



BUILDING APPROVALS NSW AND ACT

EMBARGO: 11:30AM (CANBERRA TIME) THURS 10 FEB 2000

DECEMBER KEY FIGURES

NEW SOUTH WALES (a)

TREND ESTIMATES	Dec 1999	% change Nov 1999 to Dec 1999	% change Dec 1998 to Dec 1999
Dwelling units approved			
Private sector houses	2 795	3.1	20.7
Total dwelling units	4 189	-2.2	-2.8

SEASONALLY ADJUSTED	Dec 1999	% change Nov 1999 to Dec 1999	% change Dec 1998 to Dec 1999
Dwelling units approved			
Private sector houses	3 012	11.5	29.1
Total dwelling units	4 232	4.3	-4.9

DECEMBER KEY POINTS

NEW SOUTH WALES (a)

TREND ESTIMATES

- Additional growth in the seasonally adjusted estimate for December has caused the trend for private sector houses to continue in an upward direction, increasing 3.1%. We have now experienced monthly increases totalling 24.4% since August 1998.
- The trend estimate for total dwelling units fell for the fifth consecutive month (-2.2%). This is represented by a decrease of 8.0% since July 1999.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses rose by 11.5% and has now increased 31.9% since September 1999.
- The seasonally adjusted estimate for total dwelling units rose 4.3% in December following a fall of 11.1% in November.

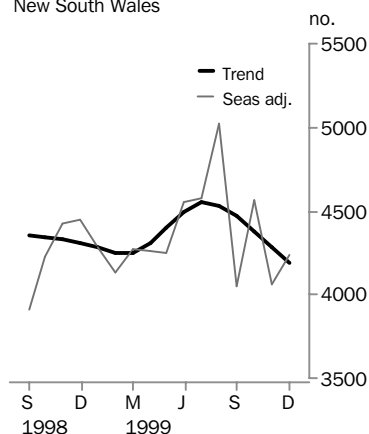
ORIGINAL ESTIMATES

- The total number of dwelling units approved in December fell by 332 (-7.4%) to 4,150 dwellings. Houses increased by 35 to 2,917, the highest since May 1997, while other dwellings fell by 367 to 1,233.
- The value of total building approved decreased slightly to \$936.4 million. Non-residential approvals increased by \$14.1 million while residential approvals decreased by \$43.3 million.

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

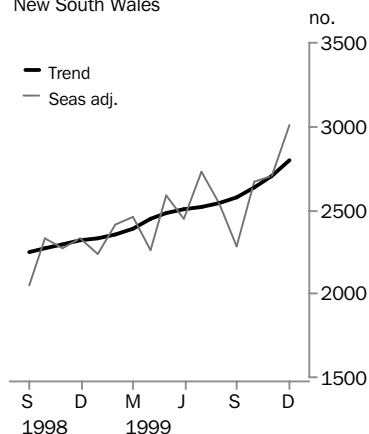
Dwelling units approved

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 7536 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>
	January 2000	8 March 2000
	February 2000	6 April 2000
	March 2000	12 May 2000
	April 2000	7 June 2000
	May 2000	10 July 2000
	June 2000	8 August 2000



CHANGES IN THIS ISSUE There are no changes in this issue.



DATA NOTES There are no data notes for this issue.



REVISIONS THIS MONTH There are no revisions this month.

