

BUILDING APPROVALS AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 4 MAY 1999

MARCH KEY FIGURES

TREND ESTIMATES

	Mar 1999	% change Feb 1999 to Mar 1999	% change Mar 1998 to Mar 1999
Dwelling units approved			
Private sector houses	8 832	1.4	-3.3
Total dwelling units	12 747	-0.5	-6.0

SEASONALLY ADJUSTED

	Mar 1999	% change Feb 1999 to Mar 1999	% change Mar 1998 to Mar 1999
Dwelling units approved			
Private sector houses	8 808	-3.8	-3.8
Total dwelling units	12 289	-6.7	-9.3

MARCH KEY POINTS

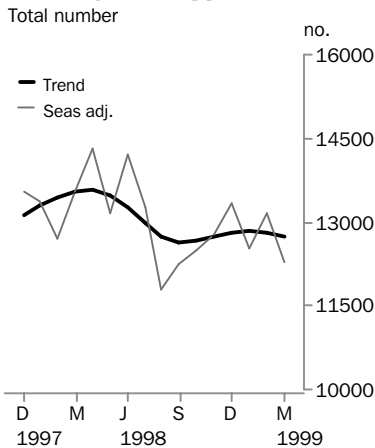
TREND ESTIMATES

- Growth in the trend of private sector houses continued in March with an increase of 1.4% in the month and 6.4% over the last six months.
- The trend for other dwelling units is now showing a fall of 9.9% over the last four months.
- The trend for total dwelling units is now showing a fall of 0.7% over the last two months compared to the "moderate growth" reported last month. This series has been heavily influenced by the substantial fall in other dwelling units and to a lesser extent by some under-reporting in Queensland (see DATA NOTES next page).

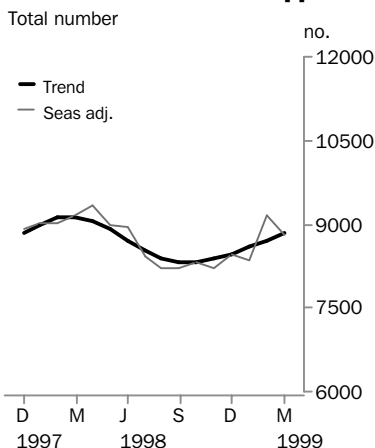
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses fell 3.8% in March following an increase of 9.9% in February.
- The seasonally adjusted estimate for other dwelling units has fallen by 30.0% over the last three months. This is a volatile series with an average monthly movement of 11% and substantial movements 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 any ABS office shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
April 1999	2 June 1999
May 1999	1 July 1999
June 1999	30 July 1999
July 1999	31 August 1999
August 1999	30 September 1999
September 1999	2 November 1999

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

Queensland reporting—The Brisbane City Council has been unable to report all work done by private certifiers within its municipality area. While the significance of this was small initially, the level of under-reporting may now be more substantial with a change in the pattern of certification activity since December 1998. Until the council is able to fully implement its new systems extra caution should be exercised in assessing the Queensland situation. It is expected that reporting will be substantially improved over the next month or two. This will result in revisions to previous months' figures. These are expected to be less than 0.5% for national estimates but will be relatively more important for Queensland estimates.

This issue includes a summary of the data obtained from the December 1998 Survey of Tourist Accommodation Developments which is based on a sample from the monthly building activity collection. This summary is on page 26 and further details can be obtained from Tony Bammann on (08) 8237 7316.

Geographic Coding—Dwelling approvals are geographically coded to the Census Collection District (CCD) level. CCD level information for the period October 1998 to December 1998 will be released at the same time as this publication. Associated with this release will be an update for the period July 1996 to September 1998 and a few revisions at the Statistical Local Area level.

SIGNIFICANT REVISIONS THIS MONTH

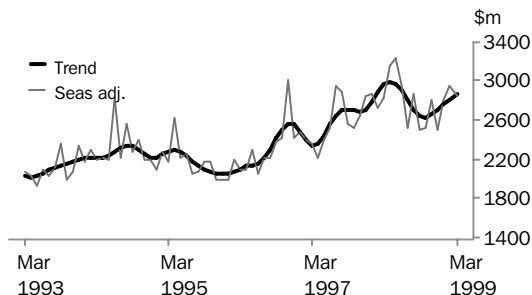
There are no significant revisions this month.

W. McLennan
Australian Statistician

VALUE OF BUILDING APPROVED

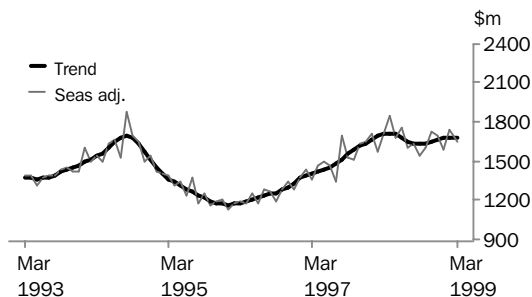
VALUE OF TOTAL BUILDING

The trend continued to show strong growth with an increase of 9.7% over the last five months.



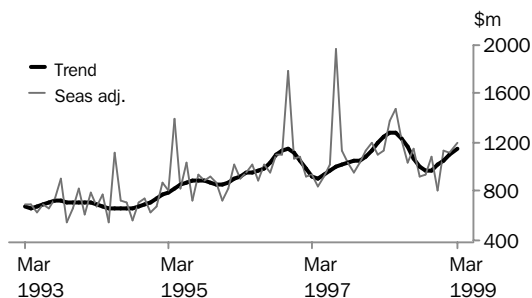
VALUE OF RESIDENTIAL BUILDING

The trend has grown 3.2% over the last six months but it is still 1.8% below the level of a year ago.



VALUE OF NON-RESIDENTIAL BUILDING

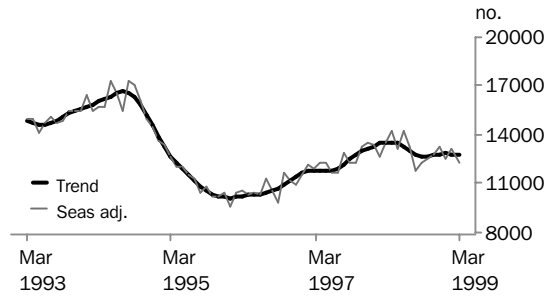
The trend has risen 19.4% over the last five months but is still 8.1% below the level of March 1998.



DWELLINGS APPROVED

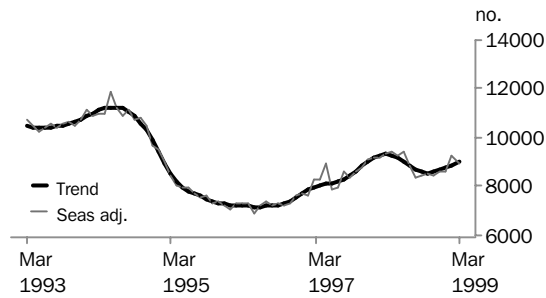
TOTAL DWELLING UNITS

The trend has been relatively static over the last six months with an increase of just 1.0% and is 6.0% below the level of a year ago.



