
June	9 354	3 713	140	375	10	<b>13 592</b>
July	9 033	4 328	58	314	16	<b>13 749</b>
August	8 509	3 279	87	123	116	<b>12 114</b>
September	9 062	3 191	43	372	21	<b>12 689</b>
October	8 631	3 161	43	85	16	<b>11 936</b>
November	8 480	3 997	75	381	19	<b>12 952</b>
December	7 909	3 969	37	266	60	<b>12 241</b>
<b>1999</b>						
January	6 487	2 926	26	81	62	<b>9 582</b>
February	8 241	3 523	104	232	10	<b>12 110</b>
March	9 701	3 136	41	212	37	<b>13 127</b>
April	8 021	3 605	74	201	60	<b>11 961</b>
May	9 801	3 153	29	132	24	<b>13 139</b>
June	9 441	3 575	45	142	35	<b>13 238</b>
PUBLIC SECTOR (Number)						
<b>1996-1997</b>	1 768	3 469	73	38	19	<b>5 367</b>
<b>1997-1998</b>	2 530	2 989	35	1	13	<b>5 568</b>
<b>1998-1999</b>	2 677	2 986	35	2	4	<b>5 704</b>
<b>1998</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	244	132	0	0	1	<b>377</b>
October	211	216	9	0	0	<b>436</b>
November	239	212	7	0	0	<b>458</b>
December	121	250	0	2	0	<b>373</b>
<b>1999</b>						
January	199	218	0	0	0	<b>417</b>
February	121	202	1	0	0	<b>324</b>
March	229	286	2	0	2	<b>519</b>
April	240	181	5	0	0	<b>426</b>
May	180	319	2	0	0	<b>501</b>
June	297	611	8	0	0	<b>916</b>
TOTAL (Number)						
<b>1996-1997</b>	92 533	40 417	926	2 269	480	<b>136 625</b>
<b>1997-1998</b>	106 991	45 506	823	2 588	634	<b>156 542</b>
<b>1998-1999</b>	105 993	44 829	697	2 543	480	<b>154 542</b>
<b>1998</b>						
June	10 008	4 006	147	376	12	<b>14 549</b>
July	9 481	4 510	59	314	17	<b>14 381</b>
August	8 657	3 456	87	123	116	<b>12 439</b>
September	9 306	3 323	43	372	22	<b>13 066</b>
October	8 842	3 377	52	85	16	<b>12 372</b>
November	8 719	4 209	82	381	19	<b>13 410</b>
December	8 030	4 219	37	268	60	<b>12 614</b>
<b>1999</b>						
January	6 686	3 144	26	81	62	<b>9 999</b>
February	8 362	3 725	105	232	10	<b>12 434</b>
March	9 930	3 422	43	212	39	<b>13 646</b>
April	8 261	3 786	79	201	60	<b>12 387</b>
May	9 981	3 472	31	132	24	<b>13 640</b>
June	9 738	4 186	53	142	35	<b>14 154</b>