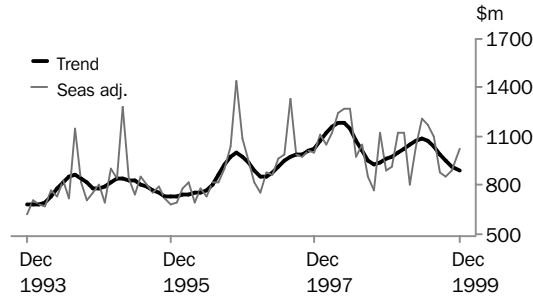


Gregory W. Bray
Regional Director, New South Wales

VALUE OF BUILDING APPROVED: New South Wales

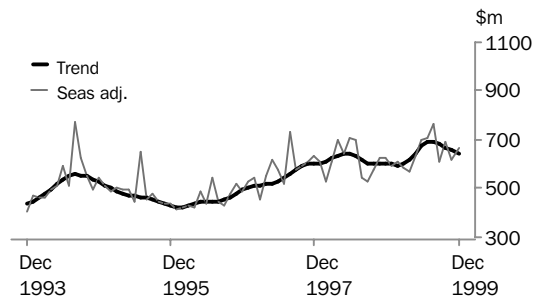
VALUE OF TOTAL BUILDING

The rate of decline in the trend has slowed with a fall of 2.3% in December and is now showing decreases totalling 17.8% since June 1999.



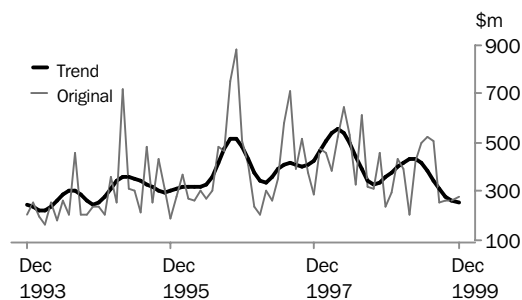
VALUE OF RESIDENTIAL BUILDING

The trend has fallen by 6.9% over the last 4 months following an increase of 11.8% over the previous 4 months.



VALUE OF NON-RESIDENTIAL BUILDING

The strong decline of -42.0% in the total trend estimate over the last 7 months has slowed to -3.4% in December.



SUMMARY OF 1999 BUILDINGS APPROVED: NSW

DWELLING UNITS APPROVED The number of dwelling units approved in the 1999 financial year and the percentage movements between 1998 and 1999 are summarised below.

DWELLING UNITS APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions</i>	<i>Non-residential building</i>	<i>Total dwelling units</i>
No. of dwelling units 1999	51 041	260	631	112	52 044
1998 to 1999 % change	1.0	-29.0	-64.3	143.5	-1.3

The total number of dwelling units approved in 1999 has fallen by 664 (-1.3%) to 52,044. This follows an increase of 1,370 (2.7%) in 1998.

VALUE OF BUILDING APPROVED Percentage movements for the value of building approved between 1998 and 1999 are summarised below.

VALUE OF BUILDING APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings creating dwellings</i>	<i>Alterations and additions to residential buildings not creating dwellings</i>	<i>Conversions</i>	<i>Non-residential building</i>	<i>Total building</i>
Value (\$m) 1999	6 496.5	24.2	1 160.7	61.6	4 353	12 096
1998 to 1999 % change	7.6	-62.0	2.5	-69.0	-18.0	-5.1

The value of total building approved in 1999 was 5.1% lower than 1998 which was 9.8% greater than 1997. The decrease in value was attributed to an 18.0% decline in non-residential building combined with a 7.6% increase in new residential building.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

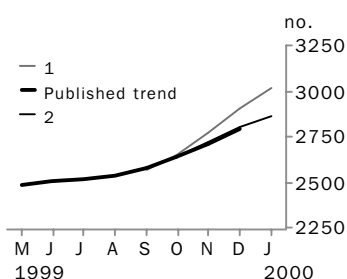
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

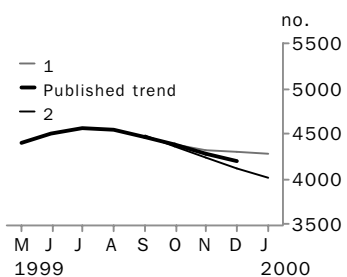
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the January seasonally adjusted estimate is higher than the December estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the January seasonally adjusted estimate is lower than the December estimate by 6% for the number of private sector houses approved and 7% 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 Dec 1999</i>	% change	2 <i>falls by 6% on Dec 1999</i>	% change
August 1999	2 536	0.8	2 523	0.6	2 535	0.8
September 1999	2 577	1.6	2 570	1.9	2 576	1.6
October 1999	2 637	2.3	2 653	3.2	2 637	2.4
November 1999	2 710	2.8	2 769	4.4	2 716	3.0
December 1999	2 795	3.1	2 899	4.7	2 800	3.1
January 2000	n.y.a.	n.y.a.	3 015	4.0	2 866	2.3

