



BUILDING APPROVALS NSW AND ACT

EMBARGO: 11:30AM (CANBERRA TIME) WED 7 OCT 1998

AUGUST KEY FIGURES

NEW SOUTH WALES (a)

TREND ESTIMATES	Aug 1998	% change Jul 1998 to Aug 1998	% change Aug 1997 to Aug 1998
Dwelling units approved			
Private sector houses	2 370	-1.0	7.9
Total dwelling units	4 842	0.4	16.5

SEASONALLY ADJUSTED	Aug 1998	% change Jul 1998 to Aug 1998	% change Aug 1997 to Aug 1998
Dwelling units approved			
Private sector houses	2 402	4.9	9.3
Total dwelling units	4 412	-10.3	-7.0

AUGUST KEY POINTS

NEW SOUTH WALES (a)

TREND ESTIMATES

- Growth in trend for total dwelling units is slowing even with the adjustment for incomplete reporting in August (please see note on page 2). Growth has slowed from over 2% per month from March to May to just 0.4% in August.
- The trend for the value of non-residential building has fallen by 8.1% in August but both the original and seasonally adjusted series have shown significant increases. This is a volatile series and large monthly movements in original and seasonally adjusted series can be expected.

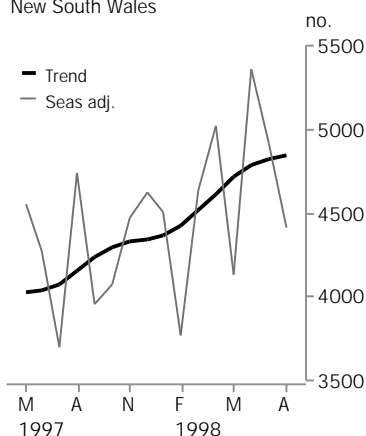
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted series for total dwelling units has fallen by 10.3%. However the average monthly movement is 7% and such monthly movements are not uncommon. Additional care needs to be taken because of the estimates for incomplete reporting (please see note on page 2).

(a) Key figures and key points for the Australian Capital Territory are shown on page 23 of this publication.

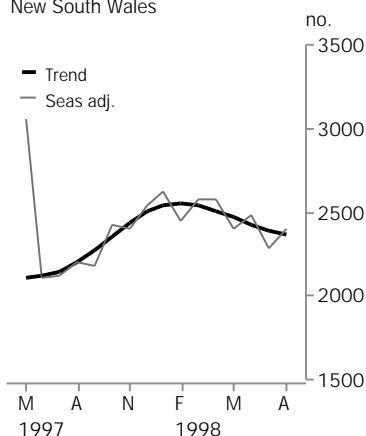
Dwelling units approved

New South Wales



Private sector houses approved

New South Wales



- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7585, or any ABS office shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
September 1998	9 November 1998
October 1998	8 December 1998
November 1998	14 January 1999
December 1998	10 February 1999
January 1999	9 March 1999
February 1999	8 April 1999

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

There have been a number of changes to procedures involved in the approval of building work in NSW following the implementation of the Environment Planning and Assessment (Amendment) Act 1997 which came into effect on 1 July 1998. Due to these changes, some councils have been unable to supply complete building approvals data to the ABS. The ABS has made an estimate for the backlog of approvals yet to be reported. More accurate figures will be available in future months once the backlog has been cleared.

This estimation of the backlog of approvals means additional care should be taken when interpreting the data.

In original terms, adjustments of 700 private sector houses valued at \$88.2 million and 300 other dwellings valued at \$33.6 million have been made. The value adjustments are based on average values in recent months. These adjustments flow through to Australian estimates and to seasonally adjusted and trend data.

No estimate has been made for alterations and additions to residential buildings and the seasonally adjusted estimate and trend series in table 3 have been suppressed. The impact on total series is minor.

Table 11 (Sydney Statistical Division) and Table 12 (Statistical Local Areas) have been deleted from the publication because the estimates have not been done at that level.

REVISIONS THIS MONTH

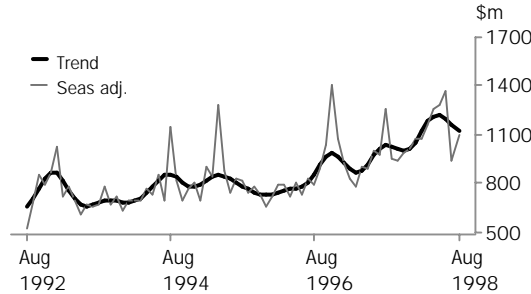
The number of dwellings in Campbelltown in July 1998 was revised downwards by 18 dwelling units.

Gregory W. BRAY
Regional Director, New South Wales

VALUE OF BUILDING APPROVED: New South Wales

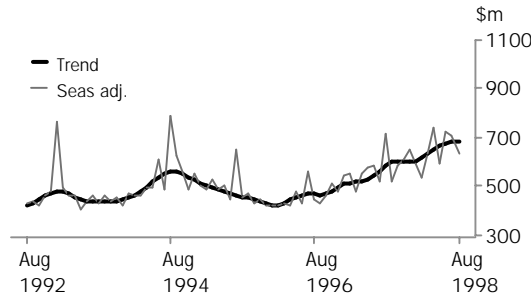
VALUE OF TOTAL BUILDING

The trend has fallen for the last three months. This series reflects some of the volatility of its non-residential component.



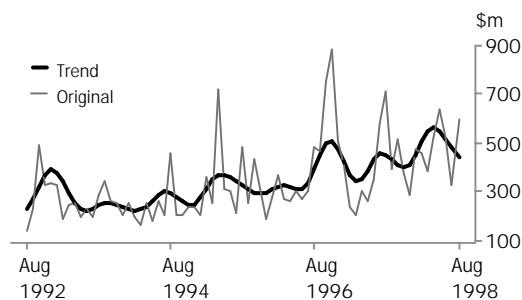
VALUE OF RESIDENTIAL BUILDING

The rate of growth in the trend is slowing with an increase of just 0.2% in August and 0.8% in July compared to over 2% per month for the period February to May.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate has fallen by \$120 million or 21% since April 1998. However this is a volatile series with an average monthly movement in the seasonally adjusted series of \$101 million which causes even the trend to show substantial movements.



D W E L L I N G S A P P R O V E D : 1 9 9 7 - 9 8 : N S W

TYPE OF DWELLING

The number of dwelling units approved in New South Wales during 1997-98 is shown in the table below, for each type of dwelling category, together with the distribution of each dwelling category as a percentage of total dwelling units approved for 1996-97 and 1997-98.

DWELLING UNITS BY TYPE

<i>Type of dwelling</i>	<i>Number of units</i>	<i>1997-98 % of total dwellings</i>	<i>1996-97 % of total dwellings</i>
New residential			
Houses	29 075	55.3	54.4
Other residential building			
Semi-detached, row or terrace houses, townhouses etc of:			
1 storey	3 513	6.7	7.1
2 or more storeys	4 071	7.7	9.0
<i>Total</i>	7 584	14.4	16.1
Flats, units, apartments in a building of:			
1 or 2 storeys	2 572	4.9	5.9
3 storeys	3 718	7.1	7.1
4 or more storeys	7 796	14.8	12.3
<i>Total</i>	14 086	26.8	25.3
<i>Total other residential building</i>	21 670	41.2	41.5
Other			
Alterations and additions to residential building	388	0.7	1.0
Conversions	1 421	2.7	2.8
Non-residential building	388	0.1	0.3
Total building	52622	100.0	100.0

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

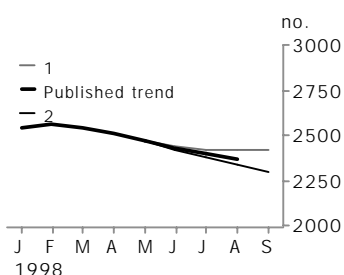
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