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ million)								
<b>1996-1997</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>1997-1998</b>	11 654.3	4 443.3	87.8	2 573.4	257.3	19 016.3	10 276.7	<b>29 292.6</b>
<b>1998-1999</b>	12 239.0	4 537.9	67.2	2 494.7	245.8	19 584.7	8 763.5	<b>28 348.2</b>
<b>1998</b>								
June	1 070.2	363.0	37.0	222.9	13.3	1 706.5	924.2	<b>2 630.7</b>
July	1 048.1	437.7	3.9	236.9	32.3	1 758.9	699.8	<b>2 458.7</b>
August	980.2	353.8	14.4	200.3	16.0	1 564.6	875.5	<b>2 440.1</b>
September	1 056.7	323.8	3.3	216.1	37.6	1 637.6	719.5	<b>2 357.1</b>
October	1 003.4	353.3	4.0	223.6	4.8	1 589.2	738.7	<b>2 327.9</b>
November	991.9	501.2	7.4	203.0	26.9	1 730.4	857.9	<b>2 588.3</b>
December	926.9	417.5	3.3	185.6	24.1	1 557.3	493.4	<b>2 050.7</b>
<b>1999</b>								
January	764.3	274.0	2.2	169.1	10.3	1 219.9	686.5	<b>1 906.3</b>
February	972.6	408.1	8.7	201.7	22.5	1 613.6	825.2	<b>2 438.9</b>
March	1 165.8	321.9	5.2	222.5	23.1	1 738.6	794.0	<b>2 532.6</b>
April	958.9	399.4	9.3	182.8	24.4	1 574.9	645.1	<b>2 220.0</b>
May	1 194.1	374.1	2.6	228.4	14.5	1 813.7	827.6	<b>2 641.3</b>
June	1 176.1	373.1	2.9	224.7	9.3	1 786.0	600.3	<b>2 386.3</b>
PUBLIC SECTOR (\$ million)								
<b>1996-1997</b>	189.0	276.0	2.0	58.3	2.2	527.3	3 520.3	<b>4 047.6</b>
<b>1997-1998</b>	249.2	224.6	2.7	101.7	0.1	578.3	4 185.6	<b>4 763.6</b>
<b>1998-1999</b>	285.9	240.1	4.3	88.0	0.1	618.4	3 522.4	<b>4 140.5</b>
<b>1998</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	27.6	10.3	0.0	6.6	0.0	44.5	229.7	<b>274.2</b>
October	25.3	15.2	1.0	5.6	0.0	47.1	384.8	<b>431.8</b>
November	24.4	16.4	0.4	9.9	0.0	51.1	251.7	<b>302.7</b>
December	13.9	23.5	0.0	5.6	0.1	43.0	232.9	<b>275.9</b>
<b>1999</b>								
January	19.5	16.8	0.0	7.7	0.0	44.0	333.0	<b>377.0</b>
February	12.3	15.4	0.1	6.2	0.0	34.0	396.4	<b>430.4</b>
March	25.3	23.2	0.2	8.8	0.0	57.5	274.0	<b>331.4</b>
April	27.3	13.7	1.1	7.4	0.0	49.5	164.2	<b>213.7</b>
May	19.8	25.2	0.2	4.9	0.0	50.2	146.2	<b>196.4</b>
June	32.0	50.1	0.8	13.6	0.0	96.5	348.3	<b>444.8</b>
TOTAL (\$ million)								
<b>1996-1997</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>1997-1998</b>	11 903.5	4 667.9	90.4	2 675.2	257.3	19 594.2	14 461.8	<b>34 056.2</b>
<b>1998-1999</b>	12 525.0	4 778.0	71.6	2 582.8	245.8	20 203.0	12 285.8	<b>32 488.7</b>
<b>1998</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	1 089.5	453.9	4.4	246.1	32.3	1 826.2	880.9	<b>2 707.1</b>
August	997.3	367.9	14.4	202.8	16.0	1 598.3	1 455.4	<b>3 053.8</b>
September	1 084.3	334.1	3.3	222.7	37.6	1 682.0	949.3	<b>2 631.3</b>
October	1 028.7	368.5	5.0	229.3	4.8	1 636.2	1 123.5	<b>2 759.7</b>
November	1 016.3	517.6	7.9	212.9	26.9	1 781.5	1 109.5	<b>2 891.0</b>
December	940.8	441.0	3.3	191.2	24.1	1 600.3	726.3	<b>2 326.6</b>
<b>1999</b>								
January	783.9	290.7	2.2	176.8	10.3	1 263.9	1 019.5	<b>2 283.4</b>
February	984.9	423.5	8.8	207.9	22.5	1 647.7	1 221.6	<b>2 869.3</b>
March	1 191.1	345.1	5.4	231.3	23.1	1 796.1	1 068.0	<b>2 864.0</b>
April	986.2	413.1	10.5	190.2	24.4	1 624.4	809.4	<b>2 433.7</b>
May	1 213.9	399.4	2.8	233.3	14.5	1 863.9	973.8	<b>2 837.7</b>
June	1 208.1	423.2	3.6	238.3	9.3	1 882.5	948.6	<b>2 831.1</b>

(a) See Glossary for definition.