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 7% on Dec 1999</i>	% change	2 <i>falls by 7% on Dec 1999</i>	% change
August 1999	4 535	-0.4	4 531	-0.4	4 551	-0.2
September 1999	4 469	-1.5	4 465	-1.5	4 475	-1.7
October 1999	4 376	-2.1	4 386	-1.8	4 359	-2.6
November 1999	4 283	-2.1	4 325	-1.4	4 235	-2.8
December 1999	4 189	-2.2	4 290	-0.8	4 120	-2.7
January 2000	n.y.a.	n.y.a.	4 277	-0.3	4 020	-2.4

DWELLING UNITS APPROVED—NSW

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>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
.....						
ORIGINAL						
1998						
October	2 258	2 266	1 606	1 686	3 864	3 952
November	2 341	2 390	2 250	2 368	4 591	4 758
December	2 290	2 313	1 823	1 998	4 113	4 311
1999						
January	1 826	1 850	1 561	1 660	3 387	3 510
February	2 100	2 117	1 694	1 745	3 794	3 862
March	2 716	2 750	1 558	1 691	4 274	4 441
April	2 052	2 063	1 887	1 942	3 939	4 005
May	2 833	2 857	1 818	1 902	4 651	4 759
June	2 494	2 506	1 985	2 108	4 479	4 614
July	2 770	2 781	1 971	2 115	4 741	4 896
August	2 695	2 697	2 136	2 187	4 831	4 884
September	2 563	2 587	1 727	1 738	4 290	4 325
October	2 548	2 567	1 433	1 549	3 981	4 116
November	2 867	2 882	1 546	1 600	4 413	4 482
December	2 902	2 917	1 204	1 233	4 106	4 150
.....						
SEASONALLY ADJUSTED						
1998						
October	2 336	2 346	n.a.	n.a.	4 062	4 225
November	2 272	2 337	n.a.	n.a.	4 109	4 420
December	2 333	2 358	n.a.	n.a.	4 274	4 451
1999						
January	2 237	2 262	n.a.	n.a.	4 182	4 286
February	2 413	2 428	n.a.	n.a.	4 052	4 126
March	2 459	2 476	n.a.	n.a.	4 141	4 277
April	2 266	2 275	n.a.	n.a.	4 194	4 265
May	2 582	2 610	n.a.	n.a.	4 174	4 252
June	2 452	2 464	n.a.	n.a.	4 478	4 548
July	2 725	2 737	n.a.	n.a.	4 414	4 578
August	2 537	2 539	n.a.	n.a.	4 949	5 024
September	2 284	2 327	n.a.	n.a.	3 990	4 052
October	2 673	2 697	n.a.	n.a.	4 311	4 560
November	2 701	2 717	n.a.	n.a.	3 944	4 056
December	3 012	3 032	n.a.	n.a.	4 188	4 232
.....						
TREND ESTIMATES						
1998						
October	2 272	2 301	1 890	1 980	4 162	4 346
November	2 297	2 327	1 854	1 961	4 151	4 336
December	2 316	2 345	1 822	1 945	4 137	4 309
1999						
January	2 327	2 354	1 806	1 931	4 134	4 281
February	2 348	2 370	1 780	1 887	4 128	4 247
March	2 393	2 411	1 764	1 846	4 157	4 254
April	2 442	2 457	1 779	1 848	4 221	4 304
May	2 483	2 497	1 832	1 902	4 316	4 399
June	2 503	2 518	1 902	1 980	4 405	4 498
July	2 515	2 532	1 931	2 019	4 447	4 552
August	2 536	2 555	1 884	1 981	4 420	4 535
September	2 577	2 597	1 769	1 871	4 346	4 469
October	2 637	2 658	1 616	1 718	4 252	4 376
November	2 710	2 732	1 454	1 551	4 164	4 283
December	2 795	2 818	1 283	1 371	4 078	4 189
.....						

