



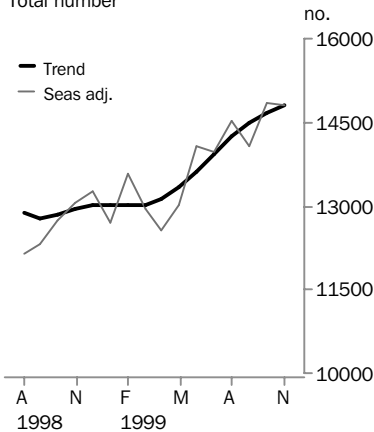
BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 6 JAN 2000

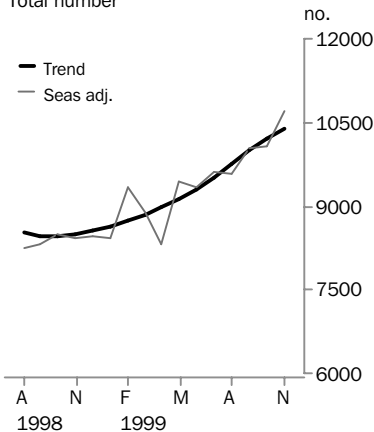
Dwelling units approved

Total number



Private sector houses approved

Total number



NOVEMBER KEY FIGURES

TREND ESTIMATES

	Nov 1999	% change Oct 1999 to Nov 1999	% change Nov 1998 to Nov 1999
Dwelling units approved			
Private sector houses	10 373	1.5	22.1
Total dwelling units	14 810	0.9	14.5

SEASONALLY ADJUSTED

	Nov 1999	% change Oct 1999 to Nov 1999	% change Nov 1998 to Nov 1999
Dwelling units approved			
Private sector houses	10 712	6.3	27.1
Total dwelling units	14 806	-0.4	13.4

NOVEMBER KEY POINTS

TREND ESTIMATES

- The trend for total dwellings approved increased by 0.9% in November 1999. This increase follows eight monthly rises. However, the rate of increase has eased over the last four months.
- The trend for private sector house approvals increased by 1.5% in November. This series has increased since October 1998, rising 22.7% over that time period.
- The trend for other dwellings fell by 0.7%, following a similar fall the previous month. It will fall again next month unless the seasonally adjusted estimate for December 1999 rises by more than 22.5% (the average monthly movement is 11.4%).

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector house approvals was 6.3% higher in November, following increases of 0.4% in October and 4.8% in September.
- The seasonally adjusted estimate for other dwellings decreased by 12.9% in November following an increase of 19.5% in the previous month.

- For further information about these and related statistics, contact Roger Mableson on Adelaide 08 8237 7494 or Client Services in any ABS office as shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
December 1999	3 February 2000
January 2000	1 March 2000
February 2000	30 March 2000
March 2000	5 May 2000
April 2000	31 May 2000
May 2000	3 July 2000



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

There are no notes about the data for this issue.



SIGNIFICANT REVISIONS THIS MONTH

Revisions in this issue have been made to data from July 1998 and reflect the resolution of reporting difficulties experienced in Queensland that had resulted in underreporting of building approvals. The reporting difficulties related mainly to Brisbane City Council but also involved Ipswich and Logan councils, and from July 1999, Thuringowa and Cairns. Revisions from July 1999 have also applied in New South Wales and reflect a redistribution of approvals across each month.

The effect of the revisions for 1998-99 is the addition of 1091 building unit approvals in Queensland, which comprised 853 housing approvals and 238 other residential approvals. Minor changes also occurred to non-residential building.

From July 1999, the net effect on monthly total dwelling approvals for New South Wales, Queensland and Australia were:

	NSW	Qld	Australia
July	+7	+66	+73
August	+25	+108	+133
September	+59	+296	+335
October	-91	+174	+83



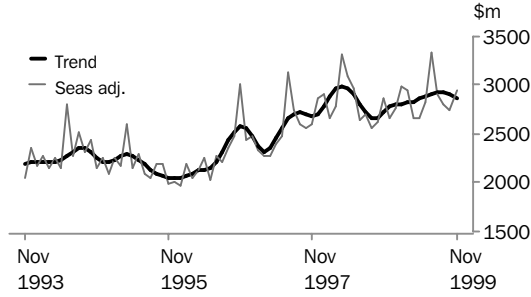
W. McLennan
Australian Statistician



VALUE OF BUILDING APPROVED

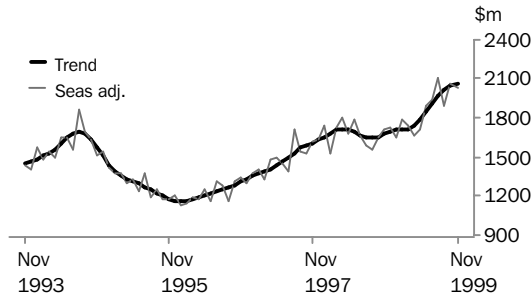
VALUE OF TOTAL BUILDING

The trend has fallen for the last 3 months after rising for the previous 11 months.



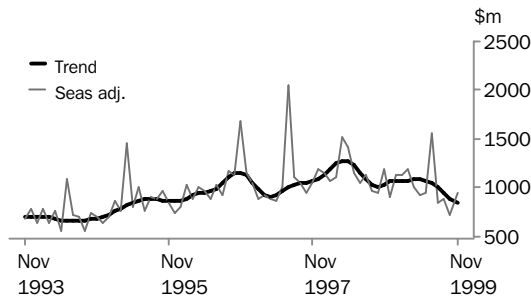
VALUE OF RESIDENTIAL BUILDING

The trend has increased by 25.2% since September 1998.



VALUE OF NON-RESIDENTIAL BUILDING

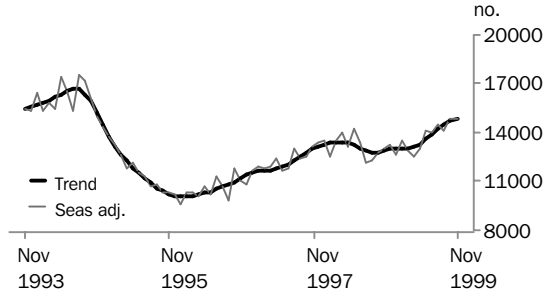
The trend has decreased by 22.2% over the last six months.



DWELLINGS APPROVED

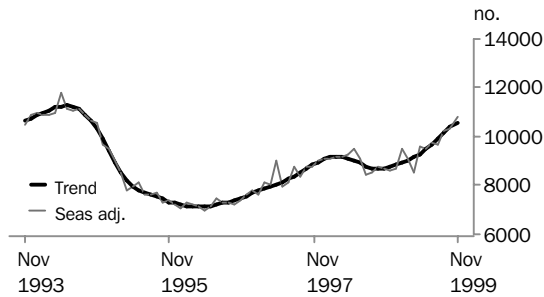
TOTAL DWELLING UNITS

The trend has risen by 13.9% since February 1999, with the last major trough occurring in February 1996.



