

BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 1 JULY 1999

MAY KEY FIGURES

TREND ESTIMATES

	May 1999	% change Apr 1999 to May 1999	% change May 1998 to May 1999
Dwelling units approved			
Private sector houses	8 913	0.9	0.5
Total dwelling units	12 718	-0.5	-4.8

SEASONALLY ADJUSTED

	May 1999	% change Apr 1999 to May 1999	% change May 1998 to May 1999
Dwelling units approved			
Private sector houses	9 319	13.2	3.2
Total dwelling units	12 875	3.5	-2.4

MAY KEY POINTS

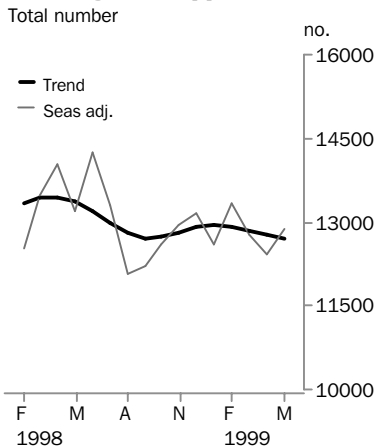
TREND ESTIMATES

- The growth in trend for private sector houses has continued in May with an increase of 0.9% for the month. It has grown by 6.5% since the last turning point in October 1998.
- The rate of decline in the trend for other dwelling units has increased from -1.1% in January 1999 to -4.0% in May. The level has fallen by 14.6% since the last turning point in December 1998.
- The trend for total dwelling units has fallen by 1.7% over the last four months. The trend has increased in May in Victoria (+0.3%), South Australia (+1.1%) and Western Australia (+1.9%).

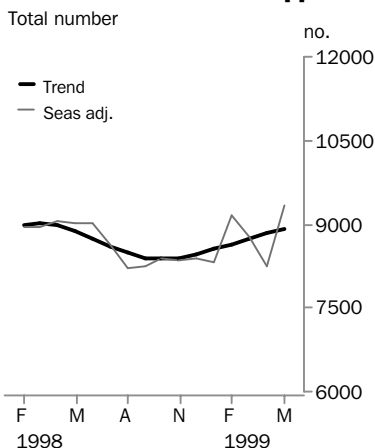
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses has increased by 13.2% in May following a fall of 10.2% over the previous two months. The average monthly movement for this series is 3.1%. However, this series has been showing increased volatility over the last few months. The trend smooths out such monthly movements and gives an indication of the underlying behaviour of the series.
- The seasonally adjusted estimate for other dwellings has decreased by 15.8% in May following an increase of 5.6% in April. This series is quite volatile and has an average monthly movement of 11.3%.

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>
June 1999	30 July 1999
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

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

Seasonally adjusted and trend estimates to April 1999 have been revised as a result of the annual reanalysis of the seasonal factors.

REVISIONS THIS MONTH

QUEENSLAND REPORTING: The Brisbane City Council has been able to provide reports back to January 1999 and consequently last month's estimates of 350 dwellings for the period January to April have been replaced with actual jobs. The new replacement jobs total 506 dwelling units but this also includes some revisions for Mackay for March and April. The net effect of the changes are

January 1999	- 25 dwellings
February 1999	+ 50 dwellings
March 1999	+ 147 dwellings
April 1999	- 16 dwellings.

While reporting has improved substantially there are still issues to be resolved. Further revisions will be required but they are not expected to be as high as the current round of revisions.

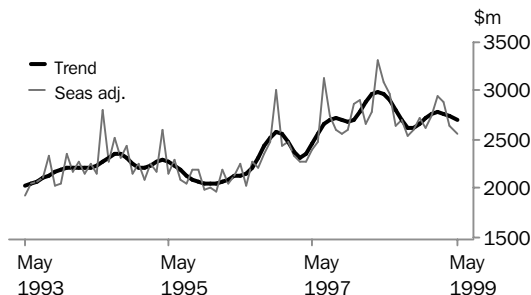
WESTERN AUSTRALIA: Corrections have been received for a council experiencing reporting difficulties last month. The net effect is a reduction of 28 dwellings for Western Australia for April 1999

W. McLennan
Australian Statistician

VALUE OF BUILDING APPROVED

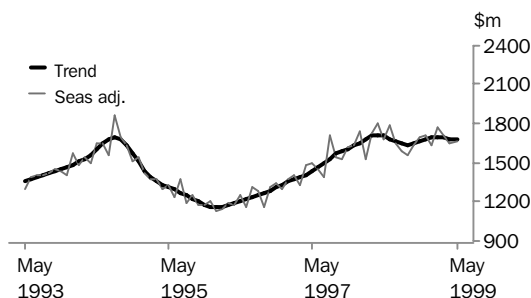
VALUE OF TOTAL BUILDING

The trend has fallen by 3.0% over the last three months following an increase of 6.0% over the previous four months.



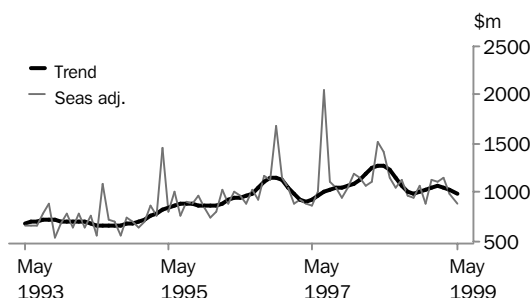
VALUE OF RESIDENTIAL BUILDING

The trend has fallen by 1.3% over the last three months and just 1.7% over the last year.