DWELLING UNITS APPROVED, Percentage Change—NSW

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1998						
October	-3.6	-3.9	-3.7	-1.6	-3.6	-2.9
November	3.7	5.5	40.1	40.5	18.8	20.4
December	-2.2	-3.2	-19.0	-15.6	-10.4	-9.4
1999						
January	-20.3	-20.0	-14.4	-16.9	-17.7	-18.6
February	15.0	14.4	8.5	5.1	12.0	10.0
March	29.3	29.9	-8.0	-3.1	12.7	15.0
April	-24.4	-25.0	21.1	14.8	-7.8	-9.8
May	38.1	38.5	-3.7	-2.1	18.1	18.8
June	-12.0	-12.3	9.2	10.8	-3.7	-3.0
July	11.1	11.0	-0.7	0.3	5.8	6.1
August	-2.7	-3.0	8.4	3.4	1.9	-0.2
September	-4.9	-4.1	-19.1	-20.5	-11.2	-11.4
October	-0.6	-0.8	-17.0	-10.9	-7.2	-4.8
November	12.5	12.3	7.9	3.3	10.9	8.9
December	1.2	1.2	-22.1	-22.9	-7.0	-7.4
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
October	13.9	13.2	n.a.	n.a.	6.6	8.2
November	-2.7	-0.4	n.a.	n.a.	1.2	4.6
December	2.7	0.9	n.a.	n.a.	4.0	0.7
1999						
January	-4.1	-4.1	n.a.	n.a.	-2.1	-3.7
February	7.8	7.3	n.a.	n.a.	-3.1	-3.7
March	1.9	2.0	n.a.	n.a.	2.2	3.7
April	-7.8	-8.1	n.a.	n.a.	1.3	-0.3
May	14.0	14.7	n.a.	n.a.	-0.5	-0.3
June	-5.1	-5.6	n.a.	n.a.	7.3	7.0
July	11.1	11.1	n.a.	n.a.	-1.4	0.7
August	-6.9	-7.2	n.a.	n.a.	12.1	9.7
September	-10.0	-8.3	n.a.	n.a.	-19.4	-19.3
October	17.0	15.9	n.a.	n.a.	8.0	12.5
November	1.1	0.7	n.a.	n.a.	-8.5	-11.1
December	11.5	11.6	n.a.	n.a.	6.2	4.3
TREND ESTIMATES (% change from preceding month)						
1998						
October	1.0	1.1	-2.5	-1.9	-0.6	-0.3
November	1.1	1.1	-1.9	-1.0	-0.3	-0.2
December	0.8	0.8	-1.7	-0.8	-0.3	-0.6
1999						
January	0.5	0.4	-0.9	-0.7	-0.1	-0.6
February	0.9	0.7	-1.4	-2.3	-0.1	-0.8
March	1.9	1.7	-0.9	-2.2	0.7	0.2
April	2.1	1.9	0.9	0.1	1.6	1.2
May	1.7	1.6	3.0	2.9	2.2	2.2
June	0.8	0.8	3.8	4.1	2.1	2.3
July	0.5	0.6	1.5	2.0	0.9	1.2
August	0.8	0.9	-2.4	-1.9	-0.6	-0.4
September	1.6	1.6	-6.1	-5.6	-1.7	-1.5
October	2.3	2.3	-8.6	-8.2	-2.1	-2.1
November	2.8	2.8	-10.0	-9.7	-2.1	-2.1
December	3.1	3.1	-11.8	-11.6	-2.1	-2.2