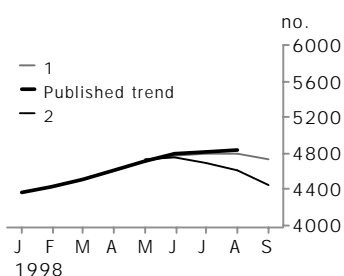
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the September seasonally adjusted estimate is higher than the August estimate by 6% for the number of private sector houses approved and 8% for total dwelling units approved; and that the September seasonally adjusted estimate is lower than the August estimate by 6% for the number of private sector houses approved and 8% for total 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 6% on Aug 1998</i>	% change	2 <i>falls by 6% on Aug 1998</i>	% change
April 1998	2 507	-1.3	2 503	-1.5	2 513	-1.3
May 1998	2 467	-1.6	2 465	-1.5	2 470	-1.7
June 1998	2 428	-1.6	2 437	-1.1	2 423	-1.9
July 1998	2 393	-1.4	2 422	-0.6	2 378	-1.9
August 1998	2 370	-1.0	2 421	-0.1	2 338	-1.7
September 1998	n.y.a.	n.y.a.	2 421	0.0	2 295	-1.8

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 8% on Aug 1998</i>	% change	2 <i>falls by 8% on Aug 1998</i>	% change
April 1998	4 612	2.2	4 616	2.2	4 639	2.4
May 1998	4 715	2.2	4 716	2.2	4 727	1.9
June 1998	4 787	1.5	4 784	1.4	4 754	0.6
July 1998	4 821	0.7	4 803	0.4	4 703	-1.1
August 1998	4 842	0.4	4 797	-0.1	4 609	-2.0
September 1998	n.y.a.	n.y.a.	4 731	-1.4	4 448	-3.5

DWELLING UNITS APPROVED-NSW

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
1997						
June	2 119	2 127	1 825	2 060	3 944	4 187
July	2 345	2 361	1 763	1 828	4 108	4 189
August	2 224	2 228	2 203	2 331	4 427	4 559
September	2 499	2 502	1 573	1 656	4 072	4 158
October	2 445	2 454	1 716	1 726	4 161	4 180
November	2 403	2 411	2 307	2 318	4 710	4 729
December	2 480	2 493	1 770	1 887	4 250	4 380
1998						
January	2 182	2 211	1 437	1 542	3 619	3 753
February	2 111	2 137	1 314	1 399	3 425	3 536
March	2 591	2 626	1 631	1 724	4 222	4 350
April	2 413	2 423	2 415	2 520	4 828	4 943
May	2 588	2 600	1 936	2 051	4 524	4 651
June	2 607	2 651	2 409	2 543	5 016	5 194
July	2 453	2 632	2 874	3 011	5 327	5 643
August	2 503	2 513	1 763	1 858	4 266	4 371
SEASONALLY ADJUSTED						
1997						
June	2 111	2 120	n.a.	n.a.	4 118	4 277
July	2 122	2 134	n.a.	n.a.	3 621	3 700
August	2 198	2 203	n.a.	n.a.	4 622	4 742
September	2 181	2 186	n.a.	n.a.	3 844	3 961
October	2 424	2 434	n.a.	n.a.	4 045	4 077
November	2 399	2 411	n.a.	n.a.	4 424	4 470
December	2 545	2 563	n.a.	n.a.	4 476	4 620
1998						
January	2 621	2 648	n.a.	n.a.	4 395	4 506
February	2 451	2 482	n.a.	n.a.	3 635	3 767
March	2 574	2 592	n.a.	n.a.	4 496	4 633
April	2 578	2 585	n.a.	n.a.	4 909	5 025
May	2 405	2 419	n.a.	n.a.	4 050	4 127
June	2 483	2 529	n.a.	n.a.	5 256	5 357
July	2 289	2 450	n.a.	n.a.	4 594	4 920
August	2 402	2 415	n.a.	n.a.	4 309	4 412
TREND ESTIMATES						
1997						
June	2 119	2 132	1 813	1 907	3 932	4 040
July	2 147	2 156	1 830	1 919	3 977	4 075
August	2 196	2 203	1 867	1 951	4 063	4 154
September	2 267	2 275	1 885	1 964	4 152	4 239
October	2 351	2 361	1 858	1 932	4 209	4 293
November	2 435	2 450	1 808	1 882	4 243	4 332
December	2 502	2 520	1 746	1 827	4 247	4 347
1998						
January	2 545	2 562	1 716	1 806	4 260	4 369
February	2 558	2 575	1 751	1 847	4 308	4 423
March	2 541	2 562	1 853	1 952	4 394	4 514
April	2 507	2 535	1 980	2 077	4 487	4 612
May	2 467	2 507	2 113	2 208	4 580	4 715
June	2 428	2 480	2 211	2 307	4 639	4 787
July	2 393	2 456	2 265	2 365	4 658	4 821
August	2 370	2 441	2 298	2 400	4 668	4 842

(a) See Glossary for definition.

DWELLING UNITS APPROVED, Percentage Change–NSW

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1997						
June	-36.4	-36.5	0.4	9.1	-23.4	-20.0
July	10.7	11.0	-3.4	-11.3	4.2	0.0
August	-5.2	-5.6	25.0	27.5	7.8	8.8
September	12.4	12.3	-28.6	-29.0	-8.0	-8.8
October	-2.2	-1.9	9.1	4.2	2.2	0.5
November	-1.7	-1.8	34.4	34.3	13.2	13.1
December	3.2	3.4	-23.3	-18.6	-9.8	-7.4
1998						
January	-12.0	-11.3	-18.8	-18.3	-14.8	-14.3
February	-3.3	-3.3	-8.6	-9.3	-5.4	-5.8
March	22.7	22.9	24.1	23.2	23.3	23.0
April	-6.9	-7.7	48.1	46.2	14.4	13.6
May	7.3	7.3	-19.8	-18.6	-6.3	-5.9
June	0.7	2.0	24.4	24.0	10.9	11.7
July	-5.9	-0.7	19.3	18.4	6.2	8.6
August	2.0	-4.5	-38.7	-38.3	-19.9	-22.5
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
June	-30.9	-31.0	n.a.	n.a.	-8.5	-6.1
July	0.5	0.7	n.a.	n.a.	-12.1	-13.5
August	3.6	3.2	n.a.	n.a.	27.6	28.2
September	-0.8	-0.8	n.a.	n.a.	-16.8	-16.5
October	11.2	11.4	n.a.	n.a.	5.2	2.9
November	-1.1	-1.0	n.a.	n.a.	9.4	9.6
December	6.1	6.3	n.a.	n.a.	1.2	3.4
1998						
January	3.0	3.3	n.a.	n.a.	-1.8	-2.5
February	-6.5	-6.3	n.a.	n.a.	-17.3	-16.4
March	5.0	4.5	n.a.	n.a.	23.7	23.0
April	0.2	-0.3	n.a.	n.a.	9.2	8.5
May	-6.7	-6.4	n.a.	n.a.	-17.5	-17.9
June	3.2	4.6	n.a.	n.a.	29.8	29.8
July	-7.8	-3.1	n.a.	n.a.	-12.6	-8.2
August	4.9	-1.4	n.a.	n.a.	-6.2	-10.3
TREND ESTIMATES (% change from preceding month)						
1997						
June	0.6	0.4	0.4	0.0	0.5	0.2
July	1.3	1.1	1.0	0.6	1.1	0.9
August	2.3	2.2	2.0	1.7	2.2	1.9
September	3.2	3.3	1.0	0.7	2.2	2.0
October	3.7	3.8	-1.4	-1.6	1.4	1.3
November	3.6	3.8	-2.7	-2.6	0.8	0.9
December	2.7	2.9	-3.5	-2.9	0.1	0.4
1998						
January	1.7	1.7	-1.7	-1.1	0.3	0.5
February	0.5	0.5	2.0	2.3	1.1	1.2
March	-0.6	-0.5	5.8	5.7	2.0	2.1
April	-1.3	-1.0	6.8	6.4	2.1	2.2
May	-1.6	-1.1	6.7	6.3	2.1	2.2
June	-1.6	-1.1	4.6	4.5	1.3	1.5
July	-1.4	-1.0	2.5	2.5	0.4	0.7
August	-1.0	-0.6	1.5	1.5	0.2	0.4