VALUE OF NON-RESIDENTIAL BUILDING

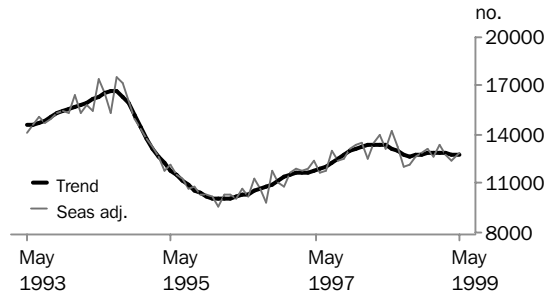
While the series increased by 17.9% in original terms the seasonally adjusted estimate for May fell by 11.2%. Consequently moderate trend growth shown last month has been revised to show a decrease. The trend is now showing a fall of 6.1% over the last three months following growth of 8.1% in the previous four months. This is a volatile series with an average seasonally adjusted monthly movement of 18.6% and it will take an increase of almost twice this level next month to halt the decline in the trend.



DWELLINGS APPROVED

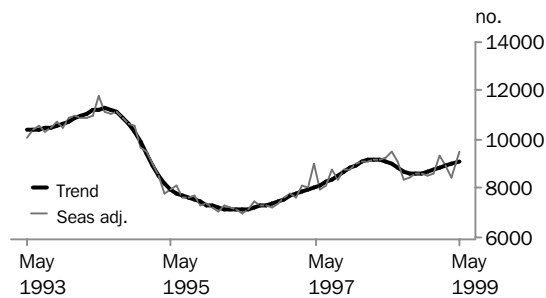
TOTAL DWELLING UNITS

The trend has fallen by 4.8% over the year despite growth of 1.9% over the period September 1998 to January 1999.



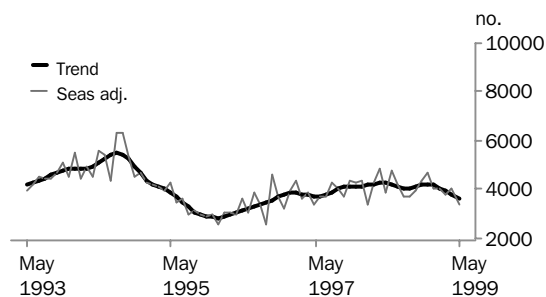
PRIVATE SECTOR HOUSES

The trend is showing growth of 6.5% over the last seven months. This counters the fall in the first five months of the last year. The trend is now only 0.5% above the level of a year ago. However, current growth is relatively strong and it will take a fall of 9.0% (nearly three times the average monthly movement) in the seasonally adjusted estimate next month to halt the growth.



OTHER DWELLINGS

The rate of decline in the trend of other dwelling units accelerated with a fall of -4.0% in May compared with -1.1% in January. This is a volatile series with an average seasonally adjusted monthly movement of 11.3% and substantial movements can occur. However, it will take a seasonally adjusted rise next month of more than three times the average to halt the decline.



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

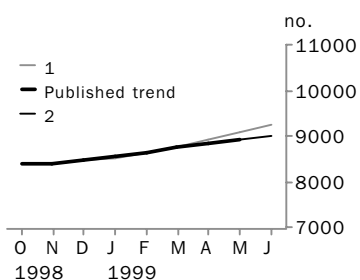
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

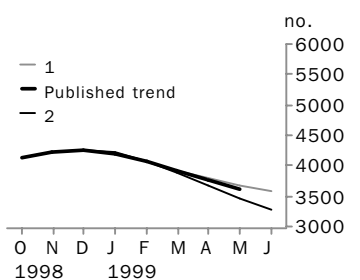
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the June seasonally adjusted estimate is higher than the May estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that the June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

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 3% on May 1999</i>		2 <i>falls by 3% on May 1999</i>	
	no.	% change	no.	% change	no.	% change
January 1999	8 550	1.0	8 525	0.9	8 544	1.0
February 1999	8 645	1.1	8 633	1.3	8 642	1.2
March 1999	8 741	1.1	8 771	1.6	8 746	1.2
April 1999	8 830	1.0	8 925	1.8	8 842	1.1
May 1999	8 913	0.9	9 088	1.8	8 931	1.0
June 1999	n.y.a.	n.y.a.	9 246	1.7	9 010	0.9

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 11% on May 1999</i>		2 <i>falls by 11% on May 1999</i>	
	no.	% change	no.	% change	no.	% change
January 1999	4 193	-1.1	4 196	-1.1	4 221	-0.8
February 1999	4 071	-2.9	4 072	-3.0	4 084	-3.2
March 1999	3 921	-3.7	3 922	-3.7	3 888	-4.8
April 1999	3 774	-3.8	3 788	-3.4	3 678	-5.4
May 1999	3 624	-4.0	3 677	-2.9	3 470	-5.7
June 1999	n.y.a.	n.y.a.	3 591	-2.3	3 278	-5.5