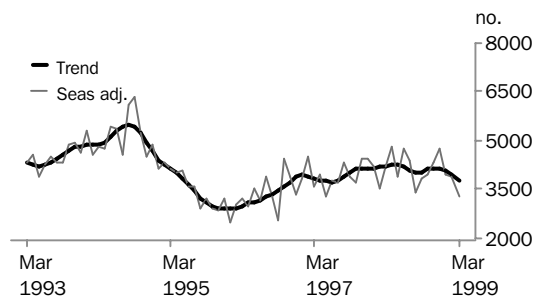
PRIVATE SECTOR HOUSES

The trend has increased by 6.4% over the last six months but is still 3.3% below the level of March 1998.



OTHER DWELLINGS

The trend has fallen 9.9% over the last four months and is 11.2% below the level of March 1998. This is a volatile series with an average monthly movement of 11%.



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

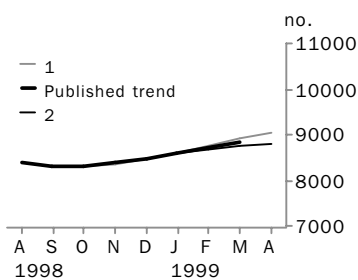
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

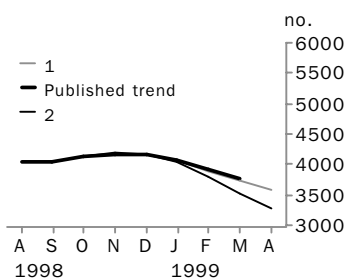
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the April seasonally adjusted estimate is higher than the March estimate by 3% for the number of private sector houses approved and 10% for other dwelling units approved; and that the April seasonally adjusted estimate is lower than the March estimate by 3% for the number of private sector houses approved and 10% 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 Mar 1999</i>	% change	2 <i>falls by 3% on Mar 1999</i>	% change
November 1998	8 374	0.8	8 358	0.8	8 378	0.9
December 1998	8 473	1.2	8 466	1.3	8 476	1.2
January 1999	8 588	1.4	8 601	1.6	8 576	1.2
February 1999	8 707	1.4	8 752	1.8	8 669	1.1
March 1999	8 832	1.4	8 900	1.7	8 743	0.8
April 1999	n.y.a.	n.y.a.	9 031	1.5	8 794	0.6

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 10% on Mar 1999</i>	% change	2 <i>falls by 10% on Mar 1999</i>	% change
November 1998	4 170	1.2	4 175	1.3	4 200	1.6
December 1998	4 156	-0.3	4 158	-0.4	4 170	-0.7
January 1999	4 068	-2.1	4 060	-2.4	4 027	-3.4
February 1999	3 931	-3.4	3 902	-3.9	3 795	-5.8
March 1999	3 756	-4.4	3 734	-4.3	3 531	-7.0
April 1999	n.y.a.	n.y.a.	3 584	-4.0	3 277	-7.2

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							
January	7 277	7 414	3 556	3 727	10 833	308	11 141
February	8 009	8 169	3 161	3 398	11 170	397	11 567
March	9 559	9 754	3 759	4 099	13 318	535	13 853
April	8 913	9 073	4 512	4 926	13 425	574	13 999
May	9 329	9 602	3 892	4 266	13 221	647	13 868
June	9 363	10 017	4 229	4 532	13 592	957	14 549
July	9 038	9 486	4 706	4 890	13 744	632	14 376
August	8 509	8 657	3 596	3 773	12 105	325	12 430
September	9 038	9 264	3 618	3 751	12 656	359	13 015
October	8 619	8 805	3 298	3 523	11 917	411	12 328
November	8 474	8 704	4 465	4 684	12 939	449	13 388
December	7 899	8 020	4 193	4 445	12 092	373	12 465
1999							
January	6 450	6 649	3 001	3 219	9 451	417	9 868
February	8 136	8 256	3 571	3 774	11 707	323	12 030
March	9 506	9 716	2 993	3 283	12 499	500	12 999
SEASONALLY ADJUSTED							
1998							
January	9 013	9 170	4 022	4 183	13 035	319	13 354
February	9 005	9 170	3 270	3 519	12 275	414	12 689
March	9 153	9 332	3 891	4 221	13 044	509	13 553
April	9 345	9 468	4 473	4 832	13 818	482	14 300
May	8 969	9 247	3 643	3 925	12 612	560	13 172
June	8 944	9 459	4 559	4 748	13 504	703	14 207
July	8 405	8 880	4 157	4 369	12 562	687	13 249
August	8 200	8 371	3 245	3 430	11 446	355	11 800
September	8 199	8 424	3 539	3 809	11 738	495	12 233
October	8 323	8 557	3 664	3 929	11 987	499	12 486
November	8 202	8 452	4 057	4 319	12 258	512	12 770
December	8 469	8 594	4 444	4 731	12 914	411	13 325
1999							
January	8 334	8 582	3 744	3 945	12 078	449	12 527
February	9 157	9 280	3 677	3 891	12 833	338	13 171
March	8 808	8 979	2 994	3 311	11 803	487	12 289
TREND ESTIMATES							
1998							
January	8 991	9 145	3 888	4 153	12 879	418	13 297
February	9 107	9 270	3 906	4 184	13 013	440	13 453
March	9 135	9 332	3 942	4 229	13 077	484	13 561
April	9 055	9 305	3 975	4 259	13 030	534	13 564
May	8 903	9 205	3 990	4 256	12 893	568	13 461
June	8 714	9 052	3 954	4 200	12 668	583	13 252
July	8 536	8 878	3 879	4 110	12 415	573	12 988
August	8 387	8 705	3 815	4 041	12 202	545	12 746
September	8 302	8 578	3 815	4 049	12 117	509	12 627
October	8 306	8 537	3 874	4 119	12 179	477	12 656
November	8 374	8 576	3 916	4 170	12 291	455	12 745
December	8 473	8 662	3 902	4 156	12 375	444	12 819
1999							
January	8 588	8 769	3 814	4 068	12 403	434	12 837
February	8 707	8 880	3 676	3 931	12 383	428	12 811
March	8 832	8 991	3 501	3 756	12 333	415	12 747