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED-NSW

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL					
1997					
June	426.9	123.2	550.0	353.0	903.0
July	466.2	105.6	571.8	584.9	1 156.7
August	593.7	101.7	695.5	710.5	1 405.9
September	451.1	110.4	561.5	396.4	958.0
October	492.7	110.1	602.8	520.3	1 123.1
November	539.0	108.5	647.5	380.6	1 028.0
December	496.8	103.1	599.9	286.0	885.8
1998					
January	374.6	132.3	507.0	477.0	984.0
February	375.7	106.3	482.0	461.8	943.8
March	489.9	112.6	602.5	386.4	988.9
April	592.0	144.1	736.1	527.0	1 263.2
May	555.0	139.3	694.3	640.7	1 335.0
June	544.3	147.4	691.8	523.1	1 214.8
July	629.0	144.2	773.3	329.9	1 103.2
August	530.2	87.3	617.5	598.9	1 216.4
SEASONALLY ADJUSTED					
1997					
June	460.7	127.3	588.0	n.a.	997.0
July	427.2	95.3	522.5	n.a.	974.4
August	614.2	99.5	713.7	n.a.	1 264.6
September	430.3	93.8	524.0	n.a.	949.1
October	479.4	108.9	588.3	n.a.	943.9
November	503.1	103.5	606.6	n.a.	994.1
December	529.0	119.0	648.0	n.a.	1 010.1
1998					
January	450.2	144.0	594.2	n.a.	1 072.2
February	413.4	122.5	536.0	n.a.	1 072.5
March	522.9	112.7	635.7	n.a.	1 161.0
April	577.0	160.4	737.4	n.a.	1 255.9
May	463.7	129.4	593.2	n.a.	1 285.7
June	588.9	139.1	728.0	n.a.	1 367.7
July	564.1	142.5	706.6	n.a.	939.0
August	547.3	n.a.	631.1	n.a.	1 094.0
TREND ESTIMATES					
1997					
June	453.1		546.3	430.7	977.1
July	470.4	n.a.	564.6	455.7	1 020.3
August	487.9	n.a.	584.4	452.5	1 036.8
September	497.6	n.a.	598.2	432.1	1 030.3
October	495.6	n.a.	601.4	412.1	1 013.5
November	488.6	n.a.	600.5	403.0	1 003.5
December	480.2	n.a.	598.6	413.3	1 012.0
1998					
January	477.8	n.a.	602.3	452.7	1 055.0
February	483.9	n.a.	614.7	506.4	1 121.1
March	497.8	n.a.	633.0	549.1	1 182.1
April	514.2	n.a.	650.8	562.4	1 213.3
May	532.8	n.a.	667.8	549.3	1 217.2
June	548.1	n.a.	679.2	519.5	1 198.7
July	559.9	n.a.	684.9	481.5	1 166.4
August	567.4	n.a.	686.6	442.4	1 129.0

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change–NSW

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
1997					
June	-29.8	21.1	-22.5	35.5	-7.0
July	9.2	-14.3	4.0	65.7	28.1
August	27.3	-3.7	21.6	21.5	21.5
September	-24.0	8.6	-19.3	-44.2	-31.9
October	9.2	-0.3	7.4	31.3	17.2
November	9.4	-1.5	7.4	-26.8	-8.5
December	-7.8	-5.0	-7.4	-24.9	-13.8
1998					
January	-24.6	28.3	-15.5	66.8	11.1
February	0.3	-19.7	-4.9	-3.2	-4.1
March	30.4	5.9	25.0	-16.3	4.8
April	20.8	28.0	22.2	36.4	27.7
May	-6.3	-3.3	-5.7	21.6	5.7
June	-1.9	5.8	-0.4	-18.4	-9.0
July	15.6	-2.2	11.8	-36.9	-9.2
August	-15.7	-39.5	-20.1	81.5	10.3
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
June	-6.1	40.4	1.1	n.a.	11.9
July	-7.3	-25.1	-11.1	n.a.	-2.3
August	43.8	4.4	36.6	n.a.	29.8
September	-29.9	-5.7	-26.6	n.a.	-24.9
October	11.4	16.1	12.3	n.a.	-0.5
November	4.9	-5.0	3.1	n.a.	5.3
December	5.1	15.0	6.8	n.a.	1.6
1998					
January	-14.9	21.0	-8.3	n.a.	6.1
February	-8.2	-14.9	-9.8	n.a.	0.0
March	26.5	-8.0	18.6	n.a.	8.3
April	10.3	42.3	16.0	n.a.	8.2
May	-19.6	-19.3	-19.6	n.a.	2.4
June	27.0	7.5	22.7	n.a.	6.4
July	-4.2	2.4	-2.9	n.a.	-31.3
August	-3.0	n.a.	-10.7	n.a.	16.5
TREND ESTIMATES (% change from preceding month)					
1997					
June	3.2	n.a.	2.7	10.5	6.0
July	3.8	n.a.	3.3	5.8	4.4
August	3.7	n.a.	3.5	-0.7	1.6
September	2.0	n.a.	2.4	-4.5	-0.6
October	-0.4	n.a.	0.5	-4.6	-1.6
November	-1.4	n.a.	-0.1	-2.2	-1.0
December	-1.7	n.a.	-0.3	2.6	0.8
1998					
January	-0.5	n.a.	0.6	9.5	4.2
February	1.3	n.a.	2.1	11.9	6.3
March	2.9	n.a.	3.0	8.4	5.4
April	3.3	n.a.	2.8	2.4	2.6
May	3.6	n.a.	2.6	-2.3	0.3
June	2.9	n.a.	1.7	-5.4	-1.5
July	2.2	n.a.	0.8	-7.3	-2.7
August	1.3	n.a.	0.2	-8.1	-3.2

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED, Private and Public Sector–NSW: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1995-96	24 090	15 861	(b) 768	(b) 0	90	40 809
1996-97	25 831	17 999	490	1 322	143	45 785
1997-98	28 866	20 637	380	1 421	58	51 362
1997						
August	2 222	2 064	25	114	2	4 427
September	2 499	1 524	37	9	3	4 072
October	2 444	1 588	18	104	7	4 161
November	2 403	2 216	32	54	5	4 710
December	2 478	1 724	26	17	5	4 250
1998						
January	2 181	1 148	13	269	8	3 619
February	2 108	1 146	30	137	4	3 425
March	2 587	1 576	17	40	2	4 222
April	2 412	2 175	13	227	1	4 828
May	2 584	1 781	26	128	5	4 524
June	2 605	2 005	121	283	2	5 016
July	2 453	2 647	30	194	3	5 327
August	2 502	1 669	21	72	2	4 266
PUBLIC SECTOR (Number)						
1995-96	360	1 389	(b) 23	(b) 0	3	1 775
1996-97	206	1 862	10	8	7	2 093
1997-98	209	1 033	8	0	10	1 260
1997						
August	4	125	0	0	3	132
September	3	83	0	0	0	86
October	9	10	0	0	0	19
November	8	10	0	0	1	19
December	13	116	0	0	1	130
1998						
January	29	105	0	0	0	134
February	26	85	0	0	0	111
March	35	92	1	0	0	128
April	10	105	0	0	0	115
May	12	113	2	0	0	127
June	44	129	5	0	0	178
July	179	135	1	0	1	316
August	10	95	0	0	0	105
TOTAL (Number)						
1995-96	24 450	17 250	(b) 791	(b) 0	93	42 584
1996-97	26 037	19 861	500	1 330	150	47 878
1997-98	29 075	21 670	388	1 421	68	52 622
1997						
August	2 226	2 189	25	114	5	4 559
September	2 502	1 607	37	9	3	4 158
October	2 453	1 598	18	104	7	4 180
November	2 411	2 226	32	54	6	4 729
December	2 491	1 840	26	17	6	4 380
1998						
January	2 210	1 253	13	269	8	3 753
February	2 134	1 231	30	137	4	3 536
March	2 622	1 668	18	40	2	4 350
April	2 422	2 280	13	227	1	4 943
May	2 596	1 894	28	128	5	4 651
June	2 649	2 134	126	283	2	5 194
July	2 632	2 782	31	194	4	5 643
August	2 512	1 764	21	72	2	4 371

