



# BUILDING APPROVALS AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 2 NOV 1999

## SEPTEMBER KEY FIGURES

### TREND ESTIMATES

	Sep 1999	% change Aug 1999 to Sep 1999	% change Sep 1998 to Sep 1999
Dwelling units approved			
Private sector houses	9 727	1.8	15.7
Total dwelling units	14 170	1.5	11.3

### SEASONALLY ADJUSTED

	Sep 1999	% change Aug 1999 to Sep 1999	% change Sep 1998 to Sep 1999
Dwelling units approved			
Private sector houses	9 805	3.5	18.6
Total dwelling units	13 753	-4.4	12.2

## SEPTEMBER KEY POINTS

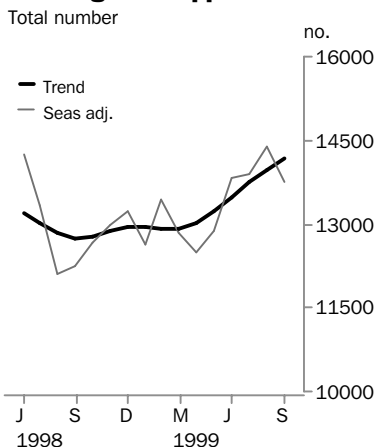
### TREND ESTIMATES

- The trend for total dwelling units increased by 1.5% in September. It has recorded a decline in only one of the past 12 months.
- The trend for private sector houses has continued to grow strongly since the turning point of October 1998 and has risen 15.9% over that time period.
- The trend for other dwellings increased by 0.9% in September and has now risen 9.5% in the last five months. It will fall next month unless the seasonally adjusted estimate for October rises by more than 14% (the average monthly movement is 11.6%).

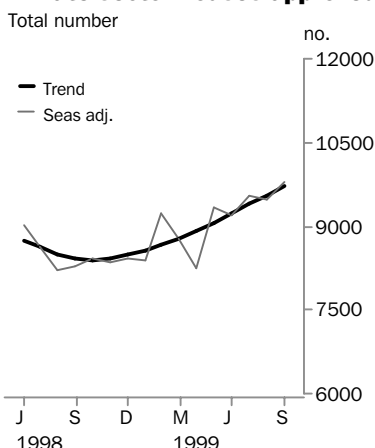
### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses is 3.5% higher in September, following a 0.7% fall in August.
- The seasonally adjusted estimate for other dwellings fell by 22.6% in September, with all of the fall being attributable to lower approvals in Victoria and New South Wales.

### Dwelling units approved



### Private sector houses approved



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

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
October 1999	1 December 1999
November 1999	6 January 2000
December 1999	3 February 2000
January 2000	1 March 2000
February 2000	30 March 2000
March 2000	5 May 2000

## CHANGES IN THIS ISSUE

There are no changes in this issue.

## DATA NOTES

The problems of data supply from Brisbane City Council are close to being resolved and this will lead to revisions which may go back to May 1998. It is expected that they will be included in the October or November issue of this publication.

Dwelling approvals are geographically coded to Census Collection District (CD) level. Such information is released one quarter after the reference period. Consequently CD information for the whole of Australia for the June quarter 1999 will be released at the same time as this publication. Associated with this release will be an update for the period from July 1996 to June 1999 involving revisions to both CD and Statistical Local Area (SLA) codes (70 CD and 123 SLA codes).

## SIGNIFICANT REVISIONS THIS MONTH

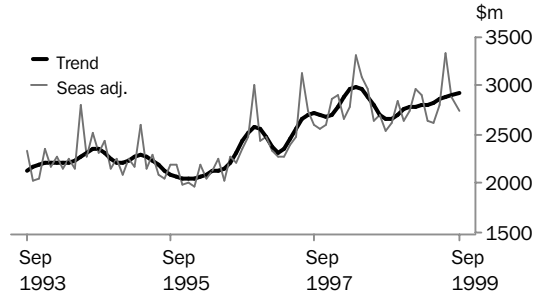
Revisions have been made to data for Queensland following the receipt of privately certified work from Townsville from August 1998 to August 1999 (a total of 167 dwellings) and the inclusion of a major shopping centre project in Brisbane for November 1998. Other revisions to WA, NT, SA and ACT (an additional 105 dwellings and \$81.4 million of non-residential work across all of these States and Territories) have been made from July 1998. In Wollongong (NSW), the July estimate has been replaced by data supplied by council, with a net result of 19 fewer dwellings.

W. McLennan  
Australian Statistician

# VALUE OF BUILDING APPROVED

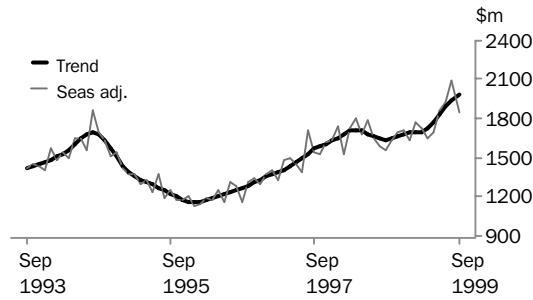
## VALUE OF TOTAL BUILDING

An increase of 0.5% was registered in the trend in September. It is the twelfth successive increase, though the rate of increase has eased in recent months.



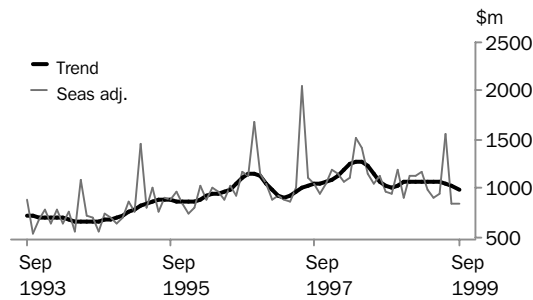
## VALUE OF RESIDENTIAL BUILDING

The trend has increased by 21.0% over the past twelve months.



## VALUE OF NON-RESIDENTIAL BUILDING

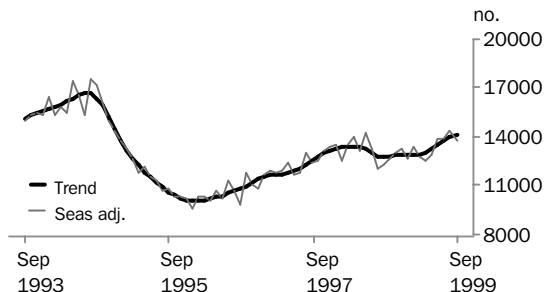
The weakening trend over recent months has accelerated.



# DWELLINGS APPROVED

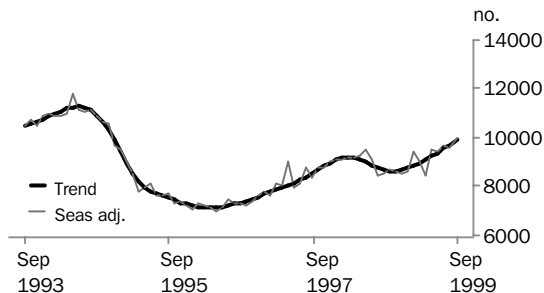
## TOTAL DWELLING UNITS

The series has risen 11.3% in the last twelve months, with the last major trough occurring in February 1996.