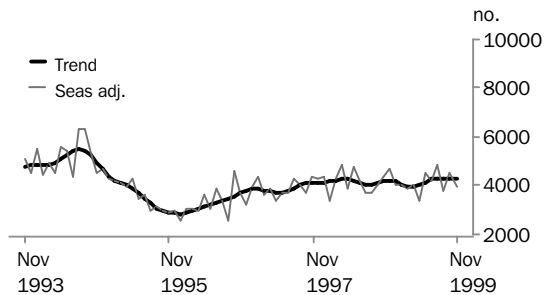
PRIVATE SECTOR HOUSES

The main contributor to the growth in the number of dwelling units has been private sector houses. The trend for this series has risen by 22.6% since October 1998. It will continue to rise next month unless the seasonally adjusted estimate for December 1999 falls by more than 13.4%. This series has been rising since March 1996, apart from a slight dip between March 1998 and October 1998.



OTHER DWELLINGS

The trend in other dwellings has remained relatively flat over the past two years.



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

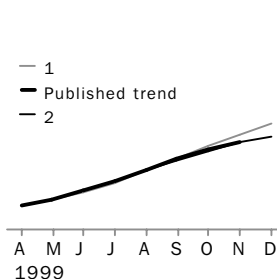
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

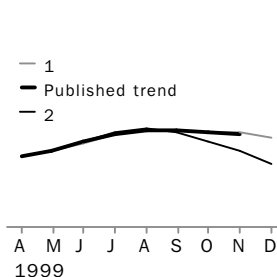
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the December seasonally adjusted estimate is higher than the November estimate by 3% for the number of private sector houses approved and 11% for other dwelling units approved; and that the December seasonally adjusted estimate is lower than the November 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 Nov 1999</i>	% change	2 <i>falls by 3% on Nov 1999</i>	% change
July 1999	9 517	2.3	9 497	2.2	9 519	2.3
August 1999	9 761	2.6	9 751	2.7	9 762	2.6
September 1999	9 997	2.4	10 018	2.7	9 989	2.3
October 1999	10 220	2.2	10 284	2.7	10 189	2.0
November 1999	10 373	1.5	10 539	2.5	10 360	1.7
December 1999	n.y.a.	n.y.a.	10 789	2.4	10 518	1.5

OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 11% on Nov 1999</i>	% change	2 <i>falls by 11% on Nov 1999</i>	% change
July 1999	4 247	2.6	4 244	2.7	4 274	3.0
August 1999	4 303	1.3	4 301	1.3	4 316	1.0
September 1999	4 307	0.1	4 309	0.2	4 270	-1.1
October 1999	4 277	-0.7	4 288	-0.5	4 159	-2.6
November 1999	4 248	-0.7	4 269	-0.4	4 026	-3.2
December 1999	n.y.a.	n.y.a.	4 204	-1.5	3 838	-4.7

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							
September	9 130	9 375	3 624	3 757	12 754	378	13 132
October	8 720	8 936	3 300	3 525	12 020	441	12 461
November	8 563	8 804	4 469	4 688	13 032	460	13 492
December	7 984	8 114	4 325	4 577	12 309	382	12 691
1999							
January	6 533	6 734	3 100	3 318	9 633	419	10 052
February	8 348	8 492	3 905	4 108	12 253	347	12 600
March	9 818	10 047	3 468	3 758	13 286	519	13 805
April	8 106	8 346	3 967	4 153	12 073	426	12 499
May	9 921	10 102	3 364	3 685	13 285	502	13 787
June	9 620	9 922	3 910	4 526	13 530	918	14 448
July	9 828	9 971	4 361	4 606	14 189	388	14 577
August	10 266	10 346	4 854	4 975	15 120	201	15 321
September	10 988	11 235	3 747	3 946	14 735	446	15 181
October	9 910	10 096	3 638	3 813	13 548	361	13 909
November	11 388	11 531	4 017	4 181	15 405	307	15 712
SEASONALLY ADJUSTED							
1998							
September	8 320	8 560	3 520	3 749	11 840	469	12 309
October	8 477	8 740	3 738	4 002	12 215	527	12 742
November	8 426	8 676	4 140	4 385	12 566	495	13 061
December	8 471	8 618	4 413	4 662	12 884	396	13 280
1999							
January	8 413	8 655	3 829	4 042	12 242	455	12 697
February	9 321	9 491	3 877	4 078	13 198	371	13 569
March	8 868	9 086	3 622	3 854	12 490	450	12 940
April	8 313	8 506	3 855	4 067	12 168	405	12 573
May	9 432	9 612	3 157	3 409	12 589	432	13 021
June	9 350	9 536	4 152	4 532	13 502	566	14 068
July	9 603	9 762	3 861	4 199	13 464	497	13 961
August	9 581	9 676	4 708	4 841	14 289	228	14 517
September	10 039	10 283	3 413	3 797	13 452	628	14 080
October	10 081	10 320	4 335	4 539	14 416	443	14 859
November	10 712	10 852	3 794	3 954	14 506	300	14 806
TREND ESTIMATES							
1998							
September	8 459	8 705	3 847	4 078	12 306	477	12 783
October	8 453	8 686	3 909	4 145	12 362	469	12 831
November	8 495	8 715	3 984	4 224	12 479	460	12 939
December	8 559	8 771	4 009	4 241	12 568	444	13 012
1999							
January	8 633	8 839	3 970	4 191	12 603	427	13 030
February	8 727	8 928	3 851	4 073	12 578	423	13 001
March	8 842	9 037	3 745	3 976	12 587	426	13 013
April	8 976	9 163	3 699	3 949	12 675	437	13 112
May	9 123	9 302	3 742	4 015	12 865	452	13 317
June	9 300	9 473	3 850	4 139	13 150	462	13 612
July	9 517	9 689	3 957	4 247	13 474	462	13 936
August	9 761	9 936	4 025	4 303	13 786	453	14 239
September	9 997	10 177	4 050	4 307	14 047	437	14 484
October	10 220	10 405	4 043	4 277	14 263	419	14 682
November	10 373	10 561	4 040	4 248	14 413	397	14 810