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

### NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....			Total	Total new residential building	
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys			
NUMBER OF DWELLING UNITS										
<b>1996-1997</b>	92 533	10 698	8 920	19 618	4 777	5 464	10 558	20 799	40 417	<b>132 950</b>
<b>1997-1998</b>	106 991	11 376	10 403	21 779	5 116	6 064	12 547	23 727	45 506	<b>152 497</b>
<b>1998-1999</b>	105 993	10 032	11 647	21 679	4 573	4 866	13 711	23 150	44 829	<b>150 822</b>
<b>1998</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	9 481	976	991	1 967	461	428	1 654	2 543	4 510	<b>13 991</b>
August	8 657	838	850	1 688	427	429	912	1 768	3 456	<b>12 113</b>
September	9 306	879	1 329	2 208	300	320	495	1 115	3 323	<b>12 629</b>
October	8 842	823	959	1 782	243	307	1 045	1 595	3 377	<b>12 219</b>
November	8 719	719	1 088	1 807	314	410	1 678	2 402	4 209	<b>12 928</b>
December	8 030	884	879	1 763	506	558	1 392	2 456	4 219	<b>12 249</b>
<b>1999</b>										
January	6 686	572	892	1 464	291	358	1 031	1 680	3 144	<b>9 830</b>
February	8 362	671	791	1 462	392	478	1 393	2 263	3 725	<b>12 087</b>
March	9 930	879	937	1 816	448	250	908	1 606	3 422	<b>13 352</b>
April	8 261	935	884	1 819	325	454	1 188	1 967	3 786	<b>12 047</b>
May	9 981	741	1 003	1 744	310	371	1 047	1 728	3 472	<b>13 453</b>
June	9 738	1 115	1 044	2 159	556	503	968	2 027	4 186	<b>13 924</b>
VALUE (\$ million)										
<b>1996-1997</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>1997-1998</b>	11 903.5	822.7	958.4	1 780.9	423.2	548.3	1 915.1	2 886.8	4 667.9	<b>16 571.3</b>
<b>1998-1999</b>	12 525.0	781.3	1 157.8	1 939.0	382.9	493.1	1 962.7	2 838.9	4 778.0	<b>17 302.7</b>
<b>1998</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	1 089.5	72.9	108.2	181.1	41.3	37.2	194.2	272.8	453.9	<b>1 543.4</b>
August	997.3	67.2	72.1	139.3	39.1	47.8	141.6	228.6	367.9	<b>1 365.2</b>
September	1 084.3	68.2	124.1	192.3	22.1	32.1	87.7	141.8	334.1	<b>1 418.4</b>
October	1 028.7	63.0	85.2	148.2	18.2	29.0	173.1	220.3	368.5	<b>1 397.1</b>
November	1 016.3	56.1	109.2	165.3	25.9	42.7	283.7	352.3	517.6	<b>1 533.9</b>
December	940.8	66.9	87.8	154.7	39.7	53.0	193.6	286.3	441.0	<b>1 381.7</b>
<b>1999</b>										
January	783.9	46.1	81.5	127.7	21.0	32.3	109.8	163.1	290.7	<b>1 074.6</b>
February	984.9	52.7	82.8	135.4	31.4	54.7	202.0	288.1	423.5	<b>1 408.4</b>
March	1 191.1	71.8	96.1	167.8	34.3	22.1	120.9	177.2	345.1	<b>1 536.2</b>
April	986.2	70.3	93.7	164.0	25.9	53.0	170.1	249.0	413.1	<b>1 399.2</b>
May	1 213.9	60.9	107.0	167.9	29.9	38.1	163.4	231.5	399.4	<b>1 613.3</b>
June	1 208.1	85.2	110.1	195.3	54.1	51.1	122.6	227.9	423.2	<b>1 631.3</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>1995-1996</b>	8 814.9	3 363.5	12 178.7	2 287.3	14 466.0	10 937.2	25 406.5
<b>1996-1997</b>	9 877.1	3 800.4	13 677.5	2 561.3	16 238.9	12 729.8	28 968.7
<b>1997-1998</b>	11 834.1	4 479.5	16 313.6	2 994.4	19 308.0	13 919.2	33 227.2
<b>1997</b>							
December	2 870.7	1 086.5	3 957.2	712.1	4 669.3	3 175.4	7 844.7
<b>1998</b>							
March	2 816.7	935.4	3 752.0	727.1	4 479.1	3 029.6	7 508.6
June	3 202.7	1 271.2	4 473.9	844.9	5 318.8	3 756.0	9 074.8
September	3 126.3	1 082.3	4 208.6	766.9	4 975.5	3 090.4	8 065.9
December	2 925.4	1 231.3	4 156.7	690.2	4 846.9	2 767.2	7 614.1
<b>1999</b>							
March	2 874.1	979.0	3 853.0	666.4	4 519.4	3 077.4	7 596.9
SEASONALLY ADJUSTED (\$ million)							
<b>1997</b>							
December	2 888.2	1 063.1	3 981.0	703.2	4 688.2	3 010.5	7 791.0
<b>1998</b>							
March	3 052.4	1 014.6	4 077.5	782.8	4 890.7	3 103.0	8 085.7
June	3 144.0	1 261.2	4 379.7	825.1	5 130.1	3 764.3	9 012.1
September	2 922.7	1 018.4	3 930.0	729.5	4 676.2	2 972.2	7 568.6
December	2 941.8	1 179.5	4 165.7	695.4	4 878.0	2 713.9	7 604.3
<b>1999</b>							
March	3 104.3	1 070.7	4 193.7	694.8	4 921.3	3 163.8	8 154.8
TREND ESTIMATES (\$ million)							
<b>1997</b>							
December	2 925.4	1 083.1	4 015.8	728.0	4 766.2	3 377.6	8 122.4
<b>1998</b>							
March	3 029.9	1 101.3	4 133.8	774.3	4 900.7	3 363.1	8 342.4
June	3 048.5	1 118.9	4 160.6	785.9	4 926.7	3 250.7	8 249.1
September	2 999.0	1 130.7	4 129.2	751.8	4 873.5	3 141.6	8 025.4
December	2 979.5	1 114.6	4 111.8	708.8	4 835.7	2 961.4	7 802.1
<b>1999</b>							
March	3 002.0	1 086.8	4 118.6	674.2	4 835.9	2 914.7	7 745.8
TREND ESTIMATES (% change from preceding quarter)							
<b>1997</b>							
December	4.6	2.4	4.2	6.2	4.4	4.2	5.4
<b>1998</b>							
March	3.6	1.7	2.9	6.4	2.8	-0.4	2.7
June	0.6	1.6	0.6	1.5	0.5	-3.3	-1.1
September	-1.6	1.1	-0.8	-4.3	-1.1	-3.4	-2.7
December	-0.7	-1.4	-0.4	-5.7	-0.8	-5.7	-2.8
<b>1999</b>							
March	0.8	-2.5	0.2	-4.9	0.0	-1.6	-0.7