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							
January	-12.2	-12.2	-7.6	-9.9	-10.7	-31.6	-11.5
February	10.1	10.2	-11.1	-8.8	3.1	28.9	3.8
March	19.4	19.4	18.9	20.6	19.2	34.8	19.8
April	-6.8	-7.0	20.0	20.2	0.8	7.3	1.1
May	4.7	5.8	-13.7	-13.4	-1.5	12.7	-0.9
June	0.4	4.3	8.7	6.2	2.8	47.9	4.9
July	-3.5	-5.3	11.3	7.9	1.1	-34.0	-1.2
August	-5.9	-8.7	-23.6	-22.8	-11.9	-48.6	-13.5
September	6.2	7.0	0.6	-0.6	4.6	10.5	4.7
October	-4.6	-5.0	-8.8	-6.1	-5.8	14.5	-5.3
November	-1.7	-1.1	35.4	33.0	8.6	9.2	8.6
December	-6.8	-7.9	-6.1	-5.1	-6.5	-16.9	-6.9
1999							
January	-18.3	-17.1	-28.4	-27.6	-21.8	11.8	-20.8
February	26.1	24.2	19.0	17.2	23.9	-22.5	21.9
March	16.8	17.7	-16.2	-13.0	6.8	54.8	8.1
SEASONALLY ADJUSTED (% change from preceding month)							
1998							
January	1.3	1.0	-1.7	-6.0	0.3	-40.6	-1.3
February	-0.1	0.0	-18.7	-15.9	-5.8	29.7	-5.0
March	1.6	1.8	19.0	20.0	6.3	23.0	6.8
April	2.1	1.4	14.9	14.5	5.9	-5.3	5.5
May	-4.0	-2.3	-18.6	-18.8	-8.7	16.2	-7.9
June	-0.3	2.3	25.2	21.0	7.1	25.6	7.9
July	-6.0	-6.1	-8.8	-8.0	-7.0	-2.3	-6.7
August	-2.4	-5.7	-21.9	-21.5	-8.9	-48.4	-10.9
September	0.0	0.6	9.0	11.1	2.6	39.5	3.7
October	1.5	1.6	3.6	3.2	2.1	0.9	2.1
November	-1.5	-1.2	10.7	9.9	2.3	2.6	2.3
December	3.3	1.7	9.6	9.5	5.3	-19.7	4.3
1999							
January	-1.6	-0.1	-15.7	-16.6	-6.5	9.1	-6.0
February	9.9	8.1	-1.8	-1.4	6.3	-24.7	5.1
March	-3.8	-3.2	-18.6	-14.9	-8.0	44.1	-6.7
TREND ESTIMATES (% change from preceding month)							
1998							
January	1.9	1.7	-0.1	0.1	1.3	-0.6	1.2
February	1.3	1.4	0.5	0.7	1.0	5.3	1.2
March	0.3	0.7	0.9	1.1	0.5	10.1	0.8
April	-0.9	-0.3	0.8	0.7	-0.4	10.2	0.0
May	-1.7	-1.1	0.4	-0.1	-1.1	6.5	-0.8
June	-2.1	-1.7	-0.9	-1.3	-1.7	2.7	-1.6
July	-2.1	-1.9	-1.9	-2.1	-2.0	-1.7	-2.0
August	-1.7	-1.9	-1.7	-1.7	-1.7	-5.0	-1.9
September	-1.0	-1.5	0.0	0.2	-0.7	-6.5	-0.9
October	0.0	-0.5	1.5	1.7	0.5	-6.4	0.2
November	0.8	0.5	1.1	1.2	0.9	-4.6	0.7
December	1.2	1.0	-0.4	-0.3	0.7	-2.4	0.6
1999							
January	1.4	1.2	-2.3	-2.1	0.2	-2.2	0.1
February	1.4	1.3	-3.6	-3.4	-0.2	-1.4	-0.2
March	1.4	1.2	-4.8	-4.4	-0.4	-3.1	-0.5

VALUE OF BUILDING APPROVED

<i>Month</i>	<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>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL					
1998					
January	1 181.8	238.6	1 420.4	1 035.1	2 455.5
February	1 177.7	240.1	1 417.8	1 165.9	2 583.8
March	1 452.1	256.4	1 708.6	960.1	2 668.7
April	1 552.8	280.6	1 833.4	1 249.0	3 082.4
May	1 514.4	292.2	1 806.6	1 481.9	3 288.4
June	1 512.9	282.9	1 795.8	1 225.9	3 021.8
July	1 542.8	282.8	1 825.6	880.9	2 706.5
August	1 364.2	233.1	1 597.3	1 455.4	3 052.7
September	1 411.7	263.6	1 675.3	949.3	2 624.5
October	1 391.3	239.1	1 630.4	1 123.5	2 753.8
November	1 530.9	247.6	1 778.5	1 108.9	2 887.4
December	1 366.2	218.3	1 584.4	726.1	2 310.6
1999					
January	1 059.9	188.5	1 248.4	1 004.8	2 253.2
February	1 354.1	224.3	1 578.4	1 197.2	2 775.5
March	1 444.4	257.5	1 701.9	1 063.7	2 765.6
SEASONALLY ADJUSTED					
1998					
January	1 442.2	295.4	1 714.6	1 193.2	2 863.4
February	1 284.7	260.1	1 566.7	1 101.0	2 724.4
March	1 491.2	249.3	1 716.9	1 135.5	2 825.7
April	1 607.2	271.7	1 850.9	1 384.0	3 148.2
May	1 392.2	280.8	1 678.0	1 475.0	3 240.9
June	1 521.4	297.4	1 756.3	1 223.7	2 952.3
July	1 345.0	267.4	1 610.9	1 029.4	2 519.4
August	1 326.9	236.1	1 627.9	1 151.7	2 870.2
September	1 305.9	226.6	1 542.6	924.6	2 496.2
October	1 386.7	230.4	1 600.8	939.9	2 531.5
November	1 478.8	229.2	1 732.9	1 083.1	2 814.7
December	1 466.3	256.6	1 688.5	812.4	2 510.1
1999					
January	1 364.8	234.2	1 596.0	1 140.6	2 809.3
February	1 475.9	243.0	1 743.6	1 125.4	2 948.4
March	1 420.9	232.1	1 649.5	1 206.9	2 841.6
TREND ESTIMATES					
1998					
January	1 405.7	261.1	1 665.5	1 133.2	2 794.2
February	1 433.7	268.0	1 693.2	1 196.8	2 890.3
March	1 456.1	273.6	1 714.4	1 256.0	2 962.2
April	1 459.8	276.5	1 717.6	1 288.6	2 990.9
May	1 445.5	275.6	1 704.7	1 280.8	2 968.1
June	1 419.0	270.2	1 681.0	1 238.1	2 904.5
July	1 393.1	261.5	1 655.9	1 163.6	2 810.9
August	1 377.4	250.5	1 636.4	1 075.1	2 708.5
September	1 379.4	240.2	1 630.8	999.7	2 635.5
October	1 399.0	234.6	1 642.1	967.1	2 622.6
November	1 419.1	234.5	1 657.1	979.3	2 659.5
December	1 431.9	237.1	1 667.9	1 012.5	2 710.2
1999					
January	1 437.8	239.0	1 674.4	1 054.9	2 762.9
February	1 438.9	239.9	1 676.9	1 100.3	2 811.4
March	1 441.1	240.0	1 683.8	1 154.6	2 877.0