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							
September	6.8	7.7	0.4	-0.8	4.9	16.0	5.2
October	-4.5	-4.7	-8.9	-6.2	-5.8	16.7	-5.1
November	-1.8	-1.5	35.4	33.0	8.4	4.3	8.3
December	-6.8	-7.8	-3.2	-2.4	-5.5	-17.0	-5.9
1999							
January	-18.2	-17.0	-28.3	-27.5	-21.7	9.7	-20.8
February	27.8	26.1	26.0	23.8	27.2	-17.2	25.3
March	17.6	18.3	-11.2	-8.5	8.4	49.6	9.6
April	-17.4	-16.9	14.4	10.5	-9.1	-17.9	-9.5
May	22.4	21.0	-15.2	-11.3	10.0	17.8	10.3
June	-3.0	-1.8	16.2	22.8	1.8	82.9	4.8
July	2.2	0.5	11.5	1.8	4.9	-57.7	0.9
August	4.5	3.8	11.3	8.0	6.6	-48.2	5.1
September	7.0	8.6	-22.8	-20.7	-2.5	121.9	-0.9
October	-9.8	-10.1	-2.9	-3.4	-8.1	-19.1	-8.4
November	14.9	14.2	10.4	9.7	13.7	-15.0	13.0
SEASONALLY ADJUSTED (% change from preceding month)							
1998							
September	0.8	1.4	1.4	1.6	1.0	14.4	1.5
October	1.9	2.1	6.2	6.7	3.2	12.4	3.5
November	-0.6	-0.7	10.8	9.6	2.9	-6.1	2.5
December	0.5	-0.7	6.6	6.3	2.5	-20.0	1.7
1999							
January	-0.7	0.4	-13.2	-13.3	-5.0	14.9	-4.4
February	10.8	9.7	1.2	0.9	7.8	-18.5	6.9
March	-4.9	-4.3	-6.6	-5.5	-5.4	21.3	-4.6
April	-6.3	-6.4	6.4	5.5	-2.6	-10.0	-2.8
May	13.5	13.0	-18.1	-16.2	3.5	6.7	3.6
June	-0.9	-0.8	31.5	32.9	7.3	31.0	8.0
July	2.7	2.4	-7.0	-7.3	-0.3	-12.2	-0.8
August	-0.2	-0.9	21.9	15.3	6.1	-54.1	4.0
September	4.8	6.3	-27.5	-21.6	-5.9	175.4	-3.0
October	0.4	0.4	27.0	19.5	7.2	-29.5	5.5
November	6.3	5.2	-12.5	-12.9	0.6	-32.3	-0.4
TREND ESTIMATES (% change from preceding month)							
1998							
September	-0.9	-1.0	0.1	0.1	-0.6	-2.3	-0.6
October	-0.1	-0.2	1.6	1.6	0.5	-1.7	0.4
November	0.5	0.3	1.9	1.9	0.9	-1.9	0.8
December	0.8	0.6	0.6	0.4	0.7	-3.5	0.6
1999							
January	0.9	0.8	-1.0	-1.2	0.3	-3.8	0.1
February	1.1	1.0	-3.0	-2.8	-0.2	-0.9	-0.2
March	1.3	1.2	-2.8	-2.4	0.1	0.7	0.1
April	1.5	1.4	-1.2	-0.7	0.7	2.6	0.8
May	1.6	1.5	1.2	1.7	1.5	3.4	1.6
June	1.9	1.8	2.9	3.1	2.2	2.2	2.2
July	2.3	2.3	2.8	2.6	2.5	0.0	2.4
August	2.6	2.5	1.7	1.3	2.3	-1.9	2.2
September	2.4	2.4	0.6	0.1	1.9	-3.5	1.7
October	2.2	2.2	-0.2	-0.7	1.5	-4.1	1.4
November	1.5	1.5	-0.1	-0.7	1.1	-5.3	0.9

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					
September	1 425.7	264.1	1 689.7	950.8	2 640.5
October	1 406.1	240.0	1 646.1	1 130.2	2 776.3
November	1 542.8	248.3	1 791.1	1 239.4	3 030.5
December	1 389.9	219.0	1 609.0	740.2	2 349.1
1999					
January	1 080.1	190.2	1 270.2	1 021.3	2 291.5
February	1 425.9	240.8	1 666.7	1 230.9	2 897.6
March	1 554.2	261.5	1 815.7	1 099.5	2 915.2
April	1 410.6	228.7	1 639.3	816.8	2 456.0
May	1 629.5	252.1	1 881.6	1 003.7	2 885.3
June	1 663.4	253.5	1 916.9	986.8	2 903.7
July	1 749.0	290.3	2 039.3	1 226.8	3 266.1
August	1 849.9	308.5	2 158.4	1 101.0	3 259.4
September	1 808.6	298.0	2 106.6	854.1	2 960.8
October	1 666.8	287.8	1 954.6	857.5	2 812.1
November	1 904.4	280.6	2 185.0	989.5	3 174.5
SEASONALLY ADJUSTED					
1998					
September	1 342.1	237.7	1 565.6	976.0	2 552.5
October	1 410.1	234.8	1 647.9	946.7	2 630.8
November	1 458.9	235.2	1 709.4	1 194.5	2 862.0
December	1 483.1	245.9	1 721.2	911.0	2 654.4
1999					
January	1 409.2	235.8	1 644.3	1 133.1	2 756.5
February	1 517.4	254.7	1 793.1	1 128.1	2 997.3
March	1 495.0	234.6	1 736.1	1 187.0	2 946.7
April	1 462.4	232.1	1 663.8	1 002.4	2 663.3
May	1 465.8	244.4	1 707.9	928.3	2 653.1
June	1 696.7	244.8	1 889.2	948.7	2 834.2
July	1 602.1	289.5	1 938.7	1 560.0	3 343.3
August	1 790.6	311.2	2 112.4	845.5	2 899.6
September	1 633.2	277.0	1 898.3	883.9	2 815.8
October	1 786.8	285.8	2 070.3	723.8	2 743.7
November	1 755.0	254.3	2 029.1	940.7	2 949.2
TREND ESTIMATES					
1998					
September	1 397.8	243.9	1 643.9	1 029.3	2 662.5
October	1 413.6	238.3	1 656.8	1 016.6	2 667.7
November	1 436.1	237.1	1 678.7	1 039.0	2 720.4
December	1 451.8	238.5	1 696.1	1 069.2	2 776.8
1999					
January	1 461.7	239.4	1 705.0	1 078.9	2 804.8
February	1 467.3	238.5	1 705.6	1 080.0	2 811.4
March	1 481.8	238.4	1 715.4	1 081.2	2 818.4
April	1 508.5	242.0	1 742.4	1 086.2	2 836.2
May	1 548.7	250.9	1 790.8	1 088.2	2 865.4
June	1 597.6	262.8	1 853.7	1 076.0	2 895.6
July	1 646.2	274.1	1 917.6	1 045.4	2 917.2
August	1 689.6	281.6	1 973.5	1 002.0	2 928.5
September	1 724.0	284.3	2 014.3	947.2	2 919.5
October	1 750.9	283.3	2 043.0	893.6	2 901.6
November	1 768.9	279.7	2 058.3	847.0	2 876.8