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					
1998					
October	463.7	84.9	548.6	313.5	862.1
November	624.6	94.0	718.6	461.5	1 180.1
December	524.7	80.9	605.6	234.8	840.5
1999					
January	376.8	83.0	459.8	297.4	757.2
February	471.3	92.9	564.2	432.0	996.2
March	521.7	96.5	618.1	395.5	1 013.6
April	491.1	83.1	574.2	207.3	781.6
May	600.1	116.9	717.0	424.4	1 141.4
June	569.2	98.2	667.5	503.7	1 171.2
July	623.5	112.1	735.6	523.2	1 258.8
August	644.7	118.6	763.3	505.7	1 269.1
September	537.4	126.1	663.5	259.1	922.7
October	506.4	111.3	617.7	264.5	882.1
November	597.5	105.2	702.7	263.0	965.7
December	556.8	102.5	659.4	277.1	936.4
SEASONALLY ADJUSTED					
1998					
October	488.4	88.7	577.1	n.a.	774.6
November	535.4	92.9	628.3	n.a.	1 119.6
December	530.7	91.9	622.6	n.a.	888.9
1999					
January	503.7	92.5	596.3	n.a.	920.9
February	508.7	104.8	613.4	n.a.	1 122.0
March	497.8	90.0	587.8	n.a.	1 125.9
April	482.8	89.1	571.9	n.a.	803.9
May	527.0	108.5	635.5	n.a.	1 037.1
June	605.4	91.1	696.5	n.a.	1 213.7
July	605.4	105.2	710.6	n.a.	1 171.0
August	648.7	117.8	766.4	n.a.	1 101.1
September	496.3	112.9	609.2	n.a.	878.3
October	570.8	119.9	690.6	n.a.	849.6
November	512.3	102.5	614.8	n.a.	892.6
December	554.2	114.6	668.8	n.a.	1 030.2
TREND ESTIMATES					
1998					
October	507.6	94.0	601.7	329.1	930.8
November	510.9	91.5	602.5	338.3	940.8
December	510.0	91.8	601.8	360.1	961.8
1999					
January	506.3	93.3	599.6	381.1	980.8
February	502.9	94.3	597.2	400.7	997.9
March	507.9	94.8	602.7	419.7	1 022.4
April	523.1	96.0	619.1	431.6	1 050.7
May	547.2	98.3	645.5	432.6	1 078.1
June	570.6	102.0	672.6	416.4	1 089.0
July	583.4	106.2	689.6	381.8	1 071.4
August	582.4	109.8	692.2	344.8	1 037.0
September	571.0	112.1	683.1	309.0	992.1
October	556.2	113.2	669.4	278.8	948.2
November	542.9	113.5	656.4	259.8	916.2
December	530.0	114.1	644.1	251.0	895.2

(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)					
1998					
October	7.4	-24.7	0.8	-2.9	-0.6
November	34.7	10.7	31.0	47.2	36.9
December	-16.0	-13.9	-15.7	-49.1	-28.8
1999					
January	-28.2	2.6	-24.1	26.7	-9.9
February	25.1	11.9	22.7	45.3	31.6
March	10.7	3.9	9.6	-8.4	1.7
April	-5.9	-13.9	-7.1	-47.6	-22.9
May	22.2	40.7	24.9	104.7	46.0
June	-5.1	-16.0	-6.9	18.7	2.6
July	9.5	14.2	10.2	3.9	7.5
August	3.4	5.8	3.8	-3.3	0.8
September	-16.6	6.3	-13.1	-48.8	-27.3
October	-5.8	-11.7	-6.9	2.1	-4.4
November	18.0	-5.5	13.8	-0.6	9.5
December	-6.8	-2.6	-6.2	5.4	-3.0
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
October	15.4	-12.6	10.0	n.a.	-9.8
November	9.6	4.7	8.9	n.a.	44.5
December	-0.9	-1.1	-0.9	n.a.	-20.6
1999					
January	-5.1	0.7	-4.2	n.a.	3.6
February	1.0	13.3	2.9	n.a.	21.8
March	-2.1	-14.1	-4.2	n.a.	0.3
April	-3.0	-1.0	-2.7	n.a.	-28.6
May	9.2	21.8	11.1	n.a.	29.0
June	14.9	-16.0	9.6	n.a.	17.0
July	0.0	15.5	2.0	n.a.	-3.5
August	7.2	12.0	7.9	n.a.	-6.0
September	-23.5	-4.2	-20.5	n.a.	-20.2
October	15.0	6.2	13.4	n.a.	-3.3
November	-10.2	-14.5	-11.0	n.a.	5.1
December	8.2	11.8	8.8	n.a.	15.4
TREND ESTIMATES (% change from preceding month)					
1998					
October	0.5	-6.3	-0.6	-5.3	-2.3
November	0.7	-2.7	0.1	2.8	1.1
December	-0.2	0.3	-0.1	6.4	2.2
1999					
January	-0.7	1.6	-0.4	5.8	2.0
February	-0.7	1.1	-0.4	5.1	1.7
March	1.0	0.5	0.9	4.7	2.5
April	3.0	1.3	2.7	2.8	2.8
May	4.6	2.4	4.3	0.2	2.6
June	4.3	3.8	4.2	-3.7	1.0
July	2.2	4.1	2.5	-8.3	-1.6
August	-0.2	3.4	0.4	-9.7	-3.2
September	-2.0	2.1	-1.3	-10.4	-4.3
October	-2.6	1.0	-2.0	-9.8	-4.4
November	-2.4	0.3	-1.9	-6.8	-3.4
December	-2.4	0.5	-1.9	-3.4	-2.3