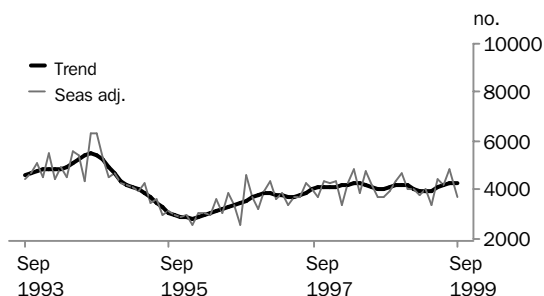
## PRIVATE SECTOR HOUSES

Over the past twelve months, private sector houses have underpinned the growth of total dwelling units (shown above), rising 15.7% in that period.



## OTHER DWELLINGS

The trend has remained within a relatively narrow range over the past two years, after climbing from a low point at the beginning of 1996. The September 1999 value is the highest level reached by the series since January 1995.



# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

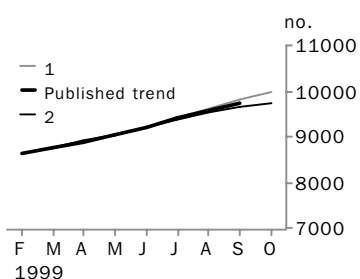
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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.

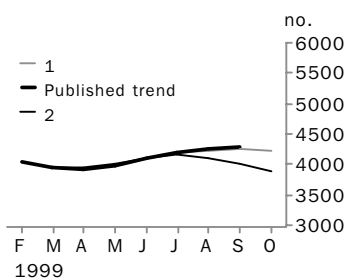
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the October seasonally adjusted estimate is higher than the September estimate by 3% for the number of private sector houses approved and 12% for other dwelling units approved; and that the October seasonally adjusted estimate is lower than the September estimate by 3% for the number of private sector houses approved and 12% for other dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

### PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> rises by 3% on Sep 1999	% change	<b>2</b> falls by 3% on Sep 1999	% change
May 1999	9 046	1.7	9 035	1.7	9 055	1.7
June 1999	9 217	1.9	9 211	2.0	9 221	1.8
July 1999	9 397	2.0	9 413	2.2	9 386	1.8
August 1999	9 558	1.7	9 618	2.2	9 531	1.5
September 1999	9 727	1.8	9 810	2.0	9 646	1.2
October 1999	n.y.a.	n.y.a.	9 978	1.7	9 730	0.9

### OTHER DWELLINGS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> rises by 12% on Sep 1999	% change	<b>2</b> falls by 12% on Sep 1999	% change
May 1999	3 987	1.7	3 984	1.7	4 012	2.0
June 1999	4 099	2.8	4 097	2.8	4 111	2.5
July 1999	4 192	2.3	4 189	2.2	4 152	1.0
August 1999	4 254	1.5	4 238	1.2	4 116	-0.9
September 1999	4 292	0.9	4 252	0.3	4 022	-2.3
October 1999	n.y.a.	n.y.a.	4 235	-0.4	3 888	-3.3

## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS....		
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Public sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL							
<b>1998</b>							
July	9 043	9 491	4 706	4 890	13 749	632	14 381
August	8 524	8 673	3 604	3 781	12 128	326	12 454
September	9 076	9 321	3 624	3 757	12 700	378	13 078
October	8 645	8 861	3 298	3 523	11 943	441	12 384
November	8 493	8 734	4 465	4 684	12 958	460	13 418
December	7 927	8 057	4 319	4 571	12 246	382	12 628
<b>1999</b>							
January	6 500	6 700	3 096	3 314	9 596	418	10 014
February	8 259	8 401	3 861	4 064	12 120	345	12 465
March	9 728	9 957	3 436	3 726	13 164	519	13 683
April	8 041	8 281	3 945	4 131	11 986	426	12 412
May	9 820	10 000	3 331	3 652	13 151	501	13 652
June	9 471	9 771	3 828	4 444	13 299	916	14 215
July	9 757	9 898	4 361	4 606	14 118	386	14 504
August	10 148	10 223	4 844	4 965	14 992	196	15 188
September	10 732	10 944	3 683	3 882	14 415	411	14 826
SEASONALLY ADJUSTED							
<b>1998</b>							
July	8 636	9 091	3 982	4 225	12 618	698	13 316
August	8 225	8 414	3 464	3 685	11 689	410	12 099
September	8 270	8 510	3 520	3 749	11 790	469	12 259
October	8 404	8 667	3 736	4 000	12 140	527	12 667
November	8 358	8 608	4 137	4 382	12 495	495	12 990
December	8 411	8 558	4 407	4 656	12 818	396	13 214
<b>1999</b>							
January	8 370	8 611	3 824	4 037	12 194	454	12 648
February	9 222	9 389	3 834	4 035	13 056	368	13 424
March	8 787	9 005	3 588	3 820	12 375	450	12 825
April	8 247	8 440	3 834	4 046	12 081	405	12 486
May	9 336	9 515	3 126	3 378	12 462	431	12 893
June	9 205	9 390	4 065	4 445	13 270	565	13 835
July	9 534	9 690	3 861	4 199	13 395	494	13 889
August	9 471	9 560	4 698	4 831	14 169	222	14 391
September	9 805	10 014	3 355	3 739	13 160	593	13 753
TREND ESTIMATES							
<b>1998</b>							
July	8 624	8 878	3 883	4 132	12 507	503	13 010
August	8 500	8 754	3 839	4 072	12 339	488	12 827
September	8 411	8 657	3 845	4 076	12 256	477	12 733
October	8 396	8 629	3 907	4 143	12 303	469	12 772
November	8 432	8 652	3 979	4 219	12 411	460	12 871
December	8 493	8 705	3 999	4 231	12 492	444	12 936
<b>1999</b>							
January	8 564	8 769	3 954	4 175	12 518	426	12 944
February	8 653	8 853	3 826	4 048	12 479	422	12 901
March	8 764	8 959	3 713	3 944	12 477	426	12 903
April	8 895	9 084	3 672	3 920	12 567	437	13 004
May	9 046	9 226	3 720	3 987	12 766	447	13 213
June	9 217	9 386	3 816	4 099	13 033	452	13 485
July	9 397	9 557	3 899	4 192	13 296	454	13 750
August	9 558	9 713	3 953	4 254	13 511	456	13 967
September	9 727	9 878	3 986	4 292	13 713	457	14 170

## DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS.....		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
ORIGINAL (% change from preceding month)							
<b>1998</b>							
July	-3.4	-5.3	11.3	7.9	1.2	-34.0	-1.2
August	-5.7	-8.6	-23.4	-22.7	-11.8	-48.4	-13.4
September	6.5	7.5	0.6	-0.6	4.7	16.0	5.0
October	-4.7	-4.9	-9.0	-6.2	-6.0	16.7	-5.3
November	-1.8	-1.4	35.4	33.0	8.5	4.3	8.3
December	-6.7	-7.8	-3.3	-2.4	-5.5	-17.0	-5.9
<b>1999</b>							
January	-18.0	-16.8	-28.3	-27.5	-21.6	9.4	-20.7
February	27.1	25.4	24.7	22.6	26.3	-17.5	24.5
March	17.8	18.5	-11.0	-8.3	8.6	50.4	9.8
April	-17.3	-16.8	14.8	10.9	-8.9	-17.9	-9.3
May	22.1	20.8	-15.6	-11.6	9.7	17.6	10.0
June	-3.6	-2.3	14.9	21.7	1.1	82.8	4.1
July	3.0	1.3	13.9	3.6	6.2	-57.9	2.0
August	4.0	3.3	11.1	7.8	6.2	-49.2	4.7
September	5.8	7.1	-24.0	-21.8	-3.8	109.7	-2.4
SEASONALLY ADJUSTED (% change from preceding month)							
<b>1998</b>							
July	-4.4	-4.1	-13.2	-11.3	-7.4	11.5	-6.5
August	-4.8	-7.4	-13.0	-12.8	-7.4	-41.3	-9.1
September	0.5	1.1	1.6	1.7	0.9	14.4	1.3
October	1.6	1.8	6.1	6.7	3.0	12.4	3.3
November	-0.5	-0.7	10.7	9.6	2.9	-6.1	2.5
December	0.6	-0.6	6.5	6.3	2.6	-20.0	1.7
<b>1999</b>							
January	-0.5	0.6	-13.2	-13.3	-4.9	14.6	-4.3
February	10.2	9.0	0.2	0.0	7.1	-18.9	6.1
March	-4.7	-4.1	-6.4	-5.3	-5.2	22.3	-4.5
April	-6.1	-6.3	6.8	5.9	-2.4	-10.0	-2.6
May	13.2	12.7	-18.5	-16.5	3.2	6.4	3.3
June	-1.4	-1.3	30.0	31.6	6.5	31.1	7.3
July	3.6	3.2	-5.0	-5.5	0.9	-12.6	0.4
August	-0.7	-1.3	21.7	15.1	5.8	-55.1	3.6
September	3.5	4.7	-28.6	-22.6	-7.1	167.1	-4.4
TREND ESTIMATES (% change from preceding month)							
<b>1998</b>							
July	-1.4	-1.3	-1.5	-1.9	-1.4	-2.5	-1.5
August	-1.4	-1.4	-1.1	-1.5	-1.3	-3.0	-1.4
September	-1.1	-1.1	0.2	0.1	-0.7	-2.3	-0.7
October	-0.2	-0.3	1.6	1.6	0.4	-1.7	0.3
November	0.4	0.3	1.8	1.8	0.9	-1.9	0.8
December	0.7	0.6	0.5	0.3	0.7	-3.5	0.5
<b>1999</b>							
January	0.8	0.7	-1.1	-1.3	0.2	-4.1	0.1
February	1.0	1.0	-3.2	-3.0	-0.3	-0.9	-0.3
March	1.3	1.2	-3.0	-2.6	0.0	0.9	0.0
April	1.5	1.4	-1.1	-0.6	0.7	2.6	0.8
May	1.7	1.6	1.3	1.7	1.6	2.3	1.6
June	1.9	1.7	2.6	2.8	2.1	1.1	2.1
July	2.0	1.8	2.2	2.3	2.0	0.4	2.0
August	1.7	1.6	1.4	1.5	1.6	0.4	1.6
September	1.8	1.7	0.8	0.9	1.5	0.2	1.5

## 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					
<b>1998</b>					
July	1 543.4	282.8	1 826.2	881.1	2 707.2
August	1 367.7	233.1	1 600.8	1 455.4	3 056.3
September	1 419.9	263.6	1 683.5	949.3	2 632.7
October	1 398.7	239.2	1 637.8	1 125.2	2 763.1
November	1 535.2	247.6	1 782.8	1 230.5	3 013.3
December	1 383.6	218.6	1 602.2	734.3	2 336.5
<b>1999</b>					
January	1 076.6	189.2	1 265.9	1 019.8	2 285.7
February	1 413.5	239.2	1 652.7	1 226.0	2 878.7
March	1 542.7	260.0	1 802.6	1 083.0	2 885.6
April	1 402.0	225.2	1 627.2	813.2	2 440.4
May	1 614.7	250.7	1 865.4	983.0	2 848.3
June	1 639.3	251.4	1 890.7	981.3	2 872.0
July	1 739.8	290.2	2 030.0	1 223.9	3 254.0
August	1 835.5	307.4	2 143.0	1 095.6	3 238.5
September	1 766.8	292.4	2 059.2	828.2	2 887.4
SEASONALLY ADJUSTED					
<b>1998</b>					
July	1 385.6	267.8	1 654.1	1 046.8	2 637.7
August	1 325.6	239.9	1 589.3	1 140.3	2 699.4
September	1 336.7	237.3	1 559.8	974.4	2 545.3
October	1 402.7	234.0	1 639.6	942.5	2 618.4
November	1 451.8	234.5	1 701.6	1 185.8	2 845.7
December	1 476.4	245.4	1 714.0	903.7	2 640.7
<b>1999</b>					
January	1 404.8	234.7	1 638.7	1 131.5	2 749.4
February	1 504.2	253.1	1 778.1	1 123.6	2 977.1
March	1 483.8	233.3	1 723.6	1 169.2	2 916.9
April	1 453.5	228.6	1 651.5	998.1	2 646.8
May	1 452.5	243.0	1 693.1	909.1	2 619.1
June	1 671.7	242.7	1 863.4	943.4	2 803.0
July	1 593.8	289.4	1 929.8	1 556.3	3 331.3
August	1 776.7	310.1	2 097.4	841.3	2 880.8
September	1 594.3	271.8	1 855.6	857.1	2 746.3
TREND ESTIMATES					
<b>1998</b>					
July	1 410.3	262.4	1 665.5	1 156.1	2 806.3
August	1 395.4	252.9	1 646.2	1 080.8	2 713.6
September	1 392.7	243.4	1 638.4	1 026.3	2 654.1
October	1 407.6	237.7	1 650.2	1 012.6	2 657.2
November	1 429.3	236.4	1 671.2	1 034.2	2 708.3
December	1 444.5	237.6	1 687.9	1 063.4	2 763.0
<b>1999</b>					
January	1 453.6	238.2	1 695.6	1 071.8	2 788.5
February	1 457.8	236.8	1 694.5	1 071.4	2 791.9
March	1 471.1	236.6	1 703.0	1 072.0	2 796.7
April	1 498.3	240.2	1 730.5	1 070.8	2 808.7
May	1 538.2	248.4	1 778.6	1 069.8	2 834.9
June	1 583.1	259.7	1 837.0	1 062.3	2 866.5
July	1 624.4	271.7	1 894.2	1 048.3	2 897.7
August	1 657.5	282.3	1 941.5	1 026.1	2 917.2
September	1 684.5	291.8	1 982.0	996.2	2 931.8

(a) Refer to Explanatory Notes paragraph 12.



VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
<b>1998</b>					
July	2.0	0.0	1.7	-28.1	-10.4
August	-11.4	-17.6	-12.3	65.2	12.9
September	3.8	13.1	5.2	-34.8	-13.9
October	-1.5	-9.3	-2.7	18.5	5.0
November	9.8	3.5	8.9	9.4	9.1
December	-9.9	-11.7	-10.1	-40.3	-22.5
<b>1999</b>					
January	-22.2	-13.4	-21.0	38.9	-2.2
February	31.3	26.4	30.6	20.2	25.9
March	9.1	8.7	9.1	-11.7	0.2
April	-9.1	-13.4	-9.7	-24.9	-15.4
May	15.2	11.3	14.6	20.9	16.7
June	1.5	0.3	1.4	-0.2	0.8
July	6.1	15.4	7.4	24.7	13.3
August	5.5	5.9	5.6	-10.5	-0.5
September	-3.7	-4.9	-3.9	-24.4	-10.8
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1998</b>					
July	-9.2	-6.7	-7.3	-9.1	-11.2
August	-4.3	-10.4	-3.9	8.9	2.3
September	0.8	-1.1	-1.9	-14.5	-5.7
October	4.9	-1.4	5.1	-3.3	2.9
November	3.5	0.2	3.8	25.8	8.7
December	1.7	4.6	0.7	-23.8	-7.2
<b>1999</b>					
January	-4.9	-4.4	-4.4	25.2	4.1
February	7.1	7.8	8.5	-0.7	8.3
March	-1.4	-7.8	-3.1	4.1	-2.0
April	-2.0	-2.0	-4.2	-14.6	-9.3
May	-0.1	6.3	2.5	-8.9	-1.0
June	15.1	-0.1	10.1	3.8	7.0
July	-4.7	19.2	3.6	65.0	18.8
August	11.5	7.2	8.7	-45.9	-13.5
September	-10.3	-12.3	-11.5	1.9	-4.7
TREND ESTIMATES (% change from preceding month)					
<b>1998</b>					
July	-1.3	-2.5	-1.3	-5.7	-3.2
August	-1.1	-3.6	-1.2	-6.5	-3.3
September	-0.2	-3.8	-0.5	-5.0	-2.2
October	1.1	-2.3	0.7	-1.3	0.1
November	1.5	-0.5	1.3	2.1	1.9
December	1.1	0.5	1.0	2.8	2.0
<b>1999</b>					
January	0.6	0.2	0.5	0.8	0.9
February	0.3	-0.6	-0.1	0.0	0.1
March	0.9	-0.1	0.5	0.0	0.2
April	1.8	1.5	1.6	-0.1	0.4
May	2.7	3.4	2.8	-0.1	0.9
June	2.9	4.6	3.3	-0.7	1.1
July	2.6	4.6	3.1	-1.3	1.1
August	2.0	3.9	2.5	-2.1	0.7
September	1.6	3.4	2.1	-2.9	0.5

(a) Refer to Explanatory Notes paragraph 12.

## DWELLING UNITS APPROVED, By State

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
Month	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL								
<b>1998</b>								
July	5 643	3 063	2 494	901	1 707	120	209	244
August	3 742	3 263	2 603	634	1 735	129	158	190
September	4 071	3 325	3 048	742	1 413	139	239	101
October	3 952	3 079	2 662	585	1 634	139	245	88
November	4 758	3 439	2 507	606	1 649	108	221	130
December	4 311	3 301	2 270	563	1 641	114	139	289
<b>1999</b>								
January	3 510	2 475	1 890	444	1 307	117	139	132
February	3 862	3 784	2 153	607	1 547	109	187	216
March	4 441	3 637	2 461	750	1 938	126	152	178
April	4 005	3 416	2 300	568	1 625	126	225	147
May	4 759	3 610	2 257	683	1 941	95	124	183
June	4 614	3 312	2 614	845	2 386	88	180	176
July	4 889	3 893	2 400	842	2 043	158	140	139
August	4 859	4 770	2 364	771	2 067	118	123	116
September	4 266	4 105	2 892	907	2 063	116	116	361
SEASONALLY ADJUSTED								
<b>1998</b>								
July	4 954	3 069	2 287	791	1 636	121	n.a.	n.a.
August	3 866	3 039	2 599	627	1 847	129	n.a.	n.a.
September	3 904	3 111	2 690	648	1 317	127	n.a.	n.a.
October	4 225	2 949	2 530	584	1 653	124	n.a.	n.a.
November	4 420	3 371	2 502	622	1 712	114	n.a.	n.a.
December	4 451	3 470	2 414	615	1 653	112	n.a.	n.a.
<b>1999</b>								
January	4 286	3 256	2 462	659	1 673	119	n.a.	n.a.
February	4 126	3 716	2 408	655	1 679	115	n.a.	n.a.
March	4 277	3 313	2 437	660	1 700	122	n.a.	n.a.
April	4 265	3 688	2 221	596	1 726	122	n.a.	n.a.
May	4 252	3 544	2 284	721	1 899	100	n.a.	n.a.
June	4 548	3 225	2 420	735	1 998	98	n.a.	n.a.
July	4 572	3 964	2 255	758	2 048	164	n.a.	n.a.
August	4 998	4 483	2 222	701	2 026	116	n.a.	n.a.
September	3 997	3 877	2 554	807	2 077	112	n.a.	n.a.
TREND ESTIMATES								
<b>1998</b>								
July	4 452	3 154	2 596	676	1 670	126	207	157
August	4 396	3 094	2 549	667	1 644	125	210	152
September	4 357	3 089	2 525	652	1 626	123	208	145
October	4 346	3 149	2 521	633	1 620	121	203	142
November	4 336	3 241	2 511	620	1 625	119	196	149
December	4 309	3 347	2 479	620	1 640	118	190	161
<b>1999</b>								
January	4 281	3 430	2 436	629	1 662	116	182	176
February	4 248	3 464	2 394	642	1 692	115	175	184
March	4 255	3 480	2 360	655	1 735	115	170	177
April	4 307	3 513	2 331	671	1 793	116	166	163
May	4 390	3 588	2 313	690	1 870	117	159	155
June	4 471	3 704	2 310	713	1 943	119	151	162
July	4 519	3 837	2 323	736	2 006	121	142	182
August	4 536	3 964	2 346	756	2 057	123	134	211
September	4 518	4 094	2 375	774	2 095	123	129	248