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change

Month	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non- residential building</i>	<i>Total building</i>
ORIGINAL (% change from preceding month)					
1998					
September	4.0	13.1	5.3	-34.7	-13.7
October	-1.4	-9.1	-2.6	18.9	5.1
November	9.7	3.5	8.8	9.7	9.2
December	-9.9	-11.8	-10.2	-40.3	-22.5
1999					
January	-22.3	-13.2	-21.1	38.0	-2.5
February	32.0	26.6	31.2	20.5	26.5
March	9.0	8.6	8.9	-10.7	0.6
April	-9.2	-12.5	-9.7	-25.7	-15.7
May	15.5	10.2	14.8	22.9	17.5
June	2.1	0.6	1.9	-1.7	0.6
July	5.1	14.5	6.4	24.3	12.5
August	5.8	6.3	5.8	-10.3	-0.2
September	-2.2	-3.4	-2.4	-22.4	-9.2
October	-7.8	-3.4	-7.2	0.4	-5.0
November	14.3	-2.5	11.8	15.4	12.9
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
September	1.0	-1.1	-1.7	-14.5	-5.6
October	5.1	-1.2	5.3	-3.0	3.1
November	3.5	0.2	3.7	26.2	8.8
December	1.7	4.6	0.7	-23.7	-7.3
1999					
January	-5.0	-4.1	-4.5	24.4	3.8
February	7.7	8.0	9.1	-0.4	8.7
March	-1.5	-7.9	-3.2	5.2	-1.7
April	-2.2	-1.1	-4.2	-15.6	-9.6
May	0.2	5.3	2.6	-7.4	-0.4
June	15.8	0.2	10.6	2.2	6.8
July	-5.6	18.3	2.6	64.4	18.0
August	11.8	7.5	9.0	-45.8	-13.3
September	-8.8	-11.0	-10.1	4.5	-2.9
October	9.4	3.2	9.1	-18.1	-2.6
November	-1.8	-11.0	-2.0	30.0	7.5
TREND ESTIMATES (% change from preceding month)					
1998					
September	-0.1	-3.7	-0.4	-4.9	-2.1
October	1.1	-2.3	0.8	-1.2	0.2
November	1.6	-0.5	1.3	2.2	2.0
December	1.1	0.6	1.0	2.9	2.1
1999					
January	0.7	0.4	0.5	0.9	1.0
February	0.4	-0.4	0.0	0.1	0.2
March	1.0	0.0	0.6	0.1	0.2
April	1.8	1.5	1.6	0.5	0.6
May	2.7	3.7	2.8	0.2	1.0
June	3.2	4.8	3.5	-1.1	1.1
July	3.0	4.3	3.4	-2.8	0.7
August	2.6	2.8	2.9	-4.2	0.4
September	2.0	1.0	2.1	-5.5	-0.3
October	1.6	-0.3	1.4	-5.7	-0.6
November	1.0	-1.3	0.7	-5.2	-0.9

(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								
September	4 071	3 325	3 102	742	1 413	139	239	101
October	3 952	3 079	2 739	585	1 634	139	245	88
November	4 758	3 439	2 581	606	1 649	108	221	130
December	4 311	3 301	2 333	563	1 641	114	139	289
1999								
January	3 510	2 475	1 928	444	1 307	117	139	132
February	3 862	3 784	2 288	607	1 547	109	187	216
March	4 441	3 637	2 583	750	1 938	126	152	178
April	4 005	3 416	2 387	568	1 625	126	225	147
May	4 759	3 610	2 392	683	1 941	95	124	183
June	4 614	3 312	2 847	845	2 386	88	180	176
July	4 896	3 893	2 466	842	2 043	158	140	139
August	4 884	4 770	2 472	771	2 067	118	123	116
September	4 325	4 105	3 188	907	2 063	116	116	361
October	4 116	3 839	2 964	794	1 819	140	110	127
November	4 482	4 223	3 052	993	2 389	176	192	205
SEASONALLY ADJUSTED								
1998								
September	3 904	3 111	2 737	648	1 317	127	n.a.	n.a.
October	4 225	2 949	2 604	584	1 653	124	n.a.	n.a.
November	4 420	3 371	2 576	622	1 712	114	n.a.	n.a.
December	4 451	3 470	2 481	615	1 653	112	n.a.	n.a.
1999								
January	4 286	3 256	2 512	659	1 673	119	n.a.	n.a.
February	4 126	3 716	2 559	655	1 679	115	n.a.	n.a.
March	4 277	3 313	2 559	660	1 700	122	n.a.	n.a.
April	4 265	3 688	2 307	596	1 726	122	n.a.	n.a.
May	4 252	3 544	2 418	721	1 899	100	n.a.	n.a.
June	4 548	3 225	2 646	735	1 998	98	n.a.	n.a.
July	4 578	3 964	2 319	758	2 048	164	n.a.	n.a.
August	5 024	4 483	2 326	701	2 026	116	n.a.	n.a.
September	4 052	3 877	2 822	807	2 077	112	n.a.	n.a.
October	4 560	3 770	3 003	826	1 894	124	n.a.	n.a.
November	4 056	3 999	2 844	937	2 260	178	n.a.	n.a.
TREND ESTIMATES								
1998								
September	4 357	3 089	2 574	652	1 626	123	208	145
October	4 346	3 149	2 580	633	1 620	121	203	142
November	4 336	3 241	2 581	620	1 625	119	196	149
December	4 309	3 347	2 557	620	1 640	118	190	161
1999								
January	4 281	3 430	2 525	629	1 662	116	182	176
February	4 247	3 464	2 497	642	1 692	115	175	184
March	4 254	3 480	2 475	655	1 735	115	170	177
April	4 304	3 519	2 445	670	1 797	116	166	165
May	4 399	3 597	2 423	687	1 873	116	159	158
June	4 494	3 710	2 434	708	1 942	117	148	164
July	4 543	3 825	2 490	735	1 993	120	139	178
August	4 532	3 922	2 581	768	2 029	125	134	195
September	4 476	3 984	2 686	802	2 058	132	133	210
October	4 397	4 012	2 791	838	2 085	139	134	221
November	4 309	4 033	2 877	867	2 104	147	140	227

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								
September	8.8	1.9	17.6	17.0	-18.6	7.8	51.3	-46.8
October	-2.9	-7.4	-11.7	-21.2	15.6	0.0	2.5	-12.9
November	20.4	11.7	-5.8	3.6	0.9	-22.3	-9.8	47.7
December	-9.4	-4.0	-9.6	-7.1	-0.5	5.6	-37.1	122.3
1999								
January	-18.6	-25.0	-17.4	-21.1	-20.4	2.6	0.0	-54.3
February	10.0	52.9	18.7	36.7	18.4	-6.8	34.5	63.6
March	15.0	-3.9	12.9	23.6	25.3	15.6	-18.7	-17.6
April	-9.8	-6.1	-7.6	-24.3	-16.2	0.0	48.0	-17.4
May	18.8	5.7	0.2	20.2	19.4	-24.6	-44.9	24.5
June	-3.0	-8.3	19.0	23.7	22.9	-7.4	45.2	-3.8
July	6.1	17.5	-13.4	-0.4	-14.4	79.5	-22.2	-21.0
August	-0.2	22.5	0.2	-8.4	1.2	-25.3	-12.1	-16.5
September	-11.4	-13.9	29.0	17.6	-0.2	-1.7	-5.7	211.2
October	-4.8	-6.5	-7.0	-12.5	-11.8	20.7	-5.2	-64.8
November	8.9	10.0	3.0	25.1	31.3	25.7	74.5	61.4
SEASONALLY ADJUSTED (% change from preceding month)								
1998								
September	1.0	2.4	3.9	3.3	-28.7	-1.9	n.a.	n.a.
October	8.2	-5.2	-4.9	-9.9	25.5	-2.4	n.a.	n.a.
November	4.6	14.3	-1.1	6.5	3.6	-8.1	n.a.	n.a.
December	0.7	2.9	-3.7	-1.1	-3.4	-2.1	n.a.	n.a.
1999								
January	-3.7	-6.2	1.2	7.2	1.2	6.6	n.a.	n.a.
February	-3.7	14.1	1.9	-0.6	0.4	-3.0	n.a.	n.a.
March	3.7	-10.8	0.0	0.8	1.3	5.7	n.a.	n.a.
April	-0.3	11.3	-9.8	-9.7	1.5	0.1	n.a.	n.a.
May	-0.3	-3.9	4.8	21.0	10.0	-18.3	n.a.	n.a.
June	7.0	-9.0	9.4	1.9	5.2	-1.3	n.a.	n.a.
July	0.7	22.9	-12.4	3.1	2.5	67.1	n.a.	n.a.
August	9.7	13.1	0.3	-7.5	-1.1	-29.2	n.a.	n.a.
September	-19.3	-13.5	21.3	15.1	2.5	-4.2	n.a.	n.a.
October	12.5	-2.8	6.4	2.4	-8.8	11.6	n.a.	n.a.
November	-11.1	6.1	-5.3	13.4	19.3	42.7	n.a.	n.a.
TREND ESTIMATES (% change from preceding month)								
1998								
September	-0.9	-0.2	-0.5	-2.2	-1.1	-1.6	-0.8	-4.9
October	-0.3	1.9	0.2	-2.9	-0.4	-2.0	-2.8	-1.6
November	-0.2	2.9	0.0	-2.1	0.3	-1.6	-3.1	4.5
December	-0.6	3.3	-0.9	0.0	0.9	-0.8	-3.1	8.4
1999								
January	-0.6	2.5	-1.3	1.5	1.3	-1.4	-4.1	8.9
February	-0.8	1.0	-1.1	2.1	1.8	-1.1	-3.9	4.7
March	0.2	0.5	-0.9	2.0	2.5	0.0	-3.1	-3.9
April	1.2	1.1	-1.2	2.3	3.6	0.8	-2.1	-7.0
May	2.2	2.2	-0.9	2.5	4.2	0.5	-4.6	-3.9
June	2.2	3.1	0.5	3.1	3.7	1.0	-6.5	3.4
July	1.1	3.1	2.3	3.8	2.6	2.5	-6.4	8.8
August	-0.2	2.5	3.7	4.5	1.8	4.1	-3.4	9.7
September	-1.2	1.6	4.1	4.4	1.4	5.0	-1.1	7.9
October	-1.8	0.7	3.9	4.5	1.3	5.4	1.1	5.2
November	-2.0	0.5	3.1	3.5	0.9	5.9	4.5	2.5