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							
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	4 319	4 571	12 218	373	12 591
1999							
January	6 471	6 670	3 092	3 310	9 563	417	9 980
February	8 213	8 333	3 861	4 064	12 074	323	12 397
March	9 695	9 905	3 417	3 707	13 112	500	13 612
April	8 028	8 264	3 909	4 095	11 937	422	12 359
May	9 802	9 982	3 330	3 651	13 132	501	13 633
SEASONALLY ADJUSTED							
1998							
March	8 956	9 162	4 035	4 313	12 991	484	13 475
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	8 631	9 086	3 982	4 225	12 613	698	13 311
August	8 211	8 399	3 456	3 677	11 667	409	12 076
September	8 236	8 457	3 514	3 743	11 750	450	12 200
October	8 378	8 604	3 736	4 000	12 114	490	12 604
November	8 339	8 577	4 137	4 382	12 476	483	12 959
December	8 381	8 518	4 407	4 656	12 788	386	13 174
1999							
January	8 333	8 573	3 820	4 033	12 153	453	12 606
February	9 170	9 311	3 834	4 035	13 004	342	13 346
March	8 757	8 957	3 568	3 800	12 325	432	12 757
April	8 233	8 423	3 799	4 011	12 032	402	12 434
May	9 319	9 498	3 125	3 377	12 444	431	12 875
TREND ESTIMATES							
1998							
March	9 010	9 201	3 943	4 234	12 953	482	13 435
April	8 966	9 176	3 968	4 268	12 934	510	13 444
May	8 871	9 100	3 972	4 263	12 843	520	13 363
June	8 744	8 988	3 938	4 209	12 682	515	13 197
July	8 614	8 863	3 880	4 129	12 494	498	12 992
August	8 485	8 729	3 836	4 069	12 321	478	12 799
September	8 390	8 622	3 842	4 073	12 232	463	12 695
October	8 370	8 586	3 905	4 141	12 275	452	12 727
November	8 401	8 603	3 978	4 218	12 379	442	12 821
December	8 467	8 662	4 007	4 242	12 474	430	12 904
1999							
January	8 549	8 739	3 966	4 194	12 515	418	12 933
February	8 645	8 831	3 848	4 071	12 493	409	12 902
March	8 741	8 924	3 700	3 922	12 441	404	12 845
April	8 831	9 012	3 551	3 774	12 382	404	12 786
May	8 913	9 094	3 397	3 624	12 310	408	12 718

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							
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	-3.3	-2.4	-5.6	-16.9	-6.0
1999							
January	-18.1	-16.8	-28.4	-27.6	-21.7	11.8	-20.7
February	26.9	24.9	24.9	22.8	26.3	-22.5	24.2
March	18.0	18.9	-11.5	-8.8	8.6	54.8	9.8
April	-17.2	-16.6	14.4	10.5	-9.0	-15.6	-9.2
May	22.1	20.8	-14.8	-10.8	10.0	18.7	10.3
SEASONALLY ADJUSTED (% change from preceding month)							
1998							
March	0.3	0.5	27.4	26.8	7.4	14.4	7.6
April	1.2	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	28.0	22.4	8.0	9.1	8.0
July	-4.5	-4.2	-13.2	-11.3	-7.4	11.5	-6.6
August	-4.9	-7.6	-13.2	-13.0	-7.5	-41.4	-9.3
September	0.3	0.7	1.7	1.8	0.7	10.0	1.0
October	1.7	1.7	6.3	6.9	3.1	8.9	3.3
November	-0.5	-0.3	10.7	9.6	3.0	-1.4	2.8
December	0.5	-0.7	6.5	6.3	2.5	-20.1	1.7
1999							
January	-0.6	0.6	-13.3	-13.4	-5.0	17.4	-4.3
February	10.0	8.6	0.4	0.0	7.0	-24.5	5.9
March	-4.5	-3.8	-6.9	-5.8	-5.2	26.3	-4.4
April	-6.0	-6.0	6.5	5.6	-2.4	-6.9	-2.5
May	13.2	12.8	-17.7	-15.8	3.4	7.2	3.5
TREND ESTIMATES (% change from preceding month)							
1998							
March	0.3	0.4	0.7	1.3	0.4	8.6	0.7
April	-0.5	-0.3	0.6	0.8	-0.1	5.8	0.1
May	-1.1	-0.8	0.1	-0.1	-0.7	2.0	-0.6
June	-1.4	-1.2	-0.9	-1.3	-1.3	-1.0	-1.2
July	-1.5	-1.4	-1.5	-1.9	-1.5	-3.3	-1.6
August	-1.5	-1.5	-1.1	-1.5	-1.4	-4.0	-1.5
September	-1.1	-1.2	0.2	0.1	-0.7	-3.1	-0.8
October	-0.2	-0.4	1.6	1.7	0.4	-2.4	0.3
November	0.4	0.2	1.9	1.9	0.8	-2.2	0.7
December	0.8	0.7	0.7	0.6	0.8	-2.7	0.6
1999							
January	1.0	0.9	-1.0	-1.1	0.3	-2.8	0.2
February	1.1	1.1	-3.0	-2.9	-0.2	-2.2	-0.2
March	1.1	1.1	-3.8	-3.7	-0.4	-1.2	-0.4
April	1.0	1.0	-4.0	-3.8	-0.5	0.0	-0.5
May	0.9	0.9	-4.3	-4.0	-0.6	1.0	-0.5

VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
1998					
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	1 378.7	218.3	1 596.9	726.1	2 323.1
1999					
January	1 072.6	189.1	1 261.7	1 015.2	2 276.9
February	1 404.4	238.2	1 642.5	1 218.4	2 861.0
March	1 532.2	259.4	1 791.6	1 066.7	2 858.2
April	1 396.6	225.0	1 621.6	808.8	2 430.3
May	1 584.4	250.4	1 834.8	953.5	2 788.3
SEASONALLY ADJUSTED					
1998					
March	1 462.4	247.5	1 726.6	1 105.1	2 786.4
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	1 385.1	267.8	1 653.5	1 046.7	2 637.0
August	1 322.2	239.8	1 585.8	1 140.3	2 696.2
September	1 328.5	237.3	1 552.2	974.4	2 536.8
October	1 394.6	233.9	1 632.1	941.1	2 609.5
November	1 447.5	234.5	1 697.5	1 068.7	2 726.8
December	1 471.1	245.1	1 708.3	893.7	2 622.4
1999					
January	1 399.5	234.6	1 633.3	1 126.3	2 738.5
February	1 494.4	251.9	1 767.1	1 116.7	2 959.0
March	1 474.0	232.7	1 713.1	1 151.6	2 889.1
April	1 447.9	228.4	1 645.8	992.6	2 634.9
May	1 425.3	242.8	1 665.4	881.9	2 563.9
TREND ESTIMATES					
1998					
March	1 437.9	270.1	1 704.7	1 253.2	2 962.4
April	1 448.2	273.5	1 712.8	1 282.3	2 992.5
May	1 444.4	273.2	1 705.8	1 272.8	2 968.6
June	1 428.3	269.2	1 686.7	1 229.2	2 900.1
July	1 407.9	262.4	1 663.2	1 156.3	2 804.3
August	1 391.5	252.9	1 642.6	1 073.2	2 702.4
September	1 387.6	243.4	1 633.6	1 008.6	2 631.7
October	1 401.7	237.6	1 644.5	985.9	2 624.9
November	1 423.2	236.2	1 665.2	1 003.1	2 671.1
December	1 442.1	237.6	1 684.7	1 032.2	2 727.8
1999					
January	1 453.6	239.1	1 696.4	1 055.6	2 767.8
February	1 457.8	239.2	1 698.8	1 065.6	2 783.0
March	1 457.7	238.4	1 694.8	1 056.4	2 772.1
April	1 454.8	237.7	1 687.2	1 033.5	2 741.9
May	1 448.4	236.9	1 676.5	1 000.0	2 699.3

(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					
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	-9.9	-11.8	-10.2	-34.5	-19.5
1999					
January	-22.2	-13.4	-21.0	39.8	-2.0
February	30.9	25.9	30.2	20.0	25.7
March	9.1	8.9	9.1	-12.5	-0.1
April	-8.9	-13.3	-9.5	-24.2	-15.0
May	13.4	11.3	13.2	17.9	14.7
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
March	16.2	-2.9	12.8	3.2	4.8
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	2.2
September	0.5	-1.1	-2.1	-14.5	-5.9
October	5.0	-1.4	5.1	-3.4	2.9
November	3.8	0.3	4.0	13.6	4.5
December	1.6	4.5	0.6	-16.4	-3.8
1999					
January	-4.9	-4.3	-4.4	26.0	4.4
February	6.8	7.4	8.2	-0.9	8.1
March	-1.4	-7.6	-3.1	3.1	-2.4
April	-1.8	-1.9	-3.9	-13.8	-8.8
May	-1.6	6.3	1.2	-11.2	-2.7
TREND ESTIMATES (% change from preceding month)					
1998					
March	1.7	2.1	1.4	4.6	2.6
April	0.7	1.2	0.5	2.3	1.0
May	-0.3	-0.1	-0.4	-0.7	-0.8
June	-1.1	-1.5	-1.1	-3.4	-2.3
July	-1.4	-2.5	-1.4	-5.9	-3.3
August	-1.2	-3.6	-1.2	-7.2	-3.6
September	-0.3	-3.8	-0.5	-6.0	-2.6
October	1.0	-2.4	0.7	-2.3	-0.3
November	1.5	-0.6	1.3	1.7	1.8
December	1.3	0.6	1.2	2.9	2.1
1999					
January	0.8	0.7	0.7	2.3	1.5
February	0.3	0.0	0.1	0.9	0.5
March	0.0	-0.3	-0.2	-0.9	-0.4
April	-0.2	-0.3	-0.4	-2.2	-1.1
May	-0.4	-0.3	-0.6	-3.2	-1.6