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

(b) Refer to Explanatory Notes paragraph 12.

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

Period	Hotels, motels and other short term accommodation....		Shops.....		Factories.....		Offices.....		Other business premises.....		Educational.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
<b>1999</b>												
April	21	1.9	238	22.0	65	6.9	134	12.5	141	14.1	39	4.2
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
Value—\$200,000—\$499,999												
<b>1999</b>												
April	15	4.6	53	14.8	45	13.0	48	15.0	48	15.0	23	7.0
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
Value—\$500,000—\$999,999												
<b>1999</b>												
April	6	4.9	22	14.7	19	12.8	19	13.5	23	15.9	11	7.5
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
Value—\$1,000,000—\$4,999,999												
<b>1999</b>												
April	6	14.8	21	38.6	8	14.1	9	22.0	19	40.4	24	56.1
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
Value—\$5,000,000 and over												
<b>1999</b>												
April	5	80.4	3	22.4	1	9.2	3	74.2	5	46.2	2	15.7
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
Value—Total												
<b>1996-1997</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>1997-1998</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>1998-1999</b>	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
<b>1999</b>												
April	53	106.7	337	112.4	138	55.9	213	137.1	236	131.5	99	90.5
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



## 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										
<b>1999</b>										
April	7	0.6	26	3.0	27	2.6	55	5.7	753	73.4
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
Value—\$200,000—\$499,999										
<b>1999</b>										
April	4	1.1	11	3.3	18	4.9	19	5.8	284	84.4
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
Value—\$500,000—\$999,999										
<b>1999</b>										
April	3	2.4	6	3.8	8	5.5	6	3.9	123	84.9
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
Value—\$1,000,000—\$4,999,999										
<b>1999</b>										
April	1	2.1	8	20.9	12	27.8	9	13.3	117	250.1
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
Value—\$5,000,000 and over										
<b>1999</b>										
April	0	0.0	2	13.3	4	32.2	2	22.9	27	316.5
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
Value—Total										
<b>1996-1997</b>	193	56.3	778	982.3	1 143	1 321.2	1 328	816.7	18 471	12 729.9
<b>1997-1998</b>	219	79.5	771	1 773.6	1 034	1 496.3	1 134	744.0	18 650	14 461.8
<b>1998-1999</b>	228	92.7	792	1 299.5	981	1 180.6	1 067	505.0	17 787	12 285.8
<b>1999</b>										
April	15	6.2	53	44.3	69	73.1	91	51.6	1 304	809.4
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