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1996-1997	90 765	36 948	853	2 231	461	131 258
1997-1998	104 461	42 517	788	2 587	621	150 974
1998-1999	104 263	42 183	662	2 541	476	150 125
1998						
November	8 556	4 001	75	381	19	13 032
December	7 971	3 975	37	266	60	12 309
1999						
January	6 530	2 934	26	81	62	9 633
February	8 340	3 567	104	232	10	12 253
March	9 809	3 187	41	212	37	13 286
April	8 096	3 642	74	201	60	12 073
May	9 908	3 192	29	132	24	13 285
June	9 607	3 701	45	142	35	13 530
July	9 819	4 133	22	151	64	14 189
August	10 259	4 539	35	211	76	15 120
September	10 983	3 643	36	42	31	14 735
October	9 904	3 481	30	94	39	13 548
November	11 381	3 768	59	176	21	15 405
PUBLIC SECTOR (Number)						
1996-1997	1 768	3 469	73	38	19	5 367
1997-1998	2 530	2 989	35	1	13	5 568
1998-1999	2 723	2 986	35	2	4	5 750
1998						
November	241	212	7	0	0	460
December	130	250	0	2	0	382
1999						
January	201	218	0	0	0	419
February	144	202	1	0	0	347
March	229	286	2	0	2	519
April	240	181	5	0	0	426
May	181	319	2	0	0	502
June	299	611	8	0	0	918
July	143	236	9	0	0	388
August	80	113	8	0	0	201
September	247	199	0	0	0	446
October	186	175	0	0	0	361
November	143	159	4	0	1	307
TOTAL (Number)						
1996-1997	92 533	40 417	926	2 269	480	136 625
1997-1998	106 991	45 506	823	2 588	634	156 542
1998-1999	106 986	45 169	697	2 543	480	155 875
1998						
November	8 797	4 213	82	381	19	13 492
December	8 101	4 225	37	268	60	12 691
1999						
January	6 731	3 152	26	81	62	10 052
February	8 484	3 769	105	232	10	12 600
March	10 038	3 473	43	212	39	13 805
April	8 336	3 823	79	201	60	12 499
May	10 089	3 511	31	132	24	13 787
June	9 906	4 312	53	142	35	14 448
July	9 962	4 369	31	151	64	14 577
August	10 339	4 652	43	211	76	15 321
September	11 230	3 842	36	42	31	15 181
October	10 090	3 656	30	94	39	13 909
November	11 524	3 927	63	176	22	15 712

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ million)								
1996-1997	9 688.2	3 524.5	62.8	2 232.6	203.4	15 711.7	9 209.7	24 921.1
1997-1998	11 654.3	4 443.3	87.8	2 573.4	257.3	19 016.3	10 276.7	29 292.6
1998-1999	12 342.8	4 570.9	67.2	2 509.4	245.8	19 736.0	8 995.3	28 731.3
1998								
November	1 000.2	501.6	7.4	203.7	26.9	1 739.7	987.8	2 727.5
December	933.4	418.0	3.3	186.0	24.1	1 564.8	499.2	2 064.0
1999								
January	769.1	274.5	2.2	170.0	10.3	1 226.0	687.6	1 913.7
February	982.9	411.4	8.7	203.2	22.5	1 628.8	834.5	2 463.4
March	1 178.0	327.7	5.2	224.2	23.1	1 758.2	818.6	2 576.8
April	967.2	402.5	9.3	186.3	24.4	1 589.7	649.6	2 239.3
May	1 205.3	379.0	2.6	229.9	14.5	1 831.3	848.5	2 679.8
June	1 196.6	384.5	2.9	226.9	9.3	1 820.1	626.1	2 446.2
July	1 221.2	492.4	1.8	249.5	30.0	1 994.9	863.0	2 858.0
August	1 260.2	571.8	2.4	268.1	26.8	2 129.4	785.9	2 915.3
September	1 367.2	396.4	3.9	284.5	7.0	2 058.9	663.3	2 722.2
October	1 251.5	369.9	2.9	270.8	10.5	1 905.6	657.8	2 563.4
November	1 441.8	430.9	4.6	259.2	11.5	2 147.9	606.1	2 754.0
PUBLIC SECTOR (\$ million)								
1996-1997	189.0	276.0	2.0	58.3	2.2	527.3	3 520.3	4 047.6
1997-1998	249.2	224.6	2.7	101.7	0.1	578.3	4 185.6	4 763.6
1998-1999	292.7	240.1	4.3	88.2	0.1	625.0	3 563.5	4 188.4
1998								
November	24.7	16.4	0.4	9.9	0.0	51.3	251.7	303.0
December	15.1	23.5	0.0	5.6	0.1	44.2	241.0	285.2
1999								
January	19.7	16.8		7.7	0.0	44.2	333.6	377.8
February	16.1	15.4	0.1	6.2	0.0	37.8	396.4	434.2
March	25.3	23.2	0.2	8.8	0.0	57.5	280.9	338.3
April	27.3	13.7	1.1	7.5	0.0	49.5	167.2	216.7
May	19.9	25.2	0.2	4.9	0.0	50.3	155.3	205.5
June	32.2	50.1	0.8	13.7	0.0	96.7	360.7	457.5
July	14.3	21.0	1.3	7.8	0.0	44.4	363.8	408.2
August	8.6	9.1	0.4	10.8	0.0	29.0	315.0	344.0
September	27.2	17.9	0.0	2.6	0.0	47.8	190.8	238.6
October	19.3	26.1	0.0	3.6	0.0	49.0	199.7	248.6
November	16.9	14.8	0.2	5.2	0.0	37.1	383.4	420.5
TOTAL (\$ million)								
1996-1997	9 877.1	3 800.3	64.7	2 291.0	205.7	16 239.0	12 729.9	28 968.7
1997-1998	11 903.5	4 667.9	90.4	2 675.2	257.3	19 594.2	14 461.8	34 056.2
1998-1999	12 635.3	4 810.9	71.6	2 597.5	245.8	20 361.4	12 558.7	32 919.9
1998								
November	1 024.8	517.9	7.9	213.6	26.9	1 791.1	1 239.4	3 030.5
December	948.5	441.4	3.3	191.6	24.1	1 609.0	740.2	2 349.1
1999								
January	788.8	291.2	2.2	177.7	10.3	1 270.2	1 021.3	2 291.5
February	999.0	426.9	8.8	209.5	22.5	1 666.7	1 230.9	2 897.6
March	1 203.3	350.9	5.4	232.9	23.1	1 815.7	1 099.5	2 915.2
April	994.5	416.1	10.5	193.8	24.4	1 639.3	816.8	2 456.0
May	1 225.2	404.3	2.8	234.8	14.5	1 881.6	1 003.7	2 885.3
June	1 228.8	434.6	3.6	240.6	9.3	1 916.9	986.8	2 903.7
July	1 235.5	513.5	3.1	257.2	30.0	2 039.3	1 226.8	3 266.1
August	1 268.9	581.0	2.8	278.9	26.8	2 158.4	1 101.0	3 259.4
September	1 394.4	414.2	3.9	287.1	7.0	2 106.6	854.1	2 960.8
October	1 270.8	396.0	2.9	274.4	10.5	1 954.6	857.5	2 812.1
November	1 458.7	445.7	4.8	264.4	11.5	2 185.0	989.5	3 174.5