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED, By State

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
Month	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL								
1998								
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	3 301	2 251	563	1 641	114	131	289
1999								
January	3 503	2 475	1 863	444	1 307	117	139	132
February	3 846	3 784	2 120	607	1 547	109	168	216
March	4 408	3 637	2 440	750	1 921	126	152	178
April	3 978	3 416	2 289	568	1 625	126	210	147
May	4 764	3 610	2 242	683	1 941	86	124	183
SEASONALLY ADJUSTED								
1998								
March	4 516	3 418	3 100	666	1 600	128	n.a.	n.a.
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	2 283	791	1 636	121	n.a.	n.a.
August	3 866	3 039	2 574	627	1 847	129	n.a.	n.a.
September	3 904	3 111	2 630	648	1 317	127	n.a.	n.a.
October	4 225	2 949	2 481	584	1 653	124	n.a.	n.a.
November	4 420	3 371	2 473	622	1 712	114	n.a.	n.a.
December	4 440	3 470	2 393	615	1 653	112	n.a.	n.a.
1999								
January	4 277	3 256	2 427	659	1 673	119	n.a.	n.a.
February	4 109	3 716	2 371	655	1 679	115	n.a.	n.a.
March	4 249	3 313	2 416	660	1 685	122	n.a.	n.a.
April	4 236	3 688	2 210	596	1 726	122	n.a.	n.a.
May	4 256	3 544	2 270	721	1 899	90	n.a.	n.a.
TREND ESTIMATES								
1998								
March	4 442	3 234	3 145	635	1 601	130	208	106
April	4 478	3 284	2 990	649	1 648	128	201	120
May	4 501	3 278	2 820	664	1 682	127	198	140
June	4 494	3 228	2 678	674	1 688	126	200	153
July	4 453	3 154	2 579	676	1 670	126	207	157
August	4 397	3 094	2 522	669	1 644	125	210	152
September	4 357	3 089	2 491	652	1 626	123	208	145
October	4 345	3 148	2 482	633	1 620	121	202	142
November	4 332	3 241	2 473	620	1 625	119	193	149
December	4 307	3 339	2 447	622	1 643	118	186	162
1999								
January	4 284	3 423	2 408	634	1 670	117	176	176
February	4 257	3 484	2 370	644	1 699	116	167	180
March	4 235	3 529	2 335	653	1 727	114	160	177
April	4 220	3 567	2 303	662	1 755	112	154	171
May	4 204	3 576	2 273	669	1 789	109	146	161

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								
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	-4.0	-9.1	-7.1	-0.5	5.6	-40.7	122.3
1999								
January	-18.6	-25.0	-17.2	-21.1	-20.4	2.6	6.1	-54.3
February	9.8	52.9	13.8	36.7	18.4	-6.8	20.9	63.6
March	14.6	-3.9	15.1	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	19.8	5.7	-2.1	20.2	19.4	-31.7	-41.0	24.5
SEASONALLY ADJUSTED (% change from preceding month)								
1998								
March	19.5	25.8	0.0	-6.7	2.1	0.8	n.a.	n.a.
April	10.3	3.1	2.0	-19.8	5.8	0.0	n.a.	n.a.
May	-15.2	-8.0	-2.4	15.9	-3.2	3.1	n.a.	n.a.
June	21.0	1.0	-11.2	15.5	7.3	-6.8	n.a.	n.a.
July	-3.2	-6.3	-16.7	10.6	-6.9	-1.6	n.a.	n.a.
August	-22.0	-1.0	12.7	-20.7	12.9	6.6	n.a.	n.a.
September	1.0	2.4	2.2	3.3	-28.7	-1.6	n.a.	n.a.
October	8.2	-5.2	-5.7	-9.9	25.5	-2.4	n.a.	n.a.
November	4.6	14.3	-0.3	6.5	3.6	-8.1	n.a.	n.a.
December	0.5	2.9	-3.2	-1.1	-3.4	-1.8	n.a.	n.a.
1999								
January	-3.7	-6.2	1.4	7.2	1.2	6.3	n.a.	n.a.
February	-3.9	14.1	-2.3	-0.6	0.4	-3.4	n.a.	n.a.
March	3.4	-10.8	1.9	0.8	0.4	6.1	n.a.	n.a.
April	-0.3	11.3	-8.5	-9.7	2.4	0.0	n.a.	n.a.
May	0.5	-3.9	2.7	21.0	10.0	-26.2	n.a.	n.a.
TREND ESTIMATES (% change from preceding month)								
1998								
March	1.0	2.8	-3.2	1.6	2.8	-2.3	-2.8	3.9
April	0.8	1.5	-4.9	2.2	2.9	-1.5	-3.4	13.2
May	0.5	-0.2	-5.7	2.3	2.1	-0.8	-1.5	16.7
June	-0.2	-1.5	-5.0	1.5	0.4	-0.8	1.0	9.3
July	-0.9	-2.3	-3.7	0.3	-1.1	0.0	3.5	2.6
August	-1.3	-1.9	-2.2	-1.0	-1.6	-0.8	1.4	-3.2
September	-0.9	-0.2	-1.2	-2.5	-1.1	-1.6	-1.0	-4.6
October	-0.3	1.9	-0.4	-2.9	-0.4	-1.6	-2.9	-2.1
November	-0.3	3.0	-0.4	-2.1	0.3	-1.7	-4.5	4.9
December	-0.6	3.0	-1.1	0.3	1.1	-0.8	-3.6	8.7
1999								
January	-0.5	2.5	-1.6	1.9	1.6	-0.8	-5.4	8.6
February	-0.6	1.8	-1.6	1.6	1.7	-0.9	-5.1	2.3
March	-0.5	1.3	-1.5	1.4	1.6	-1.7	-4.2	-1.7
April	-0.4	1.1	-1.4	1.4	1.6	-1.8	-3.8	-3.4
May	-0.4	0.3	-1.3	1.1	1.9	-2.7	-5.2	-5.8