(a) Refer to Explanatory Notes paragraph 12.

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

<i>Period</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>
PRIVATE SECTOR (Number)						
1996-1997	25 831	17 999	490	1 322	143	45 785
1997-1998	28 866	20 577	380	1 552	58	51 433
1998-1999	27 766	20 891	272	1 076	58	50 063
1998						
December	2 290	1 793	15	5	10	4 113
1999						
January	1 825	1 466	11	73	12	3 387
February	2 097	1 603	62	31	1	3 794
March	2 713	1 468	11	77	5	4 274
April	2 052	1 753	17	116	1	3 939
May	2 827	1 704	20	92	8	4 651
June	2 489	1 955	23	4	8	4 479
July	2 766	1 953	8	8	6	4 741
August	2 693	2 035	11	35	57	4 831
September	2 563	1 693	22	9	3	4 290
October	2 546	1 373	17	44	1	3 981
November	2 866	1 418	24	102	3	4 413
December	2 901	1 145	14	40	6	4 106
PUBLIC SECTOR (Number)						
1996-1997	206	1 862	10	8	7	2 093
1997-1998	209	1 033	8	0	10	1 260
1998-1999	408	1 173	22	0	2	1 605
1998						
December	23	175	0	0	0	198
1999						
January	24	99	0	0	0	123
February	17	50	1	0	0	68
March	34	132	0	0	1	167
April	11	50	5	0	0	66
May	24	82	2	0	0	108
June	12	119	4	0	0	135
July	11	137	7	0	0	155
August	2	51	0	0	0	53
September	24	11	0	0	0	35
October	19	116	0	0	0	135
November	15	54	0	0	0	69
December	15	28	1	0	0	44
TOTAL (Number)						
1996-1997	26 037	19 861	500	1 330	150	47 878
1997-1998	29 075	21 610	388	1 552	68	52 693
1998-1999	28 174	22 064	294	1 076	60	51 668
1998						
December	2 313	1 968	15	5	10	4 311
1999						
January	1 849	1 565	11	73	12	3 510
February	2 114	1 653	63	31	1	3 862
March	2 747	1 600	11	77	6	4 441
April	2 063	1 803	22	116	1	4 005
May	2 851	1 786	22	92	8	4 759
June	2 501	2 074	27	4	8	4 614
July	2 777	2 090	15	8	6	4 896
August	2 695	2 086	11	35	57	4 884
September	2 587	1 704	22	9	3	4 325
October	2 565	1 489	17	44	1	4 116
November	2 881	1 472	24	102	3	4 482
December	2 916	1 173	15	40	6	4 150

(a) See Glossary for definition.