(a) See Glossary for definition.

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

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of		Flats, units or apartments in a building of			Total	Total new residential building		
		One storey	Two or more storeys	Total	One or two storeys	Three storeys			Four or more storeys	
NUMBER OF DWELLING UNITS										
1996-1997	92 533	10 698	8 920	19 618	4 777	5 464	10 558	20 799	40 417	132 950
1997-1998	106 991	11 376	10 403	21 779	5 116	6 064	12 547	23 727	45 506	152 497
1998-1999	106 986	10 068	11 768	21 836	4 695	4 910	13 728	23 333	45 169	152 155
1998										
September	9 366	879	1 335	2 214	300	320	495	1 115	3 329	12 695
October	8 929	825	959	1 784	243	307	1 045	1 595	3 379	12 308
November	8 797	719	1 088	1 807	314	414	1 678	2 406	4 213	13 010
December	8 101	884	879	1 763	506	564	1 392	2 462	4 225	12 326
1999										
January	6 731	572	892	1 464	299	358	1 031	1 688	3 152	9 883
February	8 484	673	833	1 506	392	478	1 393	2 263	3 769	12 253
March	10 038	886	944	1 830	468	250	925	1 643	3 473	13 511
April	8 336	952	887	1 839	342	454	1 188	1 984	3 823	12 159
May	10 089	746	1 021	1 767	326	371	1 047	1 744	3 511	13 600
June	9 906	1 118	1 086	2 204	603	537	968	2 108	4 312	14 218
July	9 962	883	1 210	2 093	351	436	1 489	2 276	4 369	14 331
August	10 339	800	806	1 606	428	367	2 251	3 046	4 652	14 991
September	11 230	1 188	1 035	2 223	257	283	1 079	1 619	3 842	15 072
October	10 090	690	1 083	1 773	176	206	1 501	1 883	3 656	13 746
November	11 524	866	847	1 713	563	325	1 326	2 214	3 927	15 451

VALUE (\$ million)

1996-1997	9 877.1	753.1	809.5	1 562.7	351.4	480.0	1 406.2	2 237.8	3 800.3	13 677.5
1997-1998	11 903.5	822.7	958.4	1 780.9	423.2	548.3	1 915.1	2 886.8	4 667.9	16 571.3
1998-1999	12 635.3	783.9	1 168.3	1 952.4	394.3	498.0	1 966.2	2 858.7	4 810.9	17 446.4
1998										
September	1 091.0	68.2	124.6	192.8	22.1	32.1	87.7	141.8	334.7	1 425.7
October	1 037.5	63.1	85.2	148.3	18.2	29.0	173.1	220.3	368.6	1 406.1
November	1 024.8	56.1	109.2	165.3	25.9	43.0	283.7	352.6	517.9	1 542.8
December	948.5	66.9	87.8	154.7	39.7	53.5	193.6	286.8	441.4	1 389.9
1999										
January	788.8	46.1	81.5	127.7	21.5	32.3	109.8	163.6	291.2	1 080.1
February	999.0	52.8	85.9	138.8	31.4	54.7	202.0	288.1	426.9	1 425.9
March	1 203.3	72.2	96.6	168.8	35.6	22.1	124.4	182.1	350.9	1 554.2
April	994.5	71.7	94.0	165.8	27.3	53.0	170.1	250.4	416.1	1 410.6
May	1 225.2	61.3	109.6	170.8	31.9	38.1	163.4	233.5	404.3	1 629.5
June	1 228.8	85.4	113.4	198.8	58.0	55.2	122.6	235.8	434.6	1 663.4
July	1 235.5	78.4	119.5	197.9	32.5	46.5	236.6	315.6	513.5	1 749.0
August	1 268.9	64.4	86.5	150.9	37.5	34.2	358.4	430.0	581.0	1 849.9
September	1 394.4	98.4	112.7	211.1	24.6	31.9	146.6	203.1	414.2	1 808.6
October	1 270.8	55.3	109.3	164.6	17.5	19.9	194.0	231.4	396.0	1 666.8
November	1 458.7	68.8	84.6	153.4	54.9	32.5	204.9	292.2	445.7	1 904.4