## DWELLING UNITS APPROVED, By State—Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
ORIGINAL (% change from preceding month)								
<b>1998</b>								
July	10.9	-5.9	-11.1	11.2	-16.9	12.1	-2.3	13.5
August	-33.7	6.5	4.4	-29.6	1.6	7.5	-24.4	-22.1
September	8.8	1.9	17.1	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	-5.8	3.6	0.9	-22.3	-9.8	47.7
December	-9.4	-4.0	-9.5	-7.1	-0.5	5.6	-37.1	122.3
<b>1999</b>								
January	-18.6	-25.0	-16.7	-21.1	-20.4	2.6	0.0	-54.3
February	10.0	52.9	13.9	36.7	18.4	-6.8	34.5	63.6
March	15.0	-3.9	14.3	23.6	25.3	15.6	-18.7	-17.6
April	-9.8	-6.1	-6.5	-24.3	-16.2	0.0	48.0	-17.4
May	18.8	5.7	-1.9	20.2	19.4	-24.6	-44.9	24.5
June	-3.0	-8.3	15.8	23.7	22.9	-7.4	45.2	-3.8
July	6.0	17.5	-8.2	-0.4	-14.4	79.5	-22.2	-21.0
August	-0.6	22.5	-1.5	-8.4	1.2	-25.3	-12.1	-16.5
September	-12.2	-13.9	22.3	17.6	-0.2	-1.7	-5.7	211.2
SEASONALLY ADJUSTED (% change from preceding month)								
<b>1998</b>								
July	-3.2	-6.3	-16.5	10.6	-6.9	-1.2	n.a.	n.a.
August	-22.0	-1.0	13.6	-20.7	12.9	6.8	n.a.	n.a.
September	1.0	2.4	3.5	3.3	-28.7	-1.9	n.a.	n.a.
October	8.2	-5.2	-5.9	-9.9	25.5	-2.4	n.a.	n.a.
November	4.6	14.3	-1.1	6.5	3.6	-8.1	n.a.	n.a.
December	0.7	2.9	-3.5	-1.1	-3.4	-2.1	n.a.	n.a.
<b>1999</b>								
January	-3.7	-6.2	2.0	7.2	1.2	6.6	n.a.	n.a.
February	-3.7	14.1	-2.2	-0.6	0.4	-3.0	n.a.	n.a.
March	3.7	-10.8	1.2	0.8	1.3	5.7	n.a.	n.a.
April	-0.3	11.3	-8.9	-9.7	1.5	0.1	n.a.	n.a.
May	-0.3	-3.9	2.8	21.0	10.0	-18.3	n.a.	n.a.
June	7.0	-9.0	6.0	1.9	5.2	-1.3	n.a.	n.a.
July	0.5	22.9	-6.8	3.1	2.5	67.1	n.a.	n.a.
August	9.3	13.1	-1.5	-7.5	-1.1	-29.2	n.a.	n.a.
September	-20.0	-13.5	14.9	15.1	2.5	-4.2	n.a.	n.a.
TREND ESTIMATES (% change from preceding month)								
<b>1998</b>								
July	-0.9	-2.3	-3.4	0.4	-1.1	-0.1	3.3	2.4
August	-1.3	-1.9	-1.8	-1.3	-1.6	-0.8	1.6	-3.2
September	-0.9	-0.2	-0.9	-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	-0.4	-2.1	0.3	-1.6	-3.1	4.5
December	-0.6	3.3	-1.3	0.0	0.9	-0.8	-3.1	8.4
<b>1999</b>								
January	-0.6	2.5	-1.7	1.5	1.3	-1.4	-4.1	8.9
February	-0.8	1.0	-1.7	2.1	1.8	-1.1	-3.9	4.7
March	0.2	0.5	-1.4	2.0	2.5	0.0	-3.1	-3.9
April	1.2	0.9	-1.2	2.4	3.3	0.9	-2.5	-8.0
May	1.9	2.1	-0.8	2.8	4.3	1.4	-3.8	-4.9
June	1.8	3.2	-0.1	3.3	3.9	1.6	-5.5	4.6
July	1.1	3.6	0.6	3.2	3.2	1.6	-5.7	12.5
August	0.4	3.3	1.0	2.7	2.5	1.1	-5.8	16.1
September	-0.4	3.3	1.2	2.4	1.8	0.2	-3.4	17.1

## DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
<b>1996-1997</b>	90 765	36 948	853	2 231	461	131 258
<b>1997-1998</b>	104 461	42 517	788	2 587	621	150 974
<b>1998-1999</b>	103 416	41 945	662	2 541	476	149 040
<b>1998</b>						
September	9 067	3 197	43	372	21	12 700
October	8 638	3 161	43	85	16	11 943
November	8 486	3 997	75	381	19	12 958
December	7 914	3 969	37	266	60	12 246
<b>1999</b>						
January	6 497	2 930	26	81	62	9 596
February	8 251	3 523	104	232	10	12 120
March	9 719	3 155	41	212	37	13 164
April	8 031	3 620	74	201	60	11 986
May	9 807	3 159	29	132	24	13 151
June	9 458	3 619	45	142	35	13 299
July	9 748	4 133	22	151	64	14 118
August	10 141	4 530	34	211	76	14 992
September	10 727	3 580	35	42	31	14 415
PUBLIC SECTOR (Number)						
<b>1996-1997</b>	1 768	3 469	73	38	19	5 367
<b>1997-1998</b>	2 530	2 989	35	1	13	5 568
<b>1998-1999</b>	2 717	2 986	35	2	4	5 744
<b>1998</b>						
September	245	132	0	0	1	378
October	216	216	9	0	0	441
November	241	212	7	0	0	460
December	130	250	0	2	0	382
<b>1999</b>						
January	200	218	0	0	0	418
February	142	202	1	0	0	345
March	229	286	2	0	2	519
April	240	181	5	0	0	426
May	180	319	2	0	0	501
June	297	611	8	0	0	916
July	141	236	9	0	0	386
August	75	113	8	0	0	196
September	212	199	0	0	0	411
TOTAL (Number)						
<b>1996-1997</b>	92 533	40 417	926	2 269	480	136 625
<b>1997-1998</b>	106 991	45 506	823	2 588	634	156 542
<b>1998-1999</b>	106 133	44 931	697	2 543	480	154 784
<b>1998</b>						
September	9 312	3 329	43	372	22	13 078
October	8 854	3 377	52	85	16	12 384
November	8 727	4 209	82	381	19	13 418
December	8 044	4 219	37	268	60	12 628
<b>1999</b>						
January	6 697	3 148	26	81	62	10 014
February	8 393	3 725	105	232	10	12 465
March	9 948	3 441	43	212	39	13 683
April	8 271	3 801	79	201	60	12 412
May	9 987	3 478	31	132	24	13 652
June	9 755	4 230	53	142	35	14 215
July	9 889	4 369	31	151	64	14 504
August	10 216	4 643	42	211	76	15 188
September	10 939	3 779	35	42	31	14 826

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Private and Public Sector: **Original**