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions to residential buildings.

VALUE OF BUILDING APPROVED, Private and Public Sector–NSW: 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	Total building
PRIVATE SECTOR (\$ million)								
1995-96	2 700.0	1 637.1	(b) 52.3	973.9	(b) 0.0	5 364.6	2 684.6	8 049.2
1996-97	3 030.8	1 817.6	39.7	994.5	107.2	5 990.0	4 143.2	10 133.2
1997-98	3 526.0	2 337.0	58.9	1 191.4	150.1	7 263.3	4 440.9	11 704.2
1997								
August	262.9	318.8	2.0	95.0	4.5	683.2	335.6	1 018.8
September	305.7	138.2	3.2	106.6	0.7	554.3	314.2	868.5
October	292.3	198.2	2.0	101.4	4.9	598.7	446.9	1 045.7
November	289.4	247.7	2.4	98.7	7.4	645.5	346.2	991.7
December	302.4	183.9	2.9	98.0	1.5	588.7	200.9	789.7
1998								
January	264.9	99.0	1.2	85.4	45.0	495.5	346.1	841.6
February	258.5	107.9	3.0	90.8	11.7	472.0	312.0	784.0
March	315.6	162.2	1.5	104.5	3.6	587.4	180.1	767.4
April	301.3	281.5	1.0	101.1	37.1	722.1	434.1	1 156.1
May	326.1	217.8	3.0	107.5	24.2	678.7	578.0	1 256.7
June	324.6	204.9	35.2	102.4	6.0	673.0	421.3	1 094.3
July	314.1	288.8	2.6	112.8	24.7	743.0	281.9	1 024.9
August	325.2	195.7	2.5	78.4	4.9	606.6	292.4	899.0
PUBLIC SECTOR (\$ million)								
1995-96	36.2	103.6	(b) 1.4	10.1	(b) 0.0	153.5	965.4	1 119.2
1996-97	23.4	157.3	0.8	15.5	0.3	197.6	1 026.0	1 223.4
1997-98	23.6	84.4	1.9	19.5	0.0	129.3	1 453.9	1 582.9
1997								
August	0.4	11.6	0.0	0.3	0.0	12.3	374.8	387.1
September	0.4	6.9	0.0	0.0	0.0	7.3	82.2	89.5
October	1.0	1.2	0.0	1.8	0.0	4.1	73.3	77.4
November	1.1	0.8	0.0	0.0	0.0	1.9	34.4	36.3
December	1.3	9.1	0.0	0.7	0.0	11.1	85.0	96.1
1998								
January	2.8	8.0	0.0	0.7	0.0	11.5	131.0	142.4
February	2.9	6.3	0.0	0.9	0.0	10.0	149.8	159.8
March	4.2	7.8	1.2	1.9	0.0	15.1	206.4	221.5
April	1.3	7.9	0.0	4.9	0.0	14.1	93.0	107.0
May	1.5	9.6	0.2	4.3	0.0	15.6	62.8	78.3
June	4.9	9.9	0.5	3.4	0.0	18.7	101.8	120.5
July	13.2	12.9	0.5	3.7	0.0	30.3	48.0	78.3
August	1.1	8.2	0.0	1.5	0.0	10.9	306.5	317.4
TOTAL (\$ million)								
1995-96	2 736.3	1 740.7	(b) 53.8	984.0	(b) 0.0	5 518.6	3 650.3	9 168.6
1996-97	3 054.2	1 975.1	40.4	1 009.8	107.5	6 187.3	5 169.2	11 356.6
1997-98	3 549.6	2 421.4	60.6	1 210.9	150.1	7 392.7	5 894.7	13 287.2
1997								
August	263.3	330.4	2.0	95.2	4.5	695.5	710.5	1 405.9
September	306.0	145.1	3.2	106.6	0.7	561.5	396.4	958.0
October	293.3	199.4	2.0	103.2	4.9	602.8	520.3	1 123.1
November	290.5	248.5	2.4	98.7	7.4	647.5	380.6	1 028.0
December	303.8	193.0	2.9	98.7	1.5	599.9	286.0	885.8
1998								
January	267.7	106.9	1.2	86.1	45.0	507.0	477.0	984.0
February	261.4	114.3	3.0	91.7	11.7	482.0	461.8	943.8
March	319.8	170.1	2.6	106.4	3.6	602.5	386.4	988.9
April	302.6	289.4	1.0	106.0	37.1	736.1	527.0	1 263.2
May	327.6	227.4	3.2	111.9	24.2	694.3	640.7	1 335.0
June	329.5	214.8	35.6	105.8	6.0	691.8	523.1	1 214.8
July	327.3	301.7	3.0	116.5	24.7	773.3	329.9	1 103.2
August	326.3	203.9	2.5	80.0	4.9	617.5	598.9	1 216.4

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions creating dwellings.

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
1995-96	24 450	4 238	3 909	8 147	2 491	2 568	4 044	9 103	17 250	41 700
1996-97	26 037	3 418	4 313	7 731	2 843	3 398	5 889	12 130	19 861	45 898
1997-98	29 075	3 513	4 071	7 584	2 572	3 718	7 796	14 086	21 670	50 745
1997										
June	2 122	264	430	694	191	327	414	932	1 626	3 748
July	2 359	277	442	719	213	271	547	1 031	1 750	4 109
August	2 226	280	394	674	243	215	1 057	1 515	2 189	4 415
September	2 502	258	335	593	203	278	533	1 014	1 607	4 109
October	2 453	320	252	572	133	423	470	1 026	1 598	4 051
November	2 411	275	360	635	229	389	973	1 591	2 226	4 637
December	2 491	262	339	601	226	512	501	1 239	1 840	4 331
1998										
January	2 210	264	234	498	205	249	301	755	1 253	3 463
February	2 134	233	308	541	215	226	249	690	1 231	3 365
March	2 622	323	385	708	282	397	281	960	1 668	4 290
April	2 422	412	337	749	201	360	970	1 531	2 280	4 702
May	2 596	286	290	576	298	181	839	1 318	1 894	4 490
June	2 649	323	395	718	124	217	1 075	1 416	2 134	4 783
July	2 632	381	424	805	204	208	1 565	1 977	2 782	5 414
August	2 512	340	313	653	221	280	610	1 111	1 764	4 276

VALUE (\$ million)