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
1998					
January	-8.3	3.7	-6.5	-2.3	-4.8
February	-0.3	0.6	-0.2	12.6	5.2
March	23.3	6.8	20.5	-17.7	3.3
April	6.9	9.4	7.3	30.1	15.5
May	-2.5	4.1	-1.5	18.6	6.7
June	-0.1	-3.2	-0.6	-17.3	-8.1
July	2.0	-0.1	1.7	-28.1	-10.4
August	-11.6	-17.6	-12.5	65.2	12.8
September	3.5	13.1	4.9	-34.8	-14.0
October	-1.4	-9.3	-2.7	18.3	4.9
November	10.0	3.6	9.1	-1.3	4.8
December	-10.8	-11.8	-10.9	-34.5	-20.0
1999					
January	-22.4	-13.6	-21.2	38.4	-2.5
February	27.8	19.0	26.4	19.1	23.2
March	6.7	14.8	7.8	-11.1	-0.4
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
January	3.5	11.3	3.6	5.6	0.2
February	-10.9	-11.9	-8.6	-7.7	-4.9
March	16.1	-4.2	9.6	3.1	3.7
April	7.8	9.0	7.8	21.9	11.4
May	-13.4	3.4	-9.3	6.6	2.9
June	9.3	5.9	4.7	-17.0	-8.9
July	-11.6	-10.1	-8.3	-15.9	-14.7
August	-1.3	-11.7	1.1	11.9	13.9
September	-1.6	-4.0	-5.2	-19.7	-13.0
October	6.2	1.6	3.8	1.7	1.4
November	6.6	-0.5	8.3	15.2	11.2
December	-0.8	12.0	-2.6	-25.0	-10.8
1999					
January	-6.9	-8.7	-5.5	40.4	11.9
February	8.1	3.8	9.3	-1.3	4.9
March	-3.7	-4.5	-5.4	7.2	-3.6
TREND ESTIMATES (% change from preceding month)					
1998					
January	1.9	2.9	1.8	4.7	3.0
February	2.0	2.6	1.7	5.6	3.4
March	1.6	2.1	1.2	5.0	2.5
April	0.2	1.1	0.2	2.6	1.0
May	-1.0	-0.3	-0.8	-0.6	-0.8
June	-1.8	-2.0	-1.4	-3.3	-2.1
July	-1.8	-3.2	-1.5	-6.0	-3.2
August	-1.1	-4.2	-1.2	-7.6	-3.6
September	0.1	-4.1	-0.3	-7.0	-2.7
October	1.4	-2.3	0.7	-3.3	-0.5
November	1.4	0.0	0.9	1.3	1.4
December	0.9	1.1	0.6	3.4	1.9
1999					
January	0.4	0.8	0.4	4.2	1.9
February	0.1	0.4	0.1	4.3	1.8
March	0.2	0.0	0.4	4.9	2.3

(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								
January	3 753	2 439	2 935	431	1 155	133	207	88
February	3 536	2 757	2 763	666	1 441	121	188	95
March	4 350	3 546	3 064	738	1 747	125	179	104
April	4 943	3 313	3 280	502	1 576	133	159	93
May	4 561	3 356	3 066	602	1 794	128	256	105
June	5 088	3 255	2 806	810	2 054	107	214	215
July	5 643	3 063	2 489	901	1 707	120	209	244
August	3 742	3 263	2 579	634	1 735	129	158	190
September	4 071	3 325	2 985	742	1 413	139	239	101
October	3 952	3 079	2 606	585	1 634	139	245	88
November	4 758	3 439	2 477	606	1 649	108	221	130
December	4 301	3 175	2 251	563	1 641	114	131	289
1999								
January	3 503	2 388	1 838	444	1 307	117	139	132
February	3 846	3 517	2 020	607	1 547	109	168	216
March	4 307	3 470	2 095	750	1 921	126	152	178
SEASONALLY ADJUSTED								
1998								
January	4 506	3 140	3 902	621	1 382	138	n.a.	n.a.
February	3 767	2 841	3 046	714	1 556	125	n.a.	n.a.
March	4 633	3 267	3 091	691	1 605	130	n.a.	n.a.
April	5 025	3 646	3 343	525	1 705	132	n.a.	n.a.
May	4 047	3 284	2 819	583	1 649	131	n.a.	n.a.
June	5 246	3 183	2 741	772	1 836	120	n.a.	n.a.
July	4 920	2 982	2 290	813	1 623	113	n.a.	n.a.
August	3 776	3 244	2 499	568	1 780	135	n.a.	n.a.
September	3 857	3 106	2 653	673	1 372	132	n.a.	n.a.
October	4 138	2 933	2 559	603	1 599	124	n.a.	n.a.
November	4 497	3 415	2 442	568	1 648	109	n.a.	n.a.
December	4 636	3 235	2 420	646	1 676	113	n.a.	n.a.
1999								
January	4 327	3 124	2 457	633	1 666	121	n.a.	n.a.
February	4 074	3 628	2 217	654	1 668	113	n.a.	n.a.
March	4 347	3 023	2 056	691	1 735	124	n.a.	n.a.
TREND ESTIMATES								
1998								
January	4 424	3 065	3 251	615	1 510	136	209	113
February	4 447	3 159	3 278	629	1 553	133	211	106
March	4 482	3 243	3 219	641	1 607	130	209	113
April	4 507	3 287	3 075	656	1 662	127	205	134
May	4 519	3 279	2 882	670	1 701	126	202	160
June	4 500	3 238	2 706	678	1 705	125	205	173
July	4 448	3 175	2 590	679	1 677	125	212	173
August	4 388	3 120	2 528	670	1 638	125	217	167
September	4 354	3 108	2 502	649	1 607	124	216	167
October	4 359	3 149	2 501	626	1 596	122	211	178
November	4 363	3 204	2 482	614	1 610	120	203	199
December	4 362	3 245	2 425	621	1 639	117	191	225
1999								
January	4 351	3 271	2 345	636	1 669	116	177	242
February	4 327	3 281	2 258	654	1 693	116	164	246
March	4 304	3 289	2 175	664	1 728	117	149	242