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ million)								
<b>1996-1997</b>	9 688.2	3 524.5	62.8	2 232.6	203.4	15 711.7	9 209.7	<b>24 921.1</b>
<b>1997-1998</b>	11 654.3	4 443.3	87.8	2 573.4	257.3	19 016.3	10 276.7	<b>29 292.6</b>
<b>1998-1999</b>	12 254.2	4 550.9	67.2	2 495.0	245.8	19 613.3	8 920.7	<b>28 533.7</b>
<b>1998</b>								
September	1 057.4	324.4	3.3	216.1	37.6	1 638.8	719.5	<b>2 358.4</b>
October	1 004.3	353.3	4.0	223.7	4.8	1 590.1	740.5	<b>2 330.6</b>
November	992.9	501.2	7.4	203.0	26.9	1 731.5	978.8	<b>2 710.2</b>
December	927.6	417.5	3.3	185.6	24.1	1 558.0	493.4	<b>2 051.4</b>
<b>1999</b>								
January	765.9	274.3	2.2	169.1	10.3	1 221.7	686.8	<b>1 908.5</b>
February	974.0	408.1	8.7	201.7	22.5	1 615.0	829.6	<b>2 444.7</b>
March	1 168.6	325.6	5.2	222.6	23.1	1 745.2	802.2	<b>2 547.3</b>
April	960.5	400.6	9.3	182.8	24.4	1 577.7	646.0	<b>2 223.7</b>
May	1 194.9	374.7	2.6	228.4	14.5	1 815.2	827.9	<b>2 643.0</b>
June	1 179.0	378.1	2.9	224.8	9.3	1 794.2	620.7	<b>2 414.8</b>
July	1 212.3	492.4	1.8	248.1	30.0	1 984.7	860.1	<b>2 844.8</b>
August	1 247.1	571.1	2.3	267.1	26.8	2 114.4	780.9	<b>2 895.3</b>
September	1 335.1	391.4	3.9	278.9	7.0	2 016.3	637.8	<b>2 654.1</b>
PUBLIC SECTOR (\$ million)								
<b>1996-1997</b>	189.0	276.0	2.0	58.3	2.2	527.3	3 520.3	<b>4 047.6</b>
<b>1997-1998</b>	249.2	224.6	2.7	101.7	0.1	578.3	4 185.6	<b>4 763.6</b>
<b>1998-1999</b>	292.2	240.1	4.3	88.0	0.1	624.5	3 561.7	<b>4 186.2</b>
<b>1998</b>								
September	27.8	10.3	0.0	6.6	0.0	44.6	229.7	<b>274.4</b>
October	26.0	15.2	1.0	5.6	0.0	47.7	384.8	<b>432.5</b>
November	24.7	16.4	0.4	9.9	0.0	51.3	251.7	<b>303.0</b>
December	15.1	23.5	0.0	5.6	0.1	44.2	240.9	<b>285.1</b>
<b>1999</b>								
January	19.7	16.8	0.0	7.7	0.0	44.1	333.0	<b>377.2</b>
February	15.9	15.4	0.1	6.2	0.0	37.7	396.4	<b>434.1</b>
March	25.3	23.2	0.2	8.8	0.0	57.5	280.9	<b>338.3</b>
April	27.3	13.7	1.1	7.4	0.0	49.5	167.2	<b>216.7</b>
May	19.8	25.2	0.2	4.9	0.0	50.2	155.1	<b>205.3</b>
June	32.0	50.1	0.8	13.6	0.0	96.5	360.7	<b>457.2</b>
July	14.1	21.0	1.3	9.0	0.0	45.4	363.8	<b>409.2</b>
August	8.2	9.1	0.4	10.8	0.0	28.6	314.7	<b>343.3</b>
September	22.4	17.9	0.0	2.6	0.0	42.9	190.4	<b>233.4</b>
TOTAL (\$ million)								
<b>1996-1997</b>	9 877.1	3 800.3	64.7	2 291.0	205.7	16 239.0	12 729.9	<b>28 968.7</b>
<b>1997-1998</b>	11 903.5	4 667.9	90.4	2 675.2	257.3	19 594.2	14 461.8	<b>34 056.2</b>
<b>1998-1999</b>	12 546.3	4 790.9	71.6	2 583.2	245.8	20 237.8	12 482.1	<b>32 719.8</b>
<b>1998</b>								
September	1 085.2	334.7	3.3	222.7	37.6	1 683.5	949.3	<b>2 632.7</b>
October	1 030.2	368.5	5.0	229.3	4.8	1 637.8	1 125.2	<b>2 763.1</b>
November	1 017.6	517.6	7.9	212.9	26.9	1 782.8	1 230.5	<b>3 013.3</b>
December	942.7	441.0	3.3	191.2	24.1	1 602.2	734.3	<b>2 336.5</b>
<b>1999</b>								
January	785.6	291.0	2.2	176.8	10.3	1 265.9	1 019.8	<b>2 285.7</b>
February	989.9	423.5	8.8	207.9	22.5	1 652.7	1 226.0	<b>2 878.7</b>
March	1 193.9	348.7	5.4	231.4	23.1	1 802.6	1 083.0	<b>2 885.6</b>
April	987.7	414.3	10.5	190.3	24.4	1 627.2	813.2	<b>2 440.4</b>
May	1 214.8	399.9	2.8	233.3	14.5	1 865.4	983.0	<b>2 848.3</b>
June	1 211.0	428.3	3.6	238.5	9.3	1 890.7	981.3	<b>2 872.0</b>
July	1 226.4	513.5	3.1	257.1	30.0	2 030.0	1 223.9	<b>3 254.0</b>
August	1 255.4	580.2	2.7	277.9	26.8	2 143.0	1 095.6	<b>3 238.5</b>
September	1 357.5	409.3	3.9	281.5	7.0	2 059.2	828.2	<b>2 887.4</b>

(a) See Glossary for definition.

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

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

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
		NUMBER OF DWELLING UNITS								
<b>1996-1997</b>	92 533	10 698	8 920	19 618	4 777	5 464	10 558	20 799	40 417	132 950
<b>1997-1998</b>	106 991	11 376	10 403	21 779	5 116	6 064	12 547	23 727	45 506	152 497
<b>1998-1999</b>	106 133	10 047	11 653	21 700	4 603	4 900	13 728	23 231	44 931	151 064
<b>1998</b>										
July	9 481	976	991	1 967	461	428	1 654	2 543	4 510	13 991
August	8 664	838	850	1 688	435	429	912	1 776	3 464	12 128
September	9 312	879	1 335	2 214	300	320	495	1 115	3 329	12 641
October	8 854	823	959	1 782	243	307	1 045	1 595	3 377	12 231
November	8 727	719	1 088	1 807	314	410	1 678	2 402	4 209	12 936
December	8 044	884	879	1 763	506	558	1 392	2 456	4 219	12 263
<b>1999</b>										
January	6 697	572	892	1 464	295	358	1 031	1 684	3 148	9 845
February	8 393	671	791	1 462	392	478	1 393	2 263	3 725	12 118
March	9 948	879	937	1 816	450	250	925	1 625	3 441	13 389
April	8 271	950	884	1 834	325	454	1 188	1 967	3 801	12 072
May	9 987	741	1 003	1 744	316	371	1 047	1 734	3 478	13 465
June	9 755	1 115	1 044	2 159	566	537	968	2 071	4 230	13 985
July	9 889	883	1 210	2 093	351	436	1 489	2 276	4 369	14 258
August	10 216	800	806	1 606	419	367	2 251	3 037	4 643	14 859
September	10 939	1 174	1 013	2 187	233	280	1 079	1 592	3 779	14 718
VALUE (\$ million)										
<b>1996-1997</b>	9 877.1	753.1	809.5	1 562.7	351.4	480.0	1 406.2	2 237.8	3 800.3	13 677.5
<b>1997-1998</b>	11 903.5	822.7	958.4	1 780.9	423.2	548.3	1 915.1	2 886.8	4 667.9	16 571.3
<b>1998-1999</b>	12 546.3	782.5	1 158.3	1 940.7	386.5	497.2	1 966.2	2 850.0	4 790.9	17 337.3
<b>1998</b>										
July	1 089.5	72.9	108.2	181.1	41.3	37.2	194.2	272.8	453.9	1 543.4
August	998.2	67.2	72.1	139.3	40.7	47.8	141.6	230.2	369.5	1 367.7
September	1 085.2	68.2	124.6	192.8	22.1	32.1	87.7	141.8	334.7	1 419.9
October	1 030.2	63.0	85.2	148.2	18.2	29.0	173.1	220.3	368.5	1 398.7
November	1 017.6	56.1	109.2	165.3	25.9	42.7	283.7	352.3	517.6	1 535.2
December	942.7	66.9	87.8	154.7	39.7	53.0	193.6	286.3	441.0	1 383.6
<b>1999</b>										
January	785.6	46.1	81.5	127.7	21.3	32.3	109.8	163.4	291.0	1 076.6
February	989.9	52.7	82.8	135.4	31.4	54.7	202.0	288.1	423.5	1 413.5
March	1 193.9	71.8	96.1	167.8	34.4	22.1	124.4	180.9	348.7	1 542.7
April	987.7	71.5	93.7	165.2	25.9	53.0	170.1	249.0	414.3	1 402.0
May	1 214.8	60.9	107.0	167.9	30.5	38.1	163.4	232.0	399.9	1 614.7
June	1 211.0	85.2	110.1	195.3	55.1	55.2	122.6	232.9	428.3	1 639.3
July	1 226.4	78.4	119.5	197.9	32.5	46.5	236.6	315.6	513.5	1 739.8
August	1 255.4	64.4	86.5	150.9	36.7	34.2	358.4	429.3	580.2	1 835.5
September	1 357.5	97.2	110.6	207.8	23.3	31.6	146.6	201.5	409.3	1 766.8