1995-96	2 736.3	322.9	351.1	673.9	194.0	195.6	677.1	1 066.7	1 740.7	4 477.0
1996-97	3 054.2	266.3	424.1	690.7	207.9	309.1	767.5	1 284.5	1 975.1	5 029.4
1997-98	3 549.6	278.3	400.4	678.7	227.5	336.4	1 178.5	1 742.5	2 421.4	5 971.0
1997										
June	249.7	19.9	41.8	61.8	16.0	32.6	66.7	115.3	177.1	426.9
July	284.1	21.6	50.6	72.2	18.0	23.0	68.9	109.9	182.1	466.2
August	263.3	22.9	33.9	56.8	24.4	30.5	218.7	273.6	330.4	593.7
September	306.0	19.0	30.6	49.6	16.1	23.3	56.1	95.5	145.1	451.1
October	293.3	25.6	22.4	48.0	9.7	33.3	108.4	151.4	199.4	492.7
November	290.5	19.5	38.5	58.0	17.2	31.7	141.5	190.5	248.5	539.0
December	303.8	20.5	31.6	52.1	22.0	48.0	71.0	140.9	193.0	496.8
1998										
January	267.7	20.5	22.1	42.6	14.4	23.4	26.5	64.3	106.9	374.6
February	261.4	18.4	30.4	48.8	19.2	18.4	27.8	65.4	114.3	375.7
March	319.8	28.0	38.0	66.0	29.1	31.1	43.9	104.0	170.1	489.9
April	302.6	35.2	32.6	67.8	16.9	38.6	166.0	221.6	289.4	592.0
May	327.6	22.9	31.6	54.5	28.7	14.6	129.5	172.9	227.4	555.0
June	329.5	24.2	38.1	62.3	11.8	20.5	120.2	152.5	214.8	544.3
July	327.3	31.1	49.0	80.1	21.6	19.7	180.3	221.6	301.7	629.0
August	326.3	32.0	29.2	61.2	23.3	36.9	82.5	142.7	203.9	530.2

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Average 1989–90 Prices–NSW

<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(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1995-96	2 456.5	1 770.2	4 226.9	934.8	5 161.6	3 622.9	8 784.6
1996-97	2 731.5	1 968.1	4 699.5	1 035.8	5 735.5	5 018.3	10 753.8
1997-98	3 125.8	2 285.3	5 411.2	1 251.6	6 662.8	5 393.0	12 055.7
1997							
March	574.7	504.4	1 079.0	232.2	1 311.3	825.9	2 137.2
June	830.7	547.4	1 378.1	277.4	1 655.6	873.9	2 529.5
September	755.5	634.0	1 389.5	281.3	1 670.8	1 579.0	3 249.7
December	780.8	607.6	1 388.4	283.0	1 671.4	1 091.5	2 762.9
1998							
March	746.8	366.0	1 112.9	309.0	1 421.9	1 203.5	2 625.4
June	842.7	677.7	1 520.4	378.3	1 898.7	1 519.0	3 417.7
ORIGINAL (% change from preceding quarter)							
1997							
March	-10.2	9.2	-2.1	-14.5	-4.5	-60.4	-38.2
June	44.5	8.5	27.7	19.5	26.3	5.8	18.4
September	-9.1	15.8	0.8	1.4	0.9	80.7	28.5
December	3.3	-4.2	-0.1	0.6	0.0	-30.9	-15.0
1998							
March	-4.4	-39.8	-19.8	9.2	-14.9	10.3	-5.0
June	12.8	85.2	36.6	22.4	33.5	26.2	30.2

(a) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
1998												
June	10	0.8	116	10.1	20	2.0	70	6.7	43	4.1	13	1.4
July	7	0.7	110	10.0	24	2.4	54	5.0	37	3.3	8	1.0
August	7	0.6	64	6.0	24	2.7	58	5.1	36	3.6	11	1.2
Value—\$200,000—\$499,999												
1998												
June	3	1.1	13	3.5	20	5.8	18	5.9	15	4.0	14	3.9
July	5	1.7	16	4.8	14	4.2	19	5.3	11	3.4	5	1.4
August	3	0.9	18	5.7	19	5.7	20	6.0	14	4.4	10	3.5
Value—\$500,000—\$999,999												
1998												
June	1	0.8	15	9.3	12	7.6	4	2.7	6	4.3	5	3.2
July	1	0.5	12	9.3	12	7.9	9	5.8	8	5.5	4	2.2
August	1	0.6	10	7.0	6	4.1	9	6.2	5	3.2	5	3.4
Value—\$1,000,000—\$4,999,999												
1998												
June	3	8.0	11	24.1	5	8.8	12	20.3	13	25.0	4	9.0
July	0	0.0	3	4.2	6	16.9	7	12.5	5	7.9	5	10.5
August	1	4.8	3	7.5	5	12.1	8	12.1	5	14.8	6	12.3
Value—\$5,000,000 and over												
1998												
June	3	67.5	3	29.5	1	5.1	6	71.6	5	58.3	1	54.0
July	1	60.0	0	0.0	0	0.0	5	87.3	0	0.0	0	0.0
August	1	23.0	2	20.6	1	10.5	3	29.9	4	310.3	0	0.0
Value—Total												
1995-96	166	100.7	1 523	595.0	718	357.2	1 228	577.9	732	741.1	398	374.5
1996-97	242	309.7	1 463	891.3	765	438.5	1 253	1 229.0	800	594.6	467	410.5
1997-98	198	711.5	1 643	735.6	734	397.4	1 245	1 494.4	864	874.0	435	442.3
1998												
June	20	78.1	158	76.5	58	29.3	110	107.2	82	95.7	37	71.5
July	14	62.9	141	28.3	56	31.4	94	115.9	61	20.1	22	15.1
August	13	29.8	97	46.8	55	35.1	98	59.4	64	336.4	32	20.4

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										
1998										
June	4	0.4	7	0.7	10	0.9	23	1.8	316	28.9
July	6	0.5	7	0.7	14	1.2	21	2.2	288	27.0
August	1	0.1	12	1.2	4	0.4	7	0.7	224	21.7
Value—\$200,000–\$499,999										
1998										
June	5	1.6	7	2.6	7	2.0	10	2.5	112	32.9
July	2	0.6	7	2.1	4	1.1	10	3.1	93	27.6
August	0	0.0	4	1.4	5	1.3	4	1.1	97	30.0
Value—\$500,000–\$999,999										
1998										
June	0	0.0	1	0.6	9	6.0	5	3.4	58	37.9
July	1	0.7	1	0.6	3	2.2	1	0.6	52	35.3
August	0	0.0	2	1.8	8	5.1	0	0.0	46	31.4
Value—\$1,000,000–\$4,999,999										
1998										
June	0	0.0	3	7.9	5	9.2	1	2.6	57	115.0
July	0	0.0	2	3.4	1	2.0	4	6.0	33	63.4
August	0	0.0	3	7.2	2	3.6	1	4.0	34	78.4
Value—\$5,000,000 and over										
1998										
June	0	0.0	0	0.0	1	6.7	1	15.8	21	308.5
July	0	0.0	1	5.4	2	24.0	0	0.0	9	176.7
August	0	0.0	1	7.7	2	30.4	1	5.1	15	437.6
Value—Total										
1995-96	74	50.7	239	340.1	443	383.9	355	129.6	5 876	3 650.3
1996-97	66	22.1	260	234.2	481	906.7	402	132.6	6 199	5 169.2
1997-98	70	28.7	263	376.7	370	636.0	370	198.2	6 192	5 894.7
1998										
June	9	2.0	18	11.8	32	24.9	40	26.2	564	523.1
July	9	1.8	18	12.2	24	30.5	36	11.8	475	329.9
August	1	0.1	22	19.3	21	40.8	13	10.9	416	598.9