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								
January	-16.8	-13.8	4.3	-16.0	-18.2	-14.2	-19.5	-6.4
February	-5.8	13.0	-5.9	54.5	24.8	-9.0	-9.2	8.0
March	23.0	28.6	10.9	10.8	21.2	3.3	-4.8	9.5
April	13.6	-6.6	7.0	-32.0	-9.8	6.4	-11.2	-10.6
May	-7.7	1.3	-6.5	19.9	13.8	-3.8	61.0	12.9
June	11.6	-3.0	-8.5	34.6	14.5	-16.4	-16.4	104.8
July	10.9	-5.9	-11.3	11.2	-16.9	12.1	-2.3	13.5
August	-33.7	6.5	3.6	-29.6	1.6	7.5	-24.4	-22.1
September	8.8	1.9	15.7	17.0	-18.6	7.8	51.3	-46.8
October	-2.9	-7.4	-12.7	-21.2	15.6	0.0	2.5	-12.9
November	20.4	11.7	-5.0	3.6	0.9	-22.3	-9.8	47.7
December	-9.6	-7.7	-9.1	-7.1	-0.5	5.6	-40.7	122.3
1999								
January	-18.6	-24.8	-18.3	-21.1	-20.4	2.6	6.1	-54.3
February	9.8	47.3	9.9	36.7	18.4	-6.8	20.9	63.6
March	12.0	-1.3	3.7	23.6	24.2	15.6	-9.5	-17.6
SEASONALLY ADJUSTED (% change from preceding month)								
1998								
January	-5.3	8.0	24.7	8.9	-6.4	-5.3	n.a.	n.a.
February	-16.4	-9.5	-21.9	15.0	12.5	-9.1	n.a.	n.a.
March	23.0	15.0	1.5	-3.2	3.1	3.7	n.a.	n.a.
April	8.5	11.6	8.2	-24.0	6.3	1.4	n.a.	n.a.
May	-19.5	-9.9	-15.7	11.1	-3.3	-0.6	n.a.	n.a.
June	29.6	-3.1	-2.7	32.3	11.3	-8.6	n.a.	n.a.
July	-6.2	-6.3	-16.5	5.4	-11.6	-5.8	n.a.	n.a.
August	-23.2	8.8	9.1	-30.1	9.6	20.3	n.a.	n.a.
September	2.1	-4.2	6.2	18.4	-22.9	-2.5	n.a.	n.a.
October	7.3	-5.6	-3.5	-10.4	16.5	-5.7	n.a.	n.a.
November	8.7	16.4	-4.6	-5.8	3.1	-12.1	n.a.	n.a.
December	3.1	-5.3	-0.9	13.8	1.7	3.7	n.a.	n.a.
1999								
January	-6.7	-3.4	1.6	-2.0	-0.6	6.8	n.a.	n.a.
February	-5.8	16.1	-9.8	3.3	0.1	-6.8	n.a.	n.a.
March	6.7	-16.7	-7.3	5.7	4.0	9.7	n.a.	n.a.
TREND ESTIMATES (% change from preceding month)								
1998								
January	0.5	2.6	2.3	2.7	2.2	-1.3	4.7	-9.7
February	0.5	3.0	0.8	2.3	2.8	-1.6	1.1	-5.8
March	0.8	2.7	-1.8	2.0	3.4	-2.4	-0.9	6.4
April	0.6	1.4	-4.5	2.2	3.4	-2.2	-1.7	18.4
May	0.3	-0.2	-6.3	2.1	2.3	-1.2	-1.4	19.9
June	-0.4	-1.3	-6.1	1.3	0.3	-0.2	1.2	8.0
July	-1.2	-1.9	-4.3	0.1	-1.6	0.1	3.3	-0.1
August	-1.3	-1.7	-2.4	-1.4	-2.4	-0.4	2.4	-3.5
September	-0.8	-0.4	-1.1	-3.0	-1.9	-1.1	-0.1	0.1
October	0.1	1.3	0.0	-3.6	-0.6	-1.5	-2.6	6.4
November	0.1	1.8	-0.7	-1.9	0.8	-1.8	-3.9	11.9
December	0.0	1.3	-2.3	1.2	1.8	-1.7	-5.7	13.2
1999								
January	-0.3	0.8	-3.3	2.4	1.8	-0.9	-7.5	7.2
February	-0.5	0.3	-3.7	2.8	1.4	-0.2	-7.3	1.7
March	-0.5	0.2	-3.7	1.6	2.1	0.8	-9.3	-1.4

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)						
1995-1996	85 803	31 275	1 592	(b) 0	282	118 952
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						
March	9 547	3 568	58	76	69	13 318
April	8 904	4 154	75	280	12	13 425
May	9 317	3 501	139	230	34	13 221
June	9 354	3 713	140	375	10	13 592
July	9 028	4 328	58	314	16	13 744
August	8 500	3 279	87	123	116	12 105
September	9 029	3 191	43	372	21	12 656
October	8 612	3 161	43	85	16	11 917
November	8 467	3 997	75	381	19	12 939
December	7 886	3 843	37	266	60	12 092
1999						
January	6 447	2 835	26	81	62	9 451
February	8 128	3 319	104	146	10	11 707
March	9 497	2 712	41	212	37	12 499
PUBLIC SECTOR (Number)						
1995-1996	1 755	3 862	138	(b) 0	5	5 760
1996-1997	1 768	3 469	73	38	19	5 367
1997-1998	2 530	2 989	35	1	13	5 568
1998						
March	195	339	1	0	0	535
April	160	414	0	0	0	574
May	273	347	27	0	0	647
June	654	293	7	1	2	957
July	448	182	1	0	1	632
August	148	177	0	0	0	325
September	226	132	0	0	1	359
October	186	216	9	0	0	411
November	230	212	7	0	0	449
December	121	250	0	2	0	373
1999						
January	199	218	0	0	0	417
February	120	202	1	0	0	323
March	210	286	2	0	2	500
TOTAL (Number)						
1995-1996	87 558	35 137	1 730	(b) 0	287	124 712
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						
March	9 742	3 907	59	76	69	13 853
April	9 064	4 568	75	280	12	13 999
May	9 590	3 848	166	230	34	13 868
June	10 008	4 006	147	376	12	14 549
July	9 476	4 510	59	314	17	14 376
August	8 648	3 456	87	123	116	12 430
September	9 255	3 323	43	372	22	13 015
October	8 798	3 377	52	85	16	12 328
November	8 697	4 209	82	381	19	13 388
December	8 007	4 093	37	268	60	12 465
1999						
January	6 646	3 053	26	81	62	9 868
February	8 248	3 521	105	146	10	12 030
March	9 707	2 998	43	212	39	12 999