## 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	2 489	1 955	23	4	8	4 479
Victoria	2 683	531	8	33	5	3 260
Queensland	1 762	461	3	0	17	2 243
South Australia	650	57	2	105	0	814
Western Australia	1 636	419	8	0	5	2 068
Tasmania	76	11	1	0	0	88
Northern Territory	83	75	0	0	0	158
Australian Capital Territory	62	66	0	0	0	128
Australia	9 441	3 575	45	142	35	13 238
<b>PUBLIC SECTOR</b>						
New South Wales	12	119	4	0	0	135
Victoria	41	10	1	0	0	52
Queensland	79	265	0	0	0	344
South Australia	18	10	3	0	0	31
Western Australia	125	193	0	0	0	318
Tasmania	0	0	0	0	0	0
Northern Territory	22	0	0	0	0	22
Australian Capital Territory	0	14	0	0	0	14
Australia	297	611	8	0	0	916
<b>TOTAL</b>						
New South Wales	2 501	2 074	27	4	8	4 614
Victoria	2 724	541	9	33	5	3 312
Queensland	1 841	726	3	0	17	2 587
South Australia	668	67	5	105	0	845
Western Australia	1 761	612	8	0	5	2 386
Tasmania	76	11	1	0	0	88
Northern Territory	105	75	0	0	0	180
Australian Capital Territory	62	80	0	0	0	142
Australia	9 738	4 186	53	142	35	14 154