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

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

(a) Reference year for chain volume measures is 1997-1998.  
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												
<b>1999</b>												
July	20	2.0	255	23.5	83	9.2	209	21.2	154	15.6	37	4.1
August	42	3.7	365	31.2	85	9.5	145	13.6	149	14.6	43	5.0
September	29	2.9	449	41.1	93	9.9	163	16.2	169	15.7	44	4.5
Value—\$200,000—\$499,999												
<b>1999</b>												
July	22	6.4	77	21.8	39	12.2	70	21.6	70	21.0	26	8.4
August	20	5.4	72	20.9	57	16.9	66	19.9	67	19.0	37	12.9
September	15	5.2	70	21.0	57	17.1	60	18.4	56	18.0	48	14.5
Value—\$500,000—\$999,999												
<b>1999</b>												
July	4	2.8	37	25.7	22	14.2	26	17.1	25	16.8	19	13.7
August	6	4.3	29	18.6	22	12.9	27	18.2	37	23.0	22	15.5
September	1	0.9	43	27.6	15	9.3	31	21.7	28	19.7	31	20.7
Value—\$1,000,000—\$4,999,999												
<b>1999</b>												
July	9	20.1	25	53.9	12	22.5	26	44.9	20	41.9	33	66.1
August	12	19.7	27	50.4	9	13.0	20	40.9	37	77.7	32	56.2
September	10	14.2	21	39.4	14	28.1	25	44.9	27	49.9	21	44.6
Value—\$5,000,000 and over												
<b>1999</b>												
July	4	55.9	7	64.6	1	12.0	7	97.0	4	28.6	9	66.0
August	3	25.1	4	157.1	0	0.0	1	5.0	4	30.8	6	78.1
September	4	53.4	3	19.1	1	6.0	3	28.5	3	20.5	4	58.5
Value—Total												
<b>1996-1997</b>	665	912.5	4 183	2 180.3	2 313	1 132.5	3 479	2 293.3	2 861	1 627.8	1 528	1 407.4
<b>1997-1998</b>	666	1 340.7	4 718	2 025.2	2 221	992.8	3 419	2 518.5	2 980	2 122.2	1 488	1 369.0
<b>1998-1999</b>	630	826.5	4 610	2 428.5	2 045	941.3	3 178	1 766.6	2 910	2 014.4	1 376	1 404.6
<b>1999</b>												
July	59	87.2	401	189.6	157	70.0	338	201.7	273	123.9	124	158.4
August	83	58.2	497	278.2	173	52.4	259	97.7	294	164.9	140	167.8
September	59	76.5	586	148.1	180	70.5	282	129.7	283	123.9	148	142.8



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

Period	Religious.....		Health.....		Entertainment and recreational....		Miscellaneous.....		Total non- residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
<b>1999</b>										
July	4	0.5	28	3.1	46	4.2	73	6.6	909	90.1
August	6	0.6	32	3.4	38	3.8	51	5.3	956	90.8
September	9	1.1	27	2.9	42	3.9	53	4.8	1 078	103.0
Value—\$200,000—\$499,999										
<b>1999</b>										
July	7	2.3	19	5.3	16	4.4	13	3.7	359	107.2
August	7	2.3	17	5.2	18	5.1	21	6.2	382	114.0
September	4	0.9	16	4.6	27	8.2	18	5.7	371	113.7
Value—\$500,000—\$999,999										
<b>1999</b>										
July	4	2.4	7	5.3	11	7.8	8	5.8	163	111.7
August	3	1.7	10	7.1	13	8.4	4	2.6	173	112.4
September	3	1.9	6	3.5	7	4.4	7	4.4	172	114.0
Value—\$1,000,000—\$4,999,999										
<b>1999</b>										
July	0	0.0	14	20.3	13	23.4	10	20.7	162	313.8
August	1	1.0	10	21.9	20	41.6	6	9.6	174	332.1
September	4	5.5	10	16.4	8	11.4	5	9.0	145	263.5
Value—\$5,000,000 and over										
<b>1999</b>										
July	2	13.9	7	107.9	3	37.2	3	118.0	47	601.1
August	0	0.0	5	109.4	4	23.5	3	17.4	30	446.3
September	0	0.0	3	18.1	3	23.8	1	6.2	25	234.0
Value—Total										
<b>1996-1997</b>	193	56.3	778	982.3	1 143	1 321.2	1 328	816.7	18 471	12 729.9
<b>1997-1998</b>	219	79.5	771	1 773.6	1 034	1 496.3	1 134	744.0	18 650	14 461.8
<b>1998-1999</b>	228	92.7	793	1 309.2	982	1 182.4	1 069	516.0	17 821	12 482.1
<b>1999</b>										
July	17	19.2	75	142.0	89	77.1	107	154.8	1 640	1 223.9
August	17	5.7	74	147.0	93	82.5	85	41.2	1 715	1 095.6
September	20	9.4	62	45.6	87	51.7	84	30.1	1 791	828.2