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						
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	3 969	37	266	60	12 218
1999						
January	6 468	2 926	26	81	62	9 563
February	8 205	3 523	104	232	10	12 074
March	9 686	3 136	41	212	37	13 112
April	8 018	3 584	74	201	60	11 937
May	9 789	3 158	29	132	24	13 132
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						
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
April	236	181	5	0	0	422
May	180	319	2	0	0	501
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						
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	4 219	37	268	60	12 591
1999						
January	6 667	3 144	26	81	62	9 980
February	8 325	3 725	105	232	10	12 397
March	9 896	3 422	43	212	39	13 612
April	8 254	3 765	79	201	60	12 359
May	9 969	3 477	31	132	24	13 633

(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								
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	417.5	3.3	185.3	24.1	1 553.9	493.3	2 047.2
1999								
January	762.3	274.0	2.2	169.0	10.3	1 217.7	682.1	1 899.9
February	968.6	408.1	8.7	200.6	22.5	1 608.6	822.1	2 430.7
March	1 163.8	321.9	5.2	222.1	23.1	1 736.2	793.0	2 529.2
April	958.4	397.7	9.3	182.7	24.4	1 572.5	644.7	2 217.2
May	1 192.5	346.8	2.6	228.2	14.5	1 784.7	807.6	2 592.2
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								
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	333.0	377.0
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	273.7	329.1
April	26.8	13.7	1.1	7.4	0.0	49.1	164.1	213.2
May	19.8	25.2	0.2	4.9	0.0	50.2	145.9	196.1
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								
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	441.0	3.3	190.9	24.1	1 596.9	726.1	2 323.1
1999								
January	781.9	290.7	2.2	176.7	10.3	1 261.7	1 015.2	2 276.9
February	980.8	423.5	8.8	206.8	22.5	1 642.5	1 218.4	2 861.0
March	1 187.1	345.1	5.4	230.8	23.1	1 791.6	1 066.7	2 858.2
April	985.2	411.4	10.5	190.1	24.4	1 621.6	808.8	2 430.3
May	1 212.3	372.0	2.8	233.1	14.5	1 834.8	953.5	2 788.3

(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	Total		
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										
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	1 392	2 456	4 219	12 226
1999										
January	6 667	572	892	1 464	291	358	1 031	1 680	3 144	9 811
February	8 325	671	791	1 462	392	478	1 393	2 263	3 725	12 050
March	9 896	879	937	1 816	448	250	908	1 606	3 422	13 318
April	8 254	935	884	1 819	325	433	1 188	1 946	3 765	12 019
May	9 969	741	951	1 692	310	371	1 104	1 785	3 477	13 446

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										
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	193.6	286.3	441.0	1 378.7
1999										
January	781.9	46.1	81.5	127.7	21.0	32.3	109.8	163.1	290.7	1 072.6
February	980.8	52.7	82.8	135.4	31.4	54.7	202.0	288.1	423.5	1 404.4
March	1 187.1	71.8	96.1	167.8	34.3	22.1	120.9	177.2	345.1	1 532.2
April	985.2	70.3	93.7	164.0	25.9	51.3	170.1	247.3	411.4	1 396.6
May	1 212.3	60.9	102.1	163.0	29.9	38.1	141.0	209.0	372.0	1 584.4