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1996-1997	9 935.0	3 960.2	13 893.6	2 585.7	16 479.6	13 252.6	29 716.2
1997-1998	11 903.5	4 667.8	16 571.3	3 022.9	19 594.2	14 462.0	34 056.2
1998-1999	12 284.1	4 534.5	16 818.6	2 840.7	19 659.3	12 082.0	31 741.3
1998							
June	3 221.8	1 324.8	4 545.1	853.0	5 398.2	3 898.1	9 294.3
September	3 146.9	1 128.9	4 275.8	773.9	5 049.7	3 215.6	8 265.3
December	2 948.1	1 266.4	4 214.5	695.8	4 910.3	3 002.5	7 912.8
1999							
March	2 901.4	998.2	3 899.6	672.4	4 572.0	3 213.5	7 785.5
June	3 287.7	1 141.0	4 428.7	698.6	5 127.3	2 650.5	7 777.7
September	3 663.5	1 374.4	5 037.9	848.1	5 885.9	2 976.5	8 862.4
SEASONALLY ADJUSTED (\$ million)							
1998							
June	3 165.8	1 318.9	4 456.3	834.7	5 217.9	3 940.3	9 248.2
September	2 943.5	1 065.8	3 985.9	739.2	4 740.0	3 066.1	7 746.2
December	2 970.0	1 221.9	4 224.2	705.6	4 947.9	2 946.2	7 908.7
1999							
March	3 142.4	1 102.6	4 249.7	706.7	4 992.4	3 325.6	8 375.8
June	3 228.2	1 144.2	4 358.9	689.1	4 979.0	2 744.1	7 710.7
September	3 412.1	1 289.2	4 654.8	825.7	5 525.3	3 003.4	8 419.4
TREND ESTIMATES (\$ million)							
1998							
June	3 070.6	1 170.0	4 230.6	794.7	5 005.5	3 388.4	8 463.7
September	3 021.3	1 180.7	4 193.6	763.2	4 954.6	3 327.6	8 291.6
December	3 007.6	1 147.9	4 162.8	710.4	4 882.8	3 119.8	8 013.2
1999							
March	3 106.8	1 141.0	4 254.0	701.2	4 961.1	3 005.1	7 985.8
June	3 251.9	1 181.9	4 419.5	731.5	5 146.7	2 985.2	8 118.1
September	3 389.1	1 222.0	4 572.3	779.1	5 351.3	2 937.6	8 187.7
TREND ESTIMATES (% change from preceding quarter)							
1998							
June	0.8	1.8	0.7	1.7	0.6	-2.9	-0.9
September	-1.6	0.9	-0.9	-4.0	-1.0	-1.8	-2.0
December	-0.5	-2.8	-0.7	-6.9	-1.4	-6.2	-3.4
1999							
March	3.3	-0.6	2.2	-1.3	1.6	-3.7	-0.3
June	4.7	3.6	3.9	4.3	3.7	-0.7	1.7
September	4.2	3.4	3.5	6.5	4.0	-1.6	0.9

(a) Reference year for chain volume measures is 1997-1998.
Refer to Explanatory Notes paragraphs 20-21.

(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												
September	30	3.0	456	41.6	94	10.0	166	16.6	172	16.0	44	4.5
October	31	2.8	422	38.1	70	7.7	170	16.8	133	14.4	33	3.6
November	36	3.6	368	33.6	118	13.0	153	14.8	153	15.2	70	7.4
Value—\$200,000—\$499,999												
1999												
September	15	5.2	73	21.6	58	17.4	60	18.4	60	19.4	50	15.1
October	19	5.9	75	21.6	46	13.1	56	16.7	65	18.9	36	12.2
November	13	3.5	64	17.4	67	20.7	66	20.0	70	20.7	42	12.6
Value—\$500,000—\$999,999												
1999												
September	2	1.4	44	28.4	15	9.3	34	23.9	30	21.3	31	20.7
October	3	2.2	27	18.2	15	10.4	35	22.8	23	14.8	14	10.2
November	8	5.7	18	12.9	21	13.8	14	9.4	29	19.0	21	15.3
Value—\$1,000,000—\$4,999,999												
1999												
September	10	14.2	22	42.2	14	28.1	28	51.0	28	51.1	23	47.4
October	5	7.9	13	28.5	17	38.2	24	40.3	19	45.9	22	43.1
November	4	7.1	15	26.6	10	26.8	22	40.2	27	55.0	20	39.1
Value—\$5,000,000 and over												
1999												
September	4	53.4	3	19.1	1	6.0	3	28.5	3	20.5	4	58.5
October	2	57.5	4	34.3	3	28.1	4	48.8	1	8.0	3	47.4
November	3	21.0	2	20.5	1	5.2	7	135.4	0	0.0	5	54.9
Value—Total												
1996-1997	665	912.5	4 183	2 180.3	2 313	1 132.5	3 479	2 293.3	2 861	1 627.8	1 528	1 407.4
1997-1998	666	1 340.7	4 718	2 025.2	2 221	992.8	3 419	2 518.5	2 980	2 122.2	1 488	1 369.0
1998-1999	634	829.1	4 663	2 452.6	2 057	944.8	3 210	1 778.6	2 938	2 038.8	1 383	1 408.5
1999												
September	61	77.1	598	152.8	182	70.8	291	138.4	293	128.3	152	146.2
October	60	76.2	541	140.7	151	97.5	289	145.5	241	101.9	108	116.5
November	64	40.9	467	111.0	217	79.6	262	219.8	279	109.9	158	129.3

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										
September	9	1.1	28	3.1	44	4.0	53	4.8	1 096	104.7
October	6	0.6	26	2.5	29	3.1	45	4.3	965	93.8
November	13	1.5	18	1.9	36	3.3	50	4.5	1 015	98.8
Value—\$200,000–\$499,999										
1999										
September	4	0.9	17	4.8	29	8.9	18	5.7	384	117.5
October	5	1.6	13	4.3	14	4.5	15	4.2	344	103.0
November	5	1.4	21	6.7	25	7.9	14	3.9	387	115.0
Value—\$500,000–\$999,999										
1999										
September	3	1.9	6	3.5	7	4.4	7	4.4	179	119.2
October	2	1.7	11	8.1	8	5.2	6	4.4	144	98.0
November	4	2.7	7	4.8	15	10.7	8	5.2	145	99.5
Value—\$1,000,000–\$4,999,999										
1999										
September	5	8.0	10	16.4	8	11.4	5	9.0	153	278.8
October	1	2.0	10	22.4	10	16.3	11	29.4	132	273.9
November	1	1.1	9	14.7	8	15.9	6	11.2	122	237.6
Value—\$5,000,000 and over										
1999										
September	0	0.0	3	18.1	3	23.8	1	6.2	25	234.0
October	0	0.0	3	32.2	2	20.5	2	11.9	24	288.7
November	0	0.0	1	20.7	2	11.9	3	169.0	24	438.6
Value—Total										
1996-1997	193	56.3	778	982.3	1 143	1 321.2	1 328	816.7	18 471	12 729.9
1997-1998	219	79.5	771	1 773.6	1 034	1 496.3	1 134	744.0	18 650	14 461.8
1998-1999	230	92.9	797	1 313.3	989	1 184.2	1 070	516.3	17 971	12 558.7
1999										
September	21	11.9	64	45.9	91	52.5	84	30.1	1 837	854.1
October	14	5.9	63	69.5	63	49.6	79	54.2	1 609	857.5
November	23	6.8	56	48.8	86	49.7	81	193.8	1 693	989.5