VALUE OF NON-RESIDENTIAL BUILDING APPROVED-NSW: Original

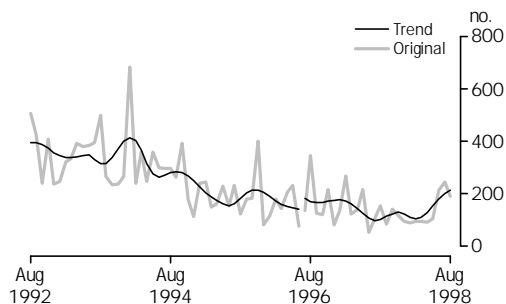
Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1995-96	99.7	563.0	351.7	432.3	593.9	122.6	50.7	83.3	300.1	87.8	2 684.6
1996-97	302.3	830.0	414.0	1 092.3	409.4	127.2	22.0	156.9	717.6	71.5	4 143.2
1997-98	699.2	727.2	392.1	1 383.3	624.9	164.9	28.7	106.5	239.7	74.5	4 440.9
1997											
August	21.5	175.6	35.9	24.3	34.4	7.4	2.2	6.4	24.9	3.0	335.6
September	9.1	25.1	33.9	167.4	21.8	17.8	1.1	4.7	30.8	2.6	314.2
October	21.1	59.4	36.9	213.2	27.9	13.8	2.2	2.6	65.5	4.4	446.9
November	178.3	28.6	36.6	20.2	33.1	9.2	0.3	11.7	15.9	12.2	346.2
December	43.6	23.8	21.1	25.0	35.5	10.8	2.2	9.9	22.7	6.5	200.9
1998											
January	86.5	92.2	30.5	54.4	56.7	7.9	7.8	2.5	3.5	3.9	346.1
February	54.5	27.5	34.1	18.8	129.8	11.6	1.1	8.4	11.8	14.5	312.0
March	4.5	39.5	24.9	22.2	53.0	5.8	0.9	14.1	12.0	3.1	180.1
April	70.5	52.3	27.8	181.5	34.5	33.8	3.3	16.6	10.0	3.8	434.1
May	15.2	66.1	33.8	370.6	47.0	7.9	2.5	20.8	8.9	5.0	578.0
June	78.0	75.6	29.3	104.5	94.5	8.6	2.0	2.1	21.0	5.8	421.3
July	62.9	28.3	29.8	110.4	15.8	8.9	1.8	1.4	15.9	6.8	281.9
August	29.8	46.8	35.0	55.3	60.6	7.6	0.1	13.4	38.2	5.5	292.4
PUBLIC SECTOR (\$ million)											
1995-96	1.0	32.4	5.6	145.4	147.2	251.8	0.0	256.7	83.5	42.0	965.4
1996-97	7.5	61.4	24.6	136.7	185.0	283.3	0.2	77.4	189.2	61.1	1 026.0
1997-98	12.3	8.5	5.3	111.3	249.0	277.6	0.0	270.1	396.4	123.4	1 453.9
1997											
August	0.0	1.6	0.2	18.2	74.6	7.5	0.0	10.6	259.5	2.7	374.8
September	0.5	0.0	0.0	11.8	12.2	15.5	0.0	21.5	14.5	6.1	82.2
October	0.0	0.4	0.5	1.0	2.7	35.1	0.0	11.1	16.7	5.7	73.3
November	0.0	0.3	0.3	6.0	1.8	14.2	0.0	3.5	3.7	4.6	34.4
December	0.0	0.2	0.0	4.0	32.9	31.7	0.0	5.2	8.6	2.4	85.0
1998											
January	0.0	0.1	0.3	2.4	5.7	48.0	0.0	63.2	2.8	8.6	131.0
February	0.0	2.2	0.0	29.1	82.4	17.3	0.0	5.7	2.8	10.3	149.8
March	0.0	0.1	0.0	18.6	12.2	12.2	0.0	101.4	40.1	21.7	206.4
April	11.7	0.1	0.5	7.5	7.2	15.2	0.0	23.5	1.7	25.6	93.0
May	0.0	1.2	3.4	2.9	12.0	9.2	0.0	4.9	21.2	8.0	62.8
June	0.1	0.9	0.0	2.7	1.2	62.9	0.0	9.7	3.9	20.4	101.8
July	0.0	0.0	1.6	5.5	4.3	6.2	0.0	10.8	14.6	5.1	48.0
August	0.0	0.0	0.1	4.0	275.8	12.8	0.0	5.9	2.6	5.4	306.5
TOTAL (\$ million)											
1995-96	100.7	595.0	357.2	577.9	741.1	374.5	50.7	340.1	383.9	129.6	3 650.3
1996-97	309.7	891.3	438.5	1 229.0	594.6	410.5	22.1	234.2	906.7	132.6	5 169.2
1997-98	711.5	735.6	397.4	1 494.4	874.0	442.3	28.7	376.7	636.0	198.2	5 894.7
1997											
August	21.5	177.2	36.1	42.5	109.0	14.9	2.2	17.0	284.4	5.7	710.5
September	9.6	25.1	33.9	179.2	34.0	33.3	1.1	26.2	45.3	8.7	396.4
October	21.1	59.8	37.5	214.2	30.5	48.9	2.2	13.7	82.2	10.1	520.3
November	178.3	28.9	36.9	26.2	34.9	23.4	0.3	15.2	19.6	16.9	380.6
December	43.6	24.0	21.1	29.0	68.5	42.5	2.2	15.1	31.3	8.9	286.0
1998											
January	86.5	92.3	30.8	56.8	62.4	55.9	7.8	65.7	6.2	12.6	477.0
February	54.5	29.7	34.1	47.9	212.2	28.9	1.1	14.1	14.6	24.8	461.8
March	4.5	39.6	24.9	40.8	65.3	17.9	0.9	115.5	52.1	24.9	386.4
April	82.2	52.4	28.3	188.9	41.7	48.9	3.3	40.1	11.7	29.4	527.0
May	15.2	67.3	37.2	373.5	59.0	17.1	2.5	25.7	30.1	13.0	640.7
June	78.1	76.5	29.3	107.2	95.7	71.5	2.0	11.8	24.9	26.2	523.1
July	62.9	28.3	31.4	115.9	20.1	15.1	1.8	12.2	30.5	11.8	329.9
August	29.8	46.8	35.1	59.4	336.4	20.4	0.1	19.3	40.8	10.9	598.9

BUILDING APPROVALS KEY FEATURES: ACT

KEY FIGURES

		% change Jul 1998 to Aug 1998	% change Aug 1997 to Aug 1998
Trend estimates			
Dwelling units approved			
Total dwelling units	214	6.5	109.8
Original			
Dwelling units approved			
Private sector houses	127	-23.5	47.7
Total dwelling units	190	-22.1	24.2

DWELLING UNITS APPROVED



KEY POINTS

- The trend for total number of total dwelling units has grown strongly since February 1998 but has slowed in August with an increase of 6.5%.
- There were 190 dwelling units approved in August, of which 128 were new houses and 62 other dwelling units. Approvals were concentrated in Narrabundah (62) and Nicholls (60).
- The total value of residential building work approved was \$25.9 million with alterations and additions accounting for \$4.3 million.
- The value of non-residential building work approved was \$29.5 million.