(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	11 834.9	4 477.9	16 312.8	2 994.7	19 307.4	13 917.3	33 224.8
1997							
December	2 870.9	1 086.0	3 956.9	712.1	4 669.1	3 174.9	7 844.0
1998							
March	2 816.9	935.2	3 752.1	727.1	4 479.2	3 029.2	7 508.4
June	3 203.0	1 270.6	4 473.6	844.9	5 318.5	3 755.9	9 074.4
September	3 117.9	1 082.3	4 200.3	766.8	4 967.1	3 090.4	8 057.4
December	2 913.5	1 231.3	4 144.8	689.8	4 834.6	2 766.5	7 601.1
1999							
March	2 864.1	979.0	3 843.0	664.8	4 507.9	3 069.3	7 577.2
SEASONALLY ADJUSTED (\$ million)							
1997							
December	2 888.3	1 062.7	3 980.8	703.2	4 688.0	3 010.1	7 790.4
1998							
March	3 052.7	1 014.2	4 077.2	782.8	4 890.5	3 102.6	8 085.1
June	3 144.2	1 260.6	4 379.4	825.2	5 129.9	3 764.0	9 011.5
September	2 915.1	1 018.4	3 921.7	729.5	4 668.4	2 972.2	7 560.0
December	2 929.2	1 179.5	4 152.9	695.0	4 865.6	2 713.2	7 591.4
1999							
March	3 093.6	1 070.7	4 183.3	693.2	4 908.9	3 155.4	8 132.9
TREND ESTIMATES (\$ million)							
1997							
December	2 925.4	1 083.1	4 015.8	728.0	4 766.2	3 377.6	8 122.4
1998							
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
1999							
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)							
1997							
December	4.6	2.4	4.2	6.2	4.4	4.2	5.4
1998							
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
1999							
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												
1999												
March	25	2.8	276	23.4	121	13.2	170	16.7	134	12.9	41	4.2
April	21	1.9	238	22.0	65	6.9	133	12.4	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
Value—\$200,000—\$499,999												
1999												
March	9	2.3	50	14.7	56	17.8	54	16.3	63	18.2	26	8.7
April	15	4.6	53	14.8	43	12.5	48	15.0	48	15.0	23	7.0
May	16	5.0	65	20.0	55	16.7	69	20.5	64	19.9	21	6.8
Value—\$500,000—\$999,999												
1999												
March	6	4.8	25	17.9	18	12.4	17	11.1	22	16.4	13	9.6
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
Value—\$1,000,000—\$4,999,999												
1999												
March	9	20.9	22	59.1	15	24.8	13	22.7	21	47.3	9	17.9
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	20	41.7	34	71.1	20	42.8
Value—\$5,000,000 and over												
1999												
March	4	43.5	4	36.7	1	20.0	8	126.2	4	39.2	6	59.6
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
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												
March	53	74.2	377	151.8	211	88.2	262	193.0	244	133.9	95	100.0
April	53	106.7	337	112.4	136	55.5	212	136.9	236	131.5	99	90.5
May	67	89.5	435	178.8	180	99.0	272	136.0	275	163.5	89	70.4

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										
1999										
March	15	1.6	22	2.3	36	3.8	64	5.9	904	86.6
April	7	0.6	26	3.0	27	2.6	55	5.7	752	73.3
May	12	1.4	33	3.2	42	4.4	37	3.8	880	83.4
Value—\$200,000—\$499,999										
1999										
March	6	1.6	21	6.6	18	5.9	23	6.7	326	98.8
April	4	1.1	11	3.3	18	4.9	19	5.8	282	84.0
May	6	2.0	15	5.0	19	6.1	25	7.5	355	109.4
Value—\$500,000—\$999,999										
1999										
March	2	1.2	8	5.5	8	5.3	6	4.4	125	88.7
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
Value—\$1,000,000—\$4,999,999										
1999										
March	2	2.7	9	20.9	13	26.9	8	20.7	121	263.9
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	174	367.5
Value—\$5,000,000 and over										
1999										
March	0	0.0	6	92.7	8	104.0	1	6.9	42	528.7
April	0	0.0	2	13.3	4	32.2	2	22.9	27	316.5
May	0	0.0	4	29.3	7	44.0	0	0.0	34	293.4
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										
March	25	7.1	66	128.0	83	145.9	102	44.6	1 518	1 066.7
April	15	6.2	53	44.3	69	73.1	91	51.6	1 301	808.8
May	22	9.1	77	76.0	97	101.5	75	29.8	1 589	953.5

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	2 827	1 709	20	92	8	4 656
Victoria	2 764	752	2	35	15	3 568
Queensland	1 697	387	4	0	1	2 089
South Australia	599	52	0	2	0	653
Western Australia	1 580	221	2	3	0	1 806
Tasmania	85	0	1	0	0	86
Northern Territory	90	16	0	0	0	106
Australian Capital Territory	147	21	0	0	0	168
Australia	9 789	3 158	29	132	24	13 132
PUBLIC SECTOR						
New South Wales	24	82	2	0	0	108
Victoria	16	26	0	0	0	42
Queensland	31	122	0	0	0	153
South Australia	30	0	0	0	0	30
Western Australia	50	85	0	0	0	135
Tasmania	0	0	0	0	0	0
Northern Territory	18	0	0	0	0	18
Australian Capital Territory	11	4	0	0	0	15
Australia	180	319	2	0	0	501
TOTAL						
New South Wales	2 851	1 791	22	92	8	4 764
Victoria	2 780	778	2	35	15	3 610
Queensland	1 728	509	4	0	1	2 242
South Australia	629	52	0	2	0	683
Western Australia	1 630	306	2	3	0	1 941
Tasmania	85	0	1	0	0	86
Northern Territory	108	16	0	0	0	124
Australian Capital Territory	158	25	0	0	0	183
Australia	9 969	3 477	31	132	24	13 633