(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)								
1995-1996	8 641.3	3 017.5	85.5	2 119.7	(b) 0.0	13 873.0	7 657.0	21 530.0
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								
March	1 081.7	327.8	4.6	232.9	6.9	1 653.9	543.6	2 197.5
April	1 007.5	499.2	4.7	220.3	40.0	1 771.7	846.3	2 618.0
May	1 058.4	402.7	11.4	231.5	36.5	1 740.5	1 181.3	2 921.8
June	1 070.2	363.0	37.0	222.9	13.3	1 706.5	924.2	2 630.7
July	1 047.5	437.7	3.9	236.8	32.3	1 758.3	699.8	2 458.1
August	979.2	353.8	14.4	200.2	16.0	1 563.6	875.5	2 439.0
September	1 052.5	323.8	3.3	216.1	37.6	1 633.3	719.5	2 352.8
October	1 000.9	353.3	4.0	223.6	4.8	1 586.7	738.7	2 325.3
November	990.2	501.2	7.4	203.0	26.9	1 728.7	860.7	2 589.4
December	923.8	405.0	3.3	185.3	24.1	1 541.4	493.3	2 034.7
1999								
January	760.0	263.5	2.2	168.4	10.3	1 204.4	674.8	1 879.2
February	958.7	367.8	8.7	198.7	10.5	1 544.4	800.8	2 345.2
March	1 141.1	256.8	5.2	220.2	23.1	1 646.5	790.1	2 436.6
PUBLIC SECTOR (\$ million)								
1995-1996	171.1	288.6	12.3	55.2	(b) 0.0	530.0	3 072.3	3 602.2
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								
March	19.1	23.5	1.2	10.9	0.0	54.7	416.5	471.2
April	15.6	30.5	0.0	15.6	0.0	61.7	402.7	464.3
May	25.3	28.0	1.0	11.8	0.0	66.1	300.6	366.7
June	57.8	21.9	0.5	9.2	0.1	89.4	301.7	391.1
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	25.1	10.3	0.0	6.6	0.0	42.0	229.7	271.7
October	21.9	15.2	1.0	5.6	0.0	43.7	384.8	428.5
November	23.2	16.4	0.4	9.9	0.0	49.8	248.2	298.0
December	13.9	23.5	0.0	5.6	0.1	43.0	232.8	275.8
1999								
January	19.5	16.8	0.0	7.7	0.0	44.0	330.0	374.0
February	12.2	15.4	0.1	6.2	0.0	33.9	396.4	430.3
March	23.3	23.2	0.2	8.8	0.0	55.4	273.6	329.0
TOTAL (\$ million)								
1995-1996	8 812.5	3 306.3	97.7	2 174.6	(b) 0.0	14 402.8	10 729.2	25 132.0
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								
March	1 100.8	351.3	5.7	243.8	6.9	1 708.6	960.1	2 668.7
April	1 023.1	529.7	4.7	235.8	40.0	1 833.4	1 249.0	3 082.4
May	1 083.7	430.7	12.4	243.3	36.5	1 806.6	1 481.9	3 288.4
June	1 128.0	384.9	37.5	232.1	13.3	1 795.8	1 225.9	3 021.8
July	1 088.9	453.9	4.4	246.1	32.3	1 825.6	880.9	2 706.5
August	996.3	367.9	14.4	202.7	16.0	1 597.3	1 455.4	3 052.7
September	1 077.6	334.1	3.3	222.7	37.6	1 675.3	949.3	2 624.5
October	1 022.8	368.5	5.0	229.2	4.8	1 630.4	1 123.5	2 753.8
November	1 013.3	517.6	7.9	212.9	26.9	1 778.5	1 108.9	2 887.4
December	937.7	428.5	3.3	190.9	24.1	1 584.4	726.1	2 310.6
1999								
January	779.6	280.3	2.2	176.1	10.3	1 248.4	1 004.8	2 253.2
February	970.8	383.2	8.8	205.0	10.5	1 578.4	1 197.2	2 775.5
March	1 164.4	280.0	5.4	228.9	23.1	1 701.9	1 063.7	2 765.6

(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										
1995-1996	87 558	12 427	7 499	19 926	4 388	4 027	6 796	15 211	35 137	122 695
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										
January	7 406	743	580	1 323	355	413	1 265	2 033	3 356	10 762
February	8 159	856	955	1 811	290	522	437	1 249	3 060	11 219
March	9 742	1 227	833	2 060	605	639	603	1 847	3 907	13 649
April	9 064	1 109	958	2 067	439	515	1 547	2 501	4 568	13 632
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	9 476	976	991	1 967	461	428	1 654	2 543	4 510	13 986
August	8 648	838	850	1 688	427	429	912	1 768	3 456	12 104
September	9 255	879	1 329	2 208	300	320	495	1 115	3 323	12 578
October	8 798	823	959	1 782	243	307	1 045	1 595	3 377	12 175
November	8 697	719	1 088	1 807	314	410	1 678	2 402	4 209	12 906
December	8 007	884	879	1 763	506	558	1 266	2 330	4 093	12 100
1999										
January	6 646	570	890	1 460	291	358	944	1 593	3 053	9 699
February	8 248	669	791	1 460	371	478	1 212	2 061	3 521	11 769
March	9 707	847	928	1 775	431	250	542	1 223	2 998	12 705
VALUE (\$ million)										
1995-1996	8 812.5	882.5	656.9	1 539.2	339.3	324.8	1 103.1	1 766.9	3 306.3	12 118.6
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										
January	833.1	53.1	58.9	112.0	25.1	44.8	166.7	236.7	348.6	1 181.8
February	902.4	59.1	88.8	147.9	25.3	50.0	52.2	127.4	275.4	1 177.7
March	1 100.8	90.7	78.0	168.7	54.1	50.0	78.5	182.6	351.3	1 452.1
April	1 023.1	89.1	87.0	176.1	34.4	52.5	266.7	353.5	529.7	1 552.8
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	1 088.9	72.9	108.2	181.1	41.3	37.2	194.2	272.8	453.9	1 542.8
August	996.3	67.2	72.1	139.3	39.1	47.8	141.6	228.6	367.9	1 364.2
September	1 077.6	68.2	124.1	192.3	22.1	32.1	87.7	141.8	334.1	1 411.7
October	1 022.8	63.0	85.2	148.2	18.2	29.0	173.1	220.3	368.5	1 391.3
November	1 013.3	56.1	109.2	165.3	25.9	42.7	283.7	352.3	517.6	1 530.9
December	937.7	66.9	87.8	154.7	39.7	53.0	181.1	273.8	428.5	1 366.2
1999										
January	779.6	46.0	81.3	127.3	21.0	32.3	99.8	153.1	280.3	1 059.9
February	970.8	52.5	82.8	135.2	28.2	54.7	165.2	248.0	383.2	1 354.1
March	1 164.4	69.2	95.1	164.3	33.5	22.1	60.1	115.7	280.0	1 444.4