(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	338.7	217.7	1.7	93.5	0.1	651.7	246.8	<b>898.5</b>
Victoria	343.9	64.6	0.5	73.9	5.1	488.1	156.3	<b>644.4</b>
Queensland	208.9	37.6	0.1	20.7	0.0	267.3	120.9	<b>388.2</b>
South Australia	64.4	5.8	0.1	12.3	4.0	86.5	22.2	<b>108.7</b>
Western Australia	191.3	31.9	0.4	15.6	0.0	239.1	43.8	<b>282.9</b>
Tasmania	8.2	0.8	0.1	3.4	0.0	12.5	5.3	<b>17.8</b>
Northern Territory	11.4	8.0	0.0	2.5	0.0	21.9	3.5	<b>25.4</b>
Australian Capital Territory	9.3	6.7	0.0	2.9	0.0	18.9	1.5	<b>20.4</b>
Australia	1 176.1	373.1	2.9	224.7	9.3	1 786.0	600.3	<b>2 386.3</b>
<b>PUBLIC SECTOR</b>								
New South Wales	1.7	11.1	0.5	2.5	0.0	15.8	256.9	<b>272.7</b>
Victoria	4.0	0.6	0.2	3.6	0.0	8.5	26.9	<b>35.4</b>
Queensland	9.1	22.3	0.0	7.2	0.0	38.6	36.3	<b>74.9</b>
South Australia	1.4	0.8	0.1	0.0	0.0	2.3	4.3	<b>6.6</b>
Western Australia	12.5	14.3	0.0	0.1	0.0	26.9	17.2	<b>44.1</b>
Tasmania	0.0	0.0	0.0	0.0	0.0	0.0	1.9	<b>2.0</b>
Northern Territory	3.4	0.0	0.0	0.2	0.0	3.5	3.7	<b>7.2</b>
Australian Capital Territory	0.0	1.0	0.0	0.0	0.0	1.0	1.0	<b>2.0</b>
Australia	32.0	50.1	0.8	13.6	0.0	96.5	348.3	<b>444.8</b>
<b>TOTAL</b>								
New South Wales	340.5	228.8	2.1	96.0	0.1	667.5	503.7	<b>1 171.2</b>
Victoria	348.0	65.2	0.7	77.6	5.1	496.6	183.2	<b>679.8</b>
Queensland	217.9	60.0	0.1	27.8	0.0	305.8	157.2	<b>463.0</b>
South Australia	65.7	6.6	0.2	12.3	4.0	88.8	26.5	<b>115.3</b>
Western Australia	203.8	46.2	0.4	15.7	0.0	266.1	60.9	<b>327.0</b>
Tasmania	8.2	0.8	0.1	3.4	0.0	12.5	7.3	<b>19.7</b>
Northern Territory	14.8	8.0	0.0	2.7	0.0	25.4	7.2	<b>32.6</b>
Australian Capital Territory	9.3	7.7	0.0	2.9	0.0	19.9	2.5	<b>22.4</b>
Australia	1 208.1	423.2	3.6	238.3	9.3	1 882.5	948.6	<b>2 831.1</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	22.0	41.8	23.0	43.4	53.9	17.5	3.0	20.3	15.3	6.5	246.8
Victoria	13.5	33.8	13.0	10.1	37.2	6.1	0.4	21.4	16.8	4.1	156.3
Queensland	8.3	52.8	9.6	13.7	13.1	7.7	0.1	4.9	8.9	1.8	120.9
South Australia	0.4	5.2	1.2	1.8	8.9	2.2	0.1	0.4	0.1	1.8	22.2
Western Australia	3.6	5.4	5.7	2.2	7.5	4.4	6.3	7.0	1.0	0.7	43.8
Tasmania	0.3	0.6	0.4	0.6	2.0	0.0	0.1	0.4	0.7	0.3	5.3
Northern Territory	0.4	1.0	0.0	0.5	0.8	0.6	0.0	0.0	0.0	0.3	3.5
Australian Capital Territory	0.0	0.9	0.0	0.5	0.1	0.0	0.0	0.0	0.0	0.1	1.5
Australia	48.4	141.6	52.9	72.9	123.4	38.6	10.0	54.4	42.8	15.5	600.3
PUBLIC SECTOR											
New South Wales	0.0	1.8	0.1	17.1	25.4	5.6	0.0	151.5	30.0	25.4	256.9
Victoria	0.0	0.7	1.1	3.7	0.1	8.9	0.0	4.4	2.6	5.5	26.9
Queensland	0.0	0.7	2.1	6.7	0.4	13.2	0.0	2.1	9.0	2.2	36.3
South Australia	0.0	0.0	0.0	0.2	0.0	0.2	0.0	0.9	3.0	0.1	4.3
Western Australia	0.0	0.5	0.0	0.1	0.8	0.0	0.0	0.0	0.9	14.9	17.2
Tasmania	0.0	0.0	0.0	1.9	0.0	0.0	0.0	0.0	0.0	0.0	1.9
Northern Territory	0.0	0.2	0.0	1.0	0.0	0.0	0.0	2.3	0.0	0.1	3.7
Australian Capital Territory	0.0	0.2	0.0	0.8	0.0	0.0	0.0	0.0	0.0	0.0	1.0
Australia	0.0	4.1	3.2	31.5	26.7	27.9	0.0	161.1	45.6	48.2	348.3
TOTAL											
New South Wales	22.0	43.6	23.1	60.5	79.3	23.1	3.0	171.9	45.4	31.9	503.7
Victoria	13.5	34.5	14.0	13.8	37.3	15.0	0.4	25.7	19.5	9.5	183.2
Queensland	8.3	53.5	11.7	20.4	13.5	20.9	0.1	6.9	18.0	3.9	157.2
South Australia	0.4	5.2	1.2	2.0	8.9	2.4	0.1	1.3	3.1	2.0	26.5
Western Australia	3.6	6.0	5.7	2.3	8.2	4.4	6.3	7.0	1.8	15.6	60.9
Tasmania	0.3	0.6	0.4	2.6	2.0	0.0	0.1	0.4	0.7	0.3	7.3
Northern Territory	0.4	1.2	0.0	1.5	0.8	0.6	0.0	2.3	0.0	0.4	7.2
Australian Capital Territory	0.0	1.1	0.0	1.3	0.1	0.0	0.0	0.0	0.0	0.1	2.5
Australia	48.4	145.7	56.1	104.3	150.1	66.4	10.0	215.5	88.4	63.7	948.6

# 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.





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