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building	Total dwelling units	Total dwelling units trend estimates
PRIVATE SECTOR (Number)							
1995-96	1 168	792	(b) 0	(b) 0	0	1 960	n.a.
1996-97	1 185	717	3	0	3	1 908	n.a.
1997-98	1 099	275	1	0	1	1 376	n.a.
1997							
August	86	67	0	0	0	153	n.a.
September	83	0	0	0	0	83	n.a.
October	133	8	1	0	0	142	n.a.
November	79	36	0	0	0	115	n.a.
December	78	16	0	0	0	94	n.a.
1998							
January	81	7	0	0	0	88	n.a.
February	81	13	0	0	1	95	n.a.
March	94	0	0	0	0	94	n.a.
April	88	5	0	0	0	93	n.a.
May	83	22	0	0	0	105	n.a.
June	125	90	0	0	0	215	n.a.
July	166	78	0	0	0	244	n.a.
August	127	62	0	0	0	189	n.a.
PUBLIC SECTOR (Number)							
1995-96	40	65	(b) 85	(b) 0	0	190	n.a.
1996-97	39	10	0	0	0	49	n.a.
1997-98	2	8	0	0	0	10	n.a.
1997							
August	0	0	0	0	0	0	n.a.
September	0	0	0	0	0	0	n.a.
October	0	0	0	0	0	0	n.a.
November	2	0	0	0	0	2	n.a.
December	0	0	0	0	0	0	n.a.
1998							
January	0	0	0	0	0	0	n.a.
February	0	0	0	0	0	0	n.a.
March	0	0	0	0	0	0	n.a.
April	0	0	0	0	0	0	n.a.
May	0	0	0	0	0	0	n.a.
June	0	0	0	0	0	0	n.a.
July	0	0	0	0	0	0	n.a.
August	1	0	0	0	0	1	n.a.
TOTAL (Number)							
1995-96	1 208	857	(b) 85	(b) 0	0	2 150	n.a.
1996-97	1 224	727	3	0	3	1 957	n.a.
1997-98	1 101	283	1	0	1	1 386	n.a.
1997							
August	86	67	0	0	0	153	102
September	83	0	0	0	0	83	114
October	133	8	1	0	0	142	124
November	81	36	0	0	0	117	130
December	78	16	0	0	0	94	124
1998							
January	81	7	0	0	0	88	111
February	81	13	0	0	1	95	104
March	94	0	0	0	0	94	109
April	88	5	0	0	0	93	128
May	83	22	0	0	0	105	154
June	125	90	0	0	0	215	180
July	166	78	0	0	0	244	201
August	128	62	0	0	0	190	214

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions to residential buildings.

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	Total building
PRIVATE SECTOR (\$ '000)								
1995-96	132 947	72 090	(b) 0	47 032	(b) 0	252 069	125 323	377 392
1996-97	140 828	63 709	133	56 638	0	261 309	147 055	408 364
1997-98	135 577	26 227	80	52 567	413	214 864	157 063	371 927
1997								
August	9 551	6 524	0	4 028	0	20 104	17 162	37 266
September	11 179	0	0	5 132	0	16 311	7 625	23 937
October	17 484	798	80	6 248	0	24 610	7 603	32 213
November	9 614	3 400	0	3 681	0	16 695	8 042	24 737
December	9 423	1 360	0	2 416	0	13 199	35 161	48 359
1998								
January	9 612	556	0	3 814	0	13 982	9 995	23 977
February	10 118	983	0	4 569	0	15 669	8 302	23 971
March	12 463	0	0	4 617	0	17 080	5 732	22 812
April	11 174	383	0	5 266	413	17 235	5 561	22 797
May	11 615	1 900	0	4 365	0	17 880	11 409	29 289
June	14 073	9 446	0	4 814	0	28 333	16 101	44 434
July	19 691	8 103	0	4 375	0	32 169	6 004	38 173
August	15 210	6 305	0	4 315	0	25 830	16 301	42 131
PUBLIC SECTOR (\$ '000)								
1995-96	3 534	9 466	(b)9 043	628	(b) 0	22 670	367 210	389 880
1996-97	3 646	873	0	43	0	4 562	144 582	149 144
1997-98	137	480	0	0	0	618	81 838	82 455
1997								
August	0	0	0	0	0	0	1 181	1 181
September	0	0	0	0	0	0	1 384	1 384
October	0	0	0	0	0	0	13 470	13 470
November	137	0	0	0	0	137	18 394	18 531
December	0	0	0	0	0	0	7 675	7 675
1998								
January	0	0	0	0	0	0	10 613	10 613
February	0	0	0	0	0	0	15 754	15 754
March	0	0	0	0	0	0	1 918	1 918
April	0	0	0	0	0	0	972	972
May	0	0	0	0	0	0	7 062	7 062
June	0	0	0	0	0	0	239	239
July	0	0	0	0	0	0	21 570	21 570
August	82	0	0	0	0	82	13 174	13 255
TOTAL (\$ '000)								
1995-96	136 481	81 556	(b)9 043	47 660	(b) 0	274 739	492 533	767 273
1996-97	144 474	64 582	133	56 681	0	265 871	291 637	557 508
1997-98	135 715	26 707	80	52 567	413	215 482	238 901	454 383
1997								
August	9 551	6 524	0	4 028	0	20 104	18 343	38 447
September	11 179	0	0	5 132	0	16 311	9 009	25 320
October	17 484	798	80	6 248	0	24 610	21 072	45 682
November	9 751	3 400	0	3 681	0	16 833	26 435	43 268
December	9 423	1 360	0	2 416	0	13 199	42 836	56 035
1998								
January	9 612	556	0	3 814	0	13 982	20 608	34 590
February	10 118	983	0	4 569	0	15 669	24 056	39 725
March	12 463	0	0	4 617	0	17 080	7 649	24 729
April	11 174	383	0	5 266	413	17 235	6 533	23 768
May	11 615	1 900	0	4 365	0	17 880	18 470	36 351
June	14 073	9 446	0	4 814	0	28 333	16 340	44 673
July	19 691	8 103	0	4 375	0	32 169	27 574	59 743
August	15 292	6 305	0	4 315	0	25 911	29 475	55 386

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions creating dwellings

BUILDING APPROVED IN STATISTICAL AREAS—ACT

Statistical area(c)	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
AUSTRALIAN CAPITAL TERRITORY	128	62	190	15 292	6 305	4 321	25 918	29 475	55 393
Canberra (SD)	128	62	190	15 292	6 305	4 321	25 918	29 136	55 054
North Canberra (SSD)	3	0	3	499	0	739	1 238	25 783	27 021
Acton	0	0	0	0	0	0	0	5 700	5 700
Ainslie	1	0	1	176	0	149	325	0	325
Braddon	0	0	0	0	0	0	0	0	0
Campbell	0	0	0	0	0	224	224	6 831	7 055
City	0	0	0	0	0	0	0	12 931	12 931
Dickson	0	0	0	0	0	60	60	148	208
Downer	1	0	1	82	0	79	161	0	161
Duntroon	0	0	0	0	0	0	0	0	0
Hackett	0	0	0	0	0	25	25	0	25
Kowen	0	0	0	0	0	0	0	0	0
Lyneham	0	0	0	0	0	44	44	0	44
Majura	0	0	0	0	0	0	0	0	0
O'Connor	0	0	0	0	0	35	35	0	35
Reid	0	0	0	0	0	23	23	173	196
Russell	0	0	0	0	0	0	0	0	0
Turner	1	0	1	241	0	25	266	0	266
Watson	0	0	0	0	0	75	75	0	75
Belconnen (SSD)	26	0	26	2 901	0	534	3 435	319	3 754
Aranda	0	0	0	0	0	0	0	0	0
Belconnen Town Centre	0	0	0	0	0	0	0	259	259
Belconnen-SSD Bal	0	0	0	0	0	0	0	0	0
Bruce	6	0	6	736	0	0	736	60	796
Charnwood	0	0	0	0	0	23	23	0	23
Cook	0	0	0	0	0	115	115	0	115
Dunlop	20	0	20	2 165	0	0	2 165	0	2 165
Evatt	0	0	0	0	0	11	11	0	11
Florey	0	0	0	0	0	19	19	0	19
Flynn	0	0	0	0	0	10	10	0	10
Fraser	0	0	0	0	0	43	43	0	43
Giralang	0	0	0	0	0	70	70	0	70
Hawker	0	0	0	0	0	0	0	0	0
Higgins	0	0	0	0	0	0	0	0	0
Holt	0	0	0	0	0	0	0	0	0
Kaleen	0	0	0	0	0	96	96	0	96
Latham	0	0	0	0	0	0	0	0	0
McKellar	0	0	0	0	0	43	43	0	43
Macgregor	0	0	0	0	0	0	0	0	0
Macquarie	0	0	0	0	0	0	0	0	0
Melba	0	0	0	0	0	68	68	0	68
Page	0	0	0	0	0	0	0	0	0
Scullin	0	0	0	0	0	24	24	0	24
Spence	0	0	0	0	0	0	0	0	0
Weetangera	0	0	0	0	0	12	12	0	12
Woden Valley (SSD)	0	0	0	0	0	961	961	85	1 046
Chifley	0	0	0	0	0	35	35	0	35
Curtin	0	0	0	0	0	197	197	0	197
Farrer	0	0	0	0	0	215	215	0	215
Garran	0	0	0	0	0	110	110	0	110
Hughes	0	0	0	0	0	97	97	0	97
Isaacs	0	0	0	0	0	144	144	0	144
Lyons	0	0	0	0	0	0	0	0	0
Mawson	0	0	0	0	0	40	40	0	40
O'Malley	0	0	0	0	0	0	0	0	0
Pearce	0	0	0	0	0	110	110	0	110
Phillip	0	0	0	0	0	0	0	85	85
Torrens	0	0	0	0	0	13	13	0	13