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

(a) Reference year for chain volume measures is 1996-1997.
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	<i>Hotels, motels and other short term accommodation....</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
1999												
January	23	2.0	154	14.6	50	5.4	117	11.2	115	11.3	42	4.6
February	30	3.1	221	19.5	72	7.6	136	12.1	110	11.0	50	5.4
March	25	2.8	260	22.1	119	13.1	168	16.5	133	12.7	41	4.2
Value—\$200,000—\$499,999												
1999												
January	6	1.8	50	13.6	47	13.6	58	16.3	58	17.3	35	12.0
February	6	1.9	45	14.0	58	18.0	51	15.5	53	15.5	26	7.9
March	9	2.3	49	14.5	56	17.8	53	16.1	62	17.9	25	8.4
Value—\$500,000—\$999,999												
1999												
January	3	1.9	24	16.2	23	15.2	13	8.2	24	15.7	19	13.7
February	4	2.7	17	10.6	16	9.6	20	14.3	19	12.2	17	11.7
March	6	4.8	25	17.9	18	12.4	17	11.1	22	16.4	13	9.6
Value—\$1,000,000—\$4,999,999												
1999												
January	10	26.9	21	42.2	7	12.1	14	29.2	14	32.7	14	32.5
February	6	10.2	15	27.0	17	31.8	17	38.8	18	40.2	22	59.2
March	9	20.9	22	59.1	15	24.8	13	22.7	21	47.3	9	17.9
Value—\$5,000,000 and over												
1999												
January	4	69.8	5	177.5	3	21.8	2	19.6	4	26.7	7	79.9
February	2	18.0	8	230.1	0	0.0	7	129.1	4	57.8	10	136.4
March	4	43.5	4	36.7	1	20.0	8	126.2	4	39.2	6	59.6
Value—Total												
1995-1996	578	657.9	4 098	1 811.3	2 246	989.1	3 461	1 801.3	2 646	1 719.8	1 505	1 255.2
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
1999												
January	46	102.5	254	264.2	130	68.1	204	84.5	215	103.6	117	142.7
February	48	35.8	306	301.2	163	67.0	231	209.9	204	136.8	125	220.5
March	53	74.2	360	150.3	209	88.1	259	192.6	242	133.6	94	99.7

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										
January	10	1.2	26	2.5	31	3.0	43	3.9	611	59.7
February	10	1.3	29	3.0	37	3.4	57	5.2	752	71.7
March	15	1.6	22	2.3	36	3.8	63	5.8	882	84.8
Value—\$200,000—\$499,999										
1999										
January	2	0.8	10	3.1	16	4.0	13	4.0	295	86.5
February	8	2.6	16	5.0	9	3.1	18	5.4	290	88.8
March	6	1.6	21	6.6	18	5.9	22	6.5	321	97.6
Value—\$500,000—\$999,999										
1999										
January	3	1.6	7	5.9	9	6.7	4	2.5	129	87.7
February	2	1.3	11	7.0	11	7.1	4	2.2	121	78.8
March	2	1.2	8	5.5	8	5.3	6	4.4	125	88.7
Value—\$1,000,000—\$4,999,999										
1999										
January	0	0.0	7	16.3	5	12.9	4	16.3	96	221.2
February	1	1.2	15	24.8	15	38.1	9	24.5	135	295.8
March	2	2.7	9	20.9	13	26.9	8	20.7	121	263.9
Value—\$5,000,000 and over										
1999										
January	1	5.0	4	65.5	2	53.4	1	30.5	33	549.7
February	0	0.0	4	28.8	7	62.0	0	0.0	42	662.1
March	0	0.0	6	92.7	8	104.0	1	6.9	42	528.7
Value—Total										
1995-1996	205	85.8	661	765.8	1 070	936.7	1 310	706.3	17 780	10 729.2
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
1999										
January	16	8.6	54	93.2	63	80.2	65	57.2	1 164	1 004.8
February	21	6.4	75	68.5	79	113.7	88	37.4	1 340	1 197.2
March	25	7.1	66	128.0	83	145.9	100	44.3	1 491	1 063.7

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	2 699	1 367	11	77	5	4 159
Victoria	2 755	545	22	57	28	3 407
Queensland	1 531	429	5	0	3	1 968
South Australia	643	66	1	1	0	711
Western Australia	1 562	201	1	77	0	1 841
Tasmania	116	9	1	0	0	126
Northern Territory	83	26	0	0	1	110
Australian Capital Territory	108	69	0	0	0	177
Australia	9 497	2 712	41	212	37	12 499
PUBLIC SECTOR						
New South Wales	15	132	0	0	1	148
Victoria	37	24	2	0	0	63
Queensland	41	85	0	0	1	127
South Australia	39	0	0	0	0	39
Western Australia	44	36	0	0	0	80
Tasmania	0	0	0	0	0	0
Northern Territory	33	9	0	0	0	42
Australian Capital Territory	1	0	0	0	0	1
Australia	210	286	2	0	2	500
TOTAL						
New South Wales	2 714	1 499	11	77	6	4 307
Victoria	2 792	569	24	57	28	3 470
Queensland	1 572	514	5	0	4	2 095
South Australia	682	66	1	1	0	750
Western Australia	1 606	237	1	77	0	1 921
Tasmania	116	9	1	0	0	126
Northern Territory	116	35	0	0	1	152
Australian Capital Territory	109	69	0	0	0	178
Australia	9 707	2 998	43	212	39	12 999

(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	355.6	136.2	1.1	83.7	6.1	582.7	302.7	885.4
Victoria	337.0	53.2	3.7	75.3	9.9	479.1	188.4	667.5
Queensland	179.0	34.3	0.3	20.3	0.0	233.9	124.9	358.8
South Australia	60.6	5.2	0.0	14.0	0.0	79.8	43.1	122.9
Western Australia	172.2	16.0	0.0	18.4	7.1	213.8	81.6	295.4
Tasmania	11.6	0.5	0.1	3.0	0.0	15.2	10.2	25.4
Northern Territory	10.7	2.0	0.0	1.9	0.0	14.6	13.1	27.7
Australian Capital Territory	14.4	9.4	0.0	3.5	0.0	27.4	26.1	53.5
Australia	1 141.1	256.8	5.2	220.2	23.1	1 646.5	790.1	2 436.6
PUBLIC SECTOR								
New South Wales	1.8	10.6	0.0	5.1	0.0	17.6	91.8	109.4
Victoria	4.0	1.5	0.2	1.4	0.0	7.2	86.6	93.8
Queensland	4.7	6.9	0.0	0.1	0.0	11.7	66.1	77.7
South Australia	3.3	0.0	0.0	0.6	0.0	3.9	13.0	16.9
Western Australia	4.1	3.0	0.0	0.5	0.0	7.6	5.1	12.7
Tasmania	0.0	0.0	0.0	0.0	0.0	0.0	6.2	6.2
Northern Territory	5.3	1.1	0.0	1.0	0.0	7.3	2.3	9.6
Australian Capital Territory	0.1	0.0	0.0	0.0	0.0	0.1	2.6	2.6
Australia	23.3	23.2	0.2	8.8	0.0	55.4	273.6	329.0
TOTAL								
New South Wales	357.4	146.8	1.1	88.8	6.1	600.3	394.5	994.8
Victoria	341.0	54.7	3.9	76.7	9.9	486.3	275.0	761.3
Queensland	183.7	41.2	0.3	20.4	0.0	245.6	191.0	436.6
South Australia	63.9	5.2	0.0	14.6	0.0	83.7	56.1	139.8
Western Australia	176.3	19.1	0.0	19.0	7.1	221.5	86.6	308.1
Tasmania	11.6	0.5	0.1	3.0	0.0	15.2	16.5	31.6
Northern Territory	16.0	3.0	0.0	2.9	0.0	21.9	15.4	37.3
Australian Capital Territory	14.4	9.4	0.0	3.6	0.0	27.5	28.7	56.2
Australia	1 164.4	280.0	5.4	228.9	23.1	1 701.9	1 063.7	2 765.6