(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	382.0	180.3	1.9	100.8	12.1	677.1	357.3	1 034.4
Victoria	342.7	93.5	0.1	69.5	2.2	508.0	202.3	710.4
Queensland	198.0	39.0	0.4	18.6	0.0	256.0	133.5	389.6
South Australia	58.4	8.3	0.0	11.2	0.2	78.1	32.8	110.9
Western Australia	171.3	20.5	0.1	17.3	0.1	209.2	48.5	257.8
Tasmania	7.4	0.0	0.1	2.4	0.0	9.9	5.3	15.2
Northern Territory	12.1	2.2	0.0	1.2	0.0	15.5	2.8	18.3
Australian Capital Territory	20.6	3.0	0.0	7.1	0.0	30.8	25.0	55.7
Australia	1 192.5	346.8	2.6	228.2	14.5	1 784.7	807.6	2 592.2
PUBLIC SECTOR								
New South Wales	2.9	7.7	0.2	1.8	0.0	12.5	47.2	59.7
Victoria	1.4	1.7	0.0	2.6	0.0	5.7	39.3	45.0
Queensland	3.6	9.3	0.0	0.0	0.0	12.8	18.9	31.7
South Australia	2.8	0.0	0.0	0.0	0.0	2.8	20.5	23.3
Western Australia	5.7	6.2	0.0	0.3	0.0	12.2	12.7	24.9
Tasmania	0.0	0.0	0.0	0.0	0.0	0.0	4.8	4.8
Northern Territory	2.6	0.0	0.0	0.1	0.0	2.7	1.5	4.2
Australian Capital Territory	1.0	0.4	0.0	0.0	0.0	1.4	1.1	2.5
Australia	19.8	25.2	0.2	4.9	0.0	50.2	145.9	196.1
TOTAL								
New South Wales	384.8	187.9	2.1	102.6	12.1	689.6	404.5	1 094.2
Victoria	344.1	95.2	0.1	72.1	2.2	513.7	241.6	755.4
Queensland	201.6	48.3	0.4	18.6	0.0	268.9	152.4	421.3
South Australia	61.2	8.3	0.0	11.3	0.2	80.9	53.3	134.2
Western Australia	177.0	26.7	0.1	17.6	0.1	221.4	61.2	282.7
Tasmania	7.4	0.0	0.1	2.5	0.0	9.9	10.1	20.0
Northern Territory	14.7	2.2	0.0	1.3	0.0	18.2	4.2	22.4
Australian Capital Territory	21.6	3.4	0.0	7.1	0.0	32.2	26.1	58.2
Australia	1 212.3	372.0	2.8	233.1	14.5	1 834.8	953.5	2 788.3

(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	47.5	69.2	49.0	39.5	71.6	15.0	5.7	23.1	30.5	6.3	357.3
Victoria	5.6	61.8	30.3	25.3	35.6	5.4	1.2	8.9	22.1	6.2	202.3
Queensland	21.4	21.1	12.1	16.7	27.5	6.2	0.9	2.6	22.0	3.1	133.5
South Australia	0.2	10.2	2.5	1.1	7.8	4.0	0.2	0.1	6.1	0.6	32.8
Western Australia	1.2	10.8	4.3	11.0	11.9	1.5	0.6	1.6	4.3	1.3	48.5
Tasmania	0.3	3.6	0.4	0.3	0.3	0.0	0.2	0.1	0.1	0.1	5.3
Northern Territory	0.5	0.0	0.1	0.2	1.3	0.4	0.3	0.0	0.0	0.0	2.8
Australian Capital Territory	12.2	1.1	0.0	9.4	0.3	0.0	0.0	0.0	0.0	2.0	25.0
Australia	88.9	177.9	98.6	103.3	156.3	32.5	9.1	36.3	85.2	19.6	807.6
PUBLIC SECTOR											
New South Wales	0.0	0.0	0.0	16.0	1.8	15.0	0.0	7.7	3.2	3.4	47.2
Victoria	0.6	0.1	0.0	8.6	0.2	12.1	0.0	11.8	3.0	2.9	39.3
Queensland	0.0	0.6	0.0	2.8	3.2	4.0	0.0	1.9	3.7	2.6	18.9
South Australia	0.0	0.0	0.0	0.1	1.6	0.2	0.0	18.3	0.1	0.1	20.5
Western Australia	0.0	0.2	0.0	0.3	0.3	5.2	0.0	0.0	5.9	0.8	12.7
Tasmania	0.0	0.0	0.2	4.5	0.0	0.0	0.0	0.0	0.1	0.0	4.8
Northern Territory	0.0	0.0	0.3	0.2	0.0	0.7	0.0	0.0	0.0	0.3	1.5
Australian Capital Territory	0.0	0.0	0.0	0.2	0.0	0.6	0.0	0.0	0.2	0.1	1.1
Australia	0.6	0.9	0.4	32.7	7.2	37.9	0.0	39.8	16.3	10.2	145.9
TOTAL											
New South Wales	47.5	69.2	49.0	55.4	73.4	30.0	5.7	30.8	33.8	9.7	404.5
Victoria	6.2	61.9	30.3	33.9	35.8	17.6	1.2	20.7	25.0	9.1	241.6
Queensland	21.4	21.8	12.1	19.5	30.6	10.3	0.9	4.5	25.8	5.7	152.4
South Australia	0.2	10.2	2.5	1.2	9.5	4.2	0.2	18.4	6.3	0.7	53.3
Western Australia	1.2	11.0	4.3	11.3	12.3	6.6	0.6	1.6	10.2	2.1	61.2
Tasmania	0.3	3.6	0.5	4.8	0.3	0.0	0.2	0.1	0.2	0.1	10.1
Northern Territory	0.5	0.0	0.4	0.4	1.3	1.1	0.3	0.0	0.0	0.3	4.2
Australian Capital Territory	12.2	1.1	0.0	9.6	0.3	0.6	0.0	0.0	0.2	2.1	26.1
Australia	89.5	178.8	99.0	136.0	163.5	70.4	9.1	76.0	101.5	29.8	953.5

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.

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