BUILDING APPROVED IN STATISTICAL AREAS—ACT *continued*

Statistical area(c)	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
Weston Creek–Stromlo (SSD)	0	0	0	0	0	101	101	0	101
Chapman	0	0	0	0	0	77	77	0	77
Duffy	0	0	0	0	0	0	0	0	0
Fisher	0	0	0	0	0	0	0	0	0
Holder	0	0	0	0	0	0	0	0	0
Rivett	0	0	0	0	0	0	0	0	0
Stirling	0	0	0	0	0	0	0	0	0
Stromlo	0	0	0	0	0	0	0	0	0
Waramanga	0	0	0	0	0	0	0	0	0
Weston	0	0	0	0	0	24	24	0	24
Weston Creek–Stromlo – SSD Bal	0	0	0	0	0	0	0	0	0
Tuggeranong (SSD)	4	0	4	331	0	883	1 214	1 745	2 959
Banks	1	0	1	108	0	35	143	0	143
Bonython	0	0	0	0	0	39	39	0	39
Calwell	0	0	0	0	0	56	56	0	56
Chisholm	0	0	0	0	0	53	53	0	53
Conder	1	0	1	118	0	0	118	0	118
Fadden	0	0	0	0	0	0	0	0	0
Gilmore	0	0	0	0	0	26	26	0	26
Gordon	0	0	0	0	0	117	117	0	117
Gowrie	0	0	0	0	0	90	90	0	90
Greenway	0	0	0	0	0	0	0	760	760
Isabella Plains	0	0	0	0	0	0	0	0	0
Kambah	2	0	2	105	0	168	273	0	273
Macarthur	0	0	0	0	0	30	30	0	30
Monash	0	0	0	0	0	74	74	0	74
Oxley	0	0	0	0	0	19	19	0	19
Richardson	0	0	0	0	0	19	19	0	19
Theodore	0	0	0	0	0	0	0	0	0
Tuggeranong–SSD Bal	0	0	0	0	0	0	0	0	0
Wanniassa	0	0	0	0	0	157	157	985	1 142
South Canberra (SSD)	5	62	67	577	6 305	960	7 842	1 204	9 046
Barton	0	0	0	0	0	0	0	834	834
Deakin	1	0	1	110	0	138	248	0	248
Forrest	0	0	0	0	0	62	62	0	62
Fyshwick	0	0	0	0	0	0	0	317	317
Griffith	0	0	0	0	0	463	463	53	516
Harman	0	0	0	0	0	0	0	0	0
Hume	0	0	0	0	0	0	0	0	0
Jerrabomberra	0	0	0	0	0	0	0	0	0
Kingston	0	0	0	0	0	15	15	0	15
Narrabundah	0	62	62	0	6 305	0	6 305	0	6 305
Oaks Estate	0	0	0	0	0	0	0	0	0
Parkes	0	0	0	0	0	0	0	0	0
Pialligo	0	0	0	0	0	0	0	0	0
Red Hill	0	0	0	0	0	267	267	0	267
Symonston	0	0	0	0	0	0	0	0	0
Yarralumla	4	0	4	467	0	15	482	0	482
Gungahlin–Hall (SSD)	90	0	90	10 984	0	143	11 127	0	11 127
Amaroo	12	0	12	1 453	0	0	1 453	0	1 453
Gungahlin–Hall – SSD Bal	0	0	0	0	0	0	0	0	0
Hall	0	0	0	0	0	0	0	0	0
Mitchell	0	0	0	0	0	0	0	0	0
Ngunnawal	18	0	18	2 062	0	10	2 072	0	2 072
Nicholls	60	0	60	7 469	0	10	7 479	0	7 479
Palmerston	0	0	0	0	0	123	123	0	123
Australian Capital Territory - Bal	0	0	0	0	0	0	0	339	339

(a) Includes conversions and dwelling units approved as part of alterations and additions or the construction of non-residential buildings.

(b) Refer to Explanatory Notes paragraph 12.

(c) Data for the statistical district of Canberra-Queanbeyan is located in table 12.

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;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- permits issued by ACT building, electrical and plumbing control—Department of Urban Services;
- 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* (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 April 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the April 1998 issue onwards, Conversion jobs are shown separately in tables 5, 6, 13 and 14. However, in other tables they are included within existing categories, as follows: in tables 1, 2, 11, 12 and 15 they are included in the appropriate Type of Building category, and in tables 3, 4, 11, 12 and 15 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 further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

19 While the smoothing techniques described in paragraph 18 enables trend estimates to be produced for the latest few periods, it does 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.

CONSTANT PRICE ESTIMATES

20 Constant price estimates measure changes in value after the direct effects of price changes have been eliminated.

The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

21 Estimates at constant prices are subject to a number of approximations and assumptions. For more information on the nature and concepts of constant price estimates, see Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0). Monthly value data at constant prices are not available.

AUSTRALIAN STANDARD

GEOGRAPHIC CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the ASGC, 1998 Edition (Cat. no. 1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.

23 Some Statistical Districts straddle State/Territory boundaries (e.g. the Gold Coast-Tweed Statistical District lies partly in Queensland and partly in New South Wales).

UNPUBLISHED DATA

24 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

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

- *Building Activity, Australia: Dwelling Unit Commencements* (8750.0)
- *Building Activity, Australia* (8752.0)
- *Building Activity, New South Wales* (8752.1)
- *Building Activity, Australian Capital Territory* (8752.8)
- *Building Approvals, Australia* (8731.0)
- *Engineering Construction Activity, Australia* (8762.0)
- *House Price Indexes: Eight Capital Cities* (6416.0).

- *Housing Finance for Owner Occupation, Australia* (5609.0)
- *Price Index of Materials Used in House Building* (6408.0)
- *Price Index of Materials Used in Building Other than House Building* (6407.0)

EXPLANATORY NOTES

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
A Area
C City
SD Statistical Division
SLA Statistical Local Area
SSD Substatistical Division

GLOSSARY

Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 12.
Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the April 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 5 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 6 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 (eg. caretakers residences) associated with a non-residential building are defined as houses.

GLOSSARY

Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
New building work	Building activity which will result in the creation of a building which previously did not exist.
New other residential buildings	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
New residential	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
Non-residential building	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the April 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 5). 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 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 7 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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