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	2 866	1 418	24	102	3	4 413
Victoria	3 282	766	24	70	12	4 154
Queensland	1 988	1 009	3	2	2	3 004
South Australia	892	88	0	0	1	981
Western Australia	1 990	363	8	0	3	2 364
Tasmania	148	26	0	2	0	176
Northern Territory	88	55	0	0	0	143
Australian Capital Territory	127	43	0	0	0	170
Australia	11 381	3 768	59	176	21	15 405
PUBLIC SECTOR						
New South Wales	15	54	0	0	0	69
Victoria	42	26	0	0	1	69
Queensland	37	11	0	0	0	48
South Australia	12	0	0	0	0	12
Western Australia	19	2	4	0	0	25
Tasmania	0	0	0	0	0	0
Northern Territory	13	36	0	0	0	49
Australian Capital Territory	5	30	0	0	0	35
Australia	143	159	4	0	1	307
TOTAL						
New South Wales	2 881	1 472	24	102	3	4 482
Victoria	3 324	792	24	70	13	4 223
Queensland	2 025	1 020	3	2	2	3 052
South Australia	904	88	0	0	1	993
Western Australia	2 009	365	12	0	3	2 389
Tasmania	148	26	0	2	0	176
Northern Territory	101	91	0	0	0	192
Australian Capital Territory	132	73	0	0	0	205
Australia	11 524	3 927	63	176	22	15 712

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, By State: Original

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversion(a)</i>	<i>Total residential building</i>	<i>Non-residential building (a)</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
PRIVATE SECTOR								
New South Wales	394.4	196.2	1.6	96.5	6.0	694.7	207.0	901.7
Victoria	440.8	74.2	2.1	81.9	5.2	604.3	184.8	789.1
Queensland	238.3	106.1	0.1	30.7	0.2	375.3	128.1	503.4
South Australia	91.6	8.8	0.0	14.8	0.0	115.3	19.3	134.6
Western Australia	233.1	33.9	0.7	24.1	0.0	291.9	48.1	340.0
Tasmania	12.6	2.1	0.0	3.4	0.2	18.2	3.8	22.0
Northern Territory	13.3	5.6	0.0	2.2	0.0	21.1	8.5	29.5
Australian Capital Territory	17.6	3.9	0.0	5.6	0.0	27.1	6.6	33.7
Australia	1 441.8	430.9	4.6	259.2	11.5	2 147.9	606.1	2 754.0
PUBLIC SECTOR								
New South Wales	2.1	4.8	0.0	1.1	0.0	8.0	56.1	64.0
Victoria	3.9	1.5	0.0	2.1	0.0	7.6	37.5	45.1
Queensland	5.6	1.4	0.0	0.8	0.0	7.8	161.2	169.0
South Australia	0.9	0.0	0.0	0.7	0.0	1.6	16.9	18.4
Western Australia	2.2	0.6	0.2	0.4	0.0	3.3	46.9	50.3
Tasmania	0.0	0.0	0.0	0.0	0.0	0.0	1.9	1.9
Northern Territory	2.0	4.6	0.0	0.2	0.0	6.7	18.4	25.1
Australian Capital Territory	0.3	1.9	0.0	0.0	0.0	2.2	44.5	46.7
Australia	16.9	14.8	0.2	5.2	0.0	37.1	383.4	420.5
TOTAL								
New South Wales	396.4	201.1	1.6	97.6	6.0	702.7	263.0	965.7
Victoria	444.7	75.8	2.1	84.1	5.2	611.8	222.3	834.2
Queensland	243.9	107.5	0.1	31.4	0.2	383.1	289.3	672.4
South Australia	92.5	8.8	0.0	15.5	0.0	116.9	36.2	153.1
Western Australia	235.4	34.4	0.9	24.5	0.0	295.2	95.1	390.3
Tasmania	12.6	2.1	0.0	3.4	0.2	18.2	5.6	23.8
Northern Territory	15.3	10.2	0.0	2.3	0.0	27.8	26.8	54.6
Australian Capital Territory	17.9	5.8	0.0	5.6	0.0	29.3	51.1	80.4
Australia	1 458.7	445.7	4.8	264.4	11.5	2 185.0	989.5	3 174.5

(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	11.4	43.6	25.5	53.4	30.0	11.1	0.6	5.9	20.1	5.5	207.0
Victoria	7.2	17.9	28.9	83.9	24.8	5.2	1.5	3.9	8.3	3.2	184.8
Queensland	19.5	30.5	13.8	7.2	21.3	5.2	1.7	21.9	3.7	3.3	128.1
South Australia	0.3	4.0	1.9	4.5	3.1	3.1	0.2	2.1	0.2	0.0	19.3
Western Australia	1.0	9.9	7.3	6.4	10.0	3.8	1.4	1.7	6.0	0.6	48.1
Tasmania	0.5	0.1	0.5	1.3	0.1	0.1	0.6	0.0	0.4	0.2	3.8
Northern Territory	0.5	2.3	0.0	0.5	3.3	1.4	0.1	0.0	0.1	0.3	8.5
Australian Capital Territory	0.0	1.0	0.8	0.5	1.9	0.5	0.7	1.2	0.0	0.0	6.6
Australia	40.4	109.2	78.7	157.7	94.5	30.4	6.8	36.7	38.7	13.1	606.1
PUBLIC SECTOR											
New South Wales	0.0	0.6	0.2	8.2	10.5	27.5	0.0	3.9	0.5	4.8	56.1
Victoria	0.0	0.4	0.1	7.1	1.2	22.2	0.0	1.2	3.7	1.6	37.5
Queensland	0.0	0.8	0.0	1.8	0.9	1.0	0.0	2.2	0.7	153.8	161.2
South Australia	0.0	0.0	0.0	0.9	0.0	12.7	0.0	1.9	0.5	0.8	16.9
Western Australia	0.5	0.0	0.5	0.6	2.2	32.1	0.0	2.4	5.5	3.1	46.9
Tasmania	0.0	0.0	0.1	0.7	0.1	0.9	0.0	0.0	0.0	0.2	1.9
Northern Territory	0.0	0.0	0.0	0.0	0.6	1.1	0.0	0.2	0.0	16.5	18.4
Australian Capital Territory	0.0	0.1	0.0	43.0	0.0	1.3	0.0	0.2	0.0	0.0	44.5
Australia	0.5	1.8	0.8	62.1	15.4	98.9	0.0	12.1	10.9	180.8	383.4
TOTAL											
New South Wales	11.4	44.1	25.6	61.5	40.5	38.6	0.6	9.8	20.5	10.2	263.0
Victoria	7.2	18.2	29.0	91.0	25.9	27.4	1.5	5.1	12.0	4.9	222.3
Queensland	19.5	31.4	13.8	9.0	22.2	6.2	1.7	24.1	4.4	157.1	289.3
South Australia	0.3	4.0	1.9	5.4	3.1	15.7	0.2	4.0	0.7	0.8	36.2
Western Australia	1.5	9.9	7.8	7.0	12.2	35.9	1.4	4.1	11.5	3.7	95.1
Tasmania	0.5	0.1	0.6	2.0	0.2	1.0	0.6	0.0	0.4	0.3	5.6
Northern Territory	0.5	2.3	0.0	0.5	3.9	2.6	0.1	0.2	0.1	16.7	26.8
Australian Capital Territory	0.0	1.0	0.8	43.5	1.9	1.8	0.7	1.4	0.0	0.0	51.1
Australia	40.9	111.0	79.6	219.8	109.9	129.3	6.8	48.8	49.7	193.8	989.5

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 1997–98). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

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

ROUNDING

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

SYMBOLS AND OTHER USAGES

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

G L O S S A R Y

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

G L O S S A R Y

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

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