(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	26.9	26.9	29.3	127.7	31.0	10.4	4.4	32.0	12.5	1.5	302.7
Victoria	10.1	46.0	18.8	27.4	27.7	4.1	1.4	3.6	47.2	2.0	188.4
Queensland	17.6	19.1	8.8	14.5	31.1	4.8	0.4	26.4	1.6	0.6	124.9
South Australia	0.6	9.6	0.4	9.1	17.3	1.8	0.1	2.0	2.0	0.2	43.1
Western Australia	5.0	29.1	8.0	5.0	13.4	3.9	0.7	2.4	11.8	2.3	81.6
Tasmania	0.3	1.0	2.4	0.2	0.5	0.8	0.0	4.6	0.0	0.5	10.2
Northern Territory	8.0	0.4	0.0	1.5	0.8	0.0	0.0	0.0	2.5	0.0	13.1
Australian Capital Territory	5.7	17.9	0.2	0.6	0.3	0.4	0.0	0.3	0.7	0.0	26.1
Australia	74.1	149.9	68.0	186.0	122.2	26.2	7.1	71.3	78.3	7.1	790.1
PUBLIC SECTOR											
New South Wales	0.0	0.2	0.0	1.1	3.5	32.7	0.0	40.2	8.6	5.6	91.8
Victoria	0.1	0.1	0.1	2.7	0.7	4.1	0.0	11.2	56.0	11.6	86.6
Queensland	0.0	0.1	20.0	0.6	0.4	26.2	0.0	2.6	1.2	15.0	66.1
South Australia	0.0	0.0	0.0	1.0	0.4	9.8	0.0	0.4	1.2	0.2	13.0
Western Australia	0.0	0.2	0.0	0.9	0.0	0.3	0.0	0.0	0.1	3.7	5.1
Tasmania	0.0	0.0	0.0	0.1	5.0	0.0	0.0	0.0	0.3	0.8	6.2
Northern Territory	0.0	0.0	0.0	0.2	1.4	0.2	0.0	0.0	0.2	0.4	2.3
Australian Capital Territory	0.0	0.0	0.0	0.0	0.1	0.2	0.0	2.3	0.0	0.0	2.6
Australia	0.1	0.4	20.1	6.6	11.4	73.5	0.0	56.7	67.6	37.1	273.6
TOTAL											
New South Wales	26.9	27.1	29.3	128.8	34.6	43.1	4.4	72.1	21.1	7.1	394.5
Victoria	10.2	46.1	18.9	30.1	28.5	8.3	1.4	14.8	103.3	13.5	275.0
Queensland	17.6	19.2	28.8	15.1	31.5	31.0	0.4	29.0	2.8	15.6	191.0
South Australia	0.6	9.6	0.4	10.1	17.7	11.6	0.1	2.4	3.2	0.4	56.1
Western Australia	5.0	29.2	8.0	5.9	13.4	4.1	0.7	2.4	11.9	6.0	86.6
Tasmania	0.3	1.0	2.4	0.3	5.5	0.8	0.0	4.6	0.3	1.3	16.5
Northern Territory	8.0	0.4	0.0	1.7	2.1	0.2	0.0	0.0	2.6	0.4	15.4
Australian Capital Territory	5.7	17.9	0.2	0.6	0.4	0.6	0.0	2.7	0.7	0.0	28.7
Australia	74.2	150.3	88.1	192.6	133.6	99.7	7.1	128.0	145.9	44.3	1 063.7

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

GLOSSARY

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

GLOSSARY

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

TOURIST ACCOMMODATION

SURVEY OF TOURIST ACCOMMODATION DEVELOPMENTS

KEY POINTS

The ABS recently surveyed tourist accommodation development projects with an approved completion value of \$2.0 million or more. Results from the survey showed that:

- projects completed in the 12 months ended 31 December 1998 had a total value of \$1,307 million. They included 5,618 hotel and motel rooms (including 637 with a star grading of 5) and 1,766 holiday flats, units and serviced apartments.
- in the 12 month periods ending 31 December 1999 and 31 December 2000, the number of additional hotel and motel rooms expected to be completed are 5,462 and 1,986 respectively.
- of the 13,066 hotel and motel rooms completed or planned to be completed in the 3 year period January 1998 to December 2000, 26% are star grade 5 and 49% star grade 4.

The following table shows details at 31 December 1998 of new accommodation:

<i>Type of accommodation(a)</i>	COMPLETED BY	EXPECTED TO BE COMPLETED BY	
	<i>31 Dec 1998</i>	<i>31 Dec 1999</i>	<i>31 Dec 2000</i>
Number of rooms, etc. (excluding refurbishments)			
Total Hotels, motels	5 618	5 462	1 986
Star grade 2	101	—	—
Star grade 3	1 221	819	490
Star grade 4	3 362	2 763	251
Star grade 5	637	1 540	1 245
Unknown(b)	297	340	—
Holiday flats, units and serviced apartments			
Number of units	1 766	929	272
Value of projects (including refurbishments) (\$m)			
Total value of all projects	1 307	1 669	733
(a) No caravan park or backpacker hostel projects were completed or expected to be completed in the period.		(b) These projects all have a star grading of 3 or higher.	

SURVEY NOTES

Tourist accommodation developments include new work or alterations and additions to establishments which provide predominantly short-term accommodation to the general public. Relevant construction jobs (including refurbishments) were identified from the March to December 1998 quarterly Building Activity Surveys and followed up for more information.

Projects covered include some not yet commenced at 30 November 1998 but which were expected to be completed no later than 31 December 2000.

There has been a change in the definition of value in the 1998 survey. Previously only the value of building work was included whereas in the 1998 survey it also includes the value of new land and landscaping, furniture and fittings, new recreational facilities and new fencing, paving, roadworks and car parks that are related to tourist accommodation.

INQUIRIES AND UNPUBLISHED DATA

For more details and information about the availability of other data from the survey, contact Tony Bammann on (08) 8237 7316.

SELF-HELP ACCESS TO STATISTICS

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

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

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



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