DWELLING UNITS APPROVED, By State: **Original**

<i>State/Territory</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
<b>PRIVATE SECTOR</b>						
New South Wales	2 536	1 661	22	9	3	4 231
Victoria	3 335	629	5	27	4	4 000
Queensland	2 176	632	5	1	19	2 833
South Australia	730	130	0	5	1	866
Western Australia	1 595	312	1	0	4	1 912
Tasmania	113	2	0	0	0	115
Northern Territory	57	40	0	0	0	97
Australian Capital Territory	185	174	2	0	0	361
Australia	10 727	3 580	35	42	31	14 415
<b>PUBLIC SECTOR</b>						
New South Wales	24	11	0	0	0	35
Victoria	65	40	0	0	0	105
Queensland	48	11	0	0	0	59
South Australia	41	0	0	0	0	41
Western Australia	14	137	0	0	0	151
Tasmania	1	0	0	0	0	1
Northern Territory	19	0	0	0	0	19
Australian Capital Territory	0	0	0	0	0	0
Australia	212	199	0	0	0	411
<b>TOTAL</b>						
New South Wales	2 560	1 672	22	9	3	4 266
Victoria	3 400	669	5	27	4	4 105
Queensland	2 224	643	5	1	19	2 892
South Australia	771	130	0	5	1	907
Western Australia	1 609	449	1	0	4	2 063
Tasmania	114	2	0	0	0	116
Northern Territory	76	40	0	0	0	116
Australian Capital Territory	185	174	2	0	0	361
Australia	10 939	3 779	35	42	31	14 826

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED, By State: Original

State/Territory	New houses \$m	New other residential building \$m	Alterations and additions creating dwellings \$m	Alterations and additions not creating dwellings \$m	Conversion(a) \$m	Total residential building \$m	Non-residential building (a) \$m	Total building \$m
<b>PRIVATE SECTOR</b>								
New South Wales	347.1	179.2	2.6	121.1	0.8	650.8	207.1	857.9
Victoria	425.3	88.3	0.6	88.6	5.5	608.3	217.2	825.5
Queensland	261.8	56.8	0.3	25.1	0.2	344.2	97.9	442.0
South Australia	73.8	11.4	0.0	15.3	0.4	100.9	29.0	129.9
Western Australia	182.0	30.5	0.1	17.8	0.0	230.4	58.7	289.1
Tasmania	11.4	0.2	0.0	3.3	0.0	14.8	21.3	36.1
Northern Territory	8.8	4.3	0.0	1.9	0.0	14.9	3.7	18.6
Australian Capital Territory	25.0	20.9	0.3	5.8	0.0	51.9	3.0	55.0
Australia	1 335.1	391.4	3.9	278.9	7.0	2 016.3	637.8	2 654.1
<b>PUBLIC SECTOR</b>								
New South Wales	2.8	1.4	0.0	0.8	0.0	5.0	50.8	55.8
Victoria	5.9	2.8	0.0	1.0	0.0	9.6	23.5	33.1
Queensland	6.3	1.2	0.0	0.7	0.0	8.2	17.6	25.8
South Australia	3.3	0.0	0.0	0.1	0.0	3.4	20.2	23.6
Western Australia	1.2	12.5	0.0	0.0	0.0	13.7	74.6	88.2
Tasmania	0.1	0.0	0.0	0.0	0.0	0.1	0.1	0.2
Northern Territory	2.9	0.0	0.0	0.1	0.0	3.0	2.8	5.7
Australian Capital Territory	0.0	0.0	0.0	0.0	0.0	0.0	1.0	1.0
Australia	22.4	17.9	0.0	2.6	0.0	42.9	190.4	233.4
<b>TOTAL</b>								
New South Wales	349.9	180.6	2.6	121.9	0.8	655.8	257.8	913.6
Victoria	431.1	91.0	0.6	89.6	5.5	617.9	240.6	858.5
Queensland	268.1	58.0	0.3	25.8	0.2	352.4	115.5	467.9
South Australia	77.1	11.4	0.0	15.4	0.4	104.3	49.2	153.5
Western Australia	183.2	43.0	0.1	17.8	0.0	244.1	133.3	377.3
Tasmania	11.5	0.2	0.0	3.3	0.0	14.9	21.3	36.3
Northern Territory	11.7	4.3	0.0	1.9	0.0	17.9	6.4	24.4
Australian Capital Territory	25.0	20.9	0.3	5.8	0.0	51.9	4.0	56.0
Australia	1 357.5	409.3	3.9	281.5	7.0	2 059.2	828.2	2 887.4

(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	30.3	47.2	27.5	25.9	38.4	10.7	4.0	5.3	16.1	1.7	207.1
Victoria	28.3	41.6	18.4	49.9	46.0	16.3	1.7	7.2	3.0	4.6	217.2
Queensland	5.0	29.1	10.8	13.2	11.0	5.4	0.2	3.2	19.3	0.7	97.9
South Australia	1.8	10.5	1.6	4.2	5.2	1.5	2.0	1.2	0.3	0.8	29.0
Western Australia	9.0	10.2	7.7	1.8	4.3	7.5	1.5	12.2	1.7	2.7	58.7
Tasmania	0.0	7.6	4.2	3.9	2.7	0.2	0.0	0.4	2.3	0.1	21.3
Northern Territory	0.0	0.0	0.0	0.7	2.7	0.3	0.0	0.0	0.0	0.0	3.7
Australian Capital Territory	0.0	1.4	0.0	0.3	0.7	0.0	0.0	0.1	0.5	0.0	3.0
Australia	74.4	147.7	70.2	99.7	111.0	41.9	9.4	29.6	43.2	10.6	637.8
PUBLIC SECTOR											
New South Wales	2.0	0.2	0.2	13.6	8.4	20.1	0.0	1.8	1.8	2.6	50.8
Victoria	0.0	0.3	0.1	3.4	3.3	6.9	0.0	1.3	5.2	3.1	23.5
Queensland	0.0	0.0	0.0	2.4	1.1	12.7	0.0	0.0	0.9	0.5	17.6
South Australia	0.0	0.0	0.0	7.7	0.0	1.1	0.0	10.9	0.4	0.0	20.2
Western Australia	0.0	0.0	0.0	1.8	0.0	59.1	0.0	0.8	0.1	12.8	74.6
Tasmania	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.1
Northern Territory	0.0	0.0	0.0	0.0	0.0	1.0	0.0	1.2	0.0	0.5	2.8
Australian Capital Territory	0.0	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0
Australia	2.0	0.5	0.3	30.0	12.8	100.9	0.0	16.0	8.5	19.5	190.4
TOTAL											
New South Wales	32.3	47.4	27.7	39.5	46.8	30.8	4.0	7.1	17.9	4.3	257.8
Victoria	28.3	41.8	18.5	53.3	49.3	23.2	1.7	8.6	8.1	7.7	240.6
Queensland	5.0	29.1	10.8	15.6	12.2	18.1	0.2	3.2	20.1	1.2	115.5
South Australia	1.8	10.5	1.6	11.9	5.2	2.6	2.0	12.1	0.8	0.8	49.2
Western Australia	9.0	10.2	7.7	3.6	4.3	66.6	1.5	12.9	1.9	15.5	133.3
Tasmania	0.0	7.6	4.2	3.9	2.7	0.2	0.0	0.4	2.3	0.1	21.3
Northern Territory	0.0	0.0	0.0	0.7	2.7	1.3	0.0	1.2	0.0	0.5	6.4
Australian Capital Territory	0.0	1.4	0.0	1.3	0.7	0.0	0.0	0.1	0.5	0.0	4.0
Australia	76.5	148.1	70.5	129.7	123.9	142.8	9.4	45.6	51.7	30.1	828.2

# 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

## GLOSSARY

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



## GLOSSARY

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





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- INTERNET* [www.abs.gov.au](http://www.abs.gov.au)
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