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(a)	Total building
PRIVATE SECTOR (\$ million)								
1996-1997	3 030.8	1 817.6	39.7	994.5	107.2	5 990.0	4 143.2	10 133.2
1997-1998	3 526.0	2 363.6	58.9	1 191.4	168.9	7 308.5	4 457.0	11 765.6
1998-1999	3 643.7	2 364.6	27.7	1 016.9	113.0	7 166.1	3 243.2	10 409.6
1998								
December	298.2	205.7	2.0	77.7	0.4	584.0	163.7	747.8
1999								
January	234.2	131.0	1.1	71.0	9.7	447.0	220.2	667.2
February	283.1	181.6	5.3	83.7	2.0	555.7	344.6	900.3
March	357.4	149.7	1.1	84.1	6.1	598.5	303.4	901.9
April	276.4	209.0	1.1	67.5	12.1	566.2	175.8	742.0
May	382.0	207.6	1.9	100.8	12.1	704.4	376.9	1 081.4
June	338.7	217.7	1.7	93.5	0.1	651.7	246.8	898.5
July	371.3	236.6	0.6	109.7	0.7	718.9	386.8	1 105.6
August	369.4	270.7	0.8	114.6	2.8	758.2	379.6	1 137.7
September	351.3	181.9	2.6	121.9	0.8	658.6	208.3	866.9
October	351.3	131.9	1.8	104.0	5.5	594.5	228.9	823.5
November	394.4	196.2	1.6	96.5	6.0	694.7	207.0	901.7
December	394.6	157.5	1.5	95.2	3.6	652.4	247.6	900.0
PUBLIC SECTOR (\$ million)								
1996-1997	23.4	157.3	0.8	15.5	0.3	197.6	1 026.0	1 223.4
1997-1998	23.6	84.4	1.9	19.5	0.0	129.3	1 453.9	1 582.9
1998-1999	40.9	105.7	3.4	21.3	0.0	171.1	1 291.8	1 462.8
1998								
December	2.8	18.0	0.0	0.8	0.0	21.6	71.1	92.7
1999								
January	3.0	8.6	0.0	1.2	0.0	12.8	77.2	90.0
February	1.8	4.9	0.1	1.8	0.0	8.5	87.4	95.9
March	3.9	10.6	0.0	5.1	0.0	19.7	92.1	111.7
April	1.4	4.3	1.1	1.2	0.0	8.0	31.5	39.6
May	2.9	7.7	0.2	1.8	0.0	12.5	47.5	60.0
June	1.7	11.1	0.5	2.5	0.0	15.8	256.9	272.7
July	1.3	14.3	1.0	0.1	0.0	16.7	136.4	153.2
August	0.3	4.4	0.0	0.4	0.0	5.1	126.2	131.3
September	2.8	1.4	0.0	0.8	0.0	5.0	50.8	55.8
October	2.0	21.1	0.0	0.0	0.0	23.1	35.6	58.7
November	2.1	4.8	0.0	1.1	0.0	8.0	56.1	64.0
December	2.2	2.5	0.1	2.2	0.0	7.0	29.4	36.4
TOTAL (\$ million)								
1996-1997	3 054.2	1 975.1	40.4	1 009.8	107.5	6 187.3	5 169.2	11 356.6
1997-1998	3 549.6	2 447.8	60.6	1 210.9	168.9	7 438.0	5 910.9	13 348.6
1998-1999	3 684.4	2 470.2	31.0	1 038.4	113.0	7 337.3	4 534.9	11 872.4
1998								
December	301.0	223.7	2.0	78.5	0.4	605.6	234.8	840.5
1999								
January	237.2	139.6	1.1	72.3	9.7	459.8	297.4	757.2
February	284.8	186.5	5.4	85.5	2.0	564.2	432.0	996.2
March	361.3	160.3	1.1	89.2	6.1	618.1	395.5	1 013.6
April	277.8	213.3	2.3	68.7	12.1	574.2	207.3	781.6
May	384.8	215.2	2.1	102.6	12.1	717.0	424.4	1 141.4
June	340.5	228.8	2.1	96.0	0.1	667.5	503.7	1 171.2
July	372.6	250.9	1.7	109.8	0.7	735.6	523.2	1 258.8
August	369.6	275.1	0.8	115.0	2.8	763.3	505.7	1 269.1
September	354.1	183.3	2.6	122.7	0.8	663.5	259.1	922.7
October	353.3	153.0	1.8	104.0	5.5	617.7	264.5	882.1
November	396.4	201.1	1.6	97.6	6.0	702.7	263.0	965.7
December	396.9	160.0	1.6	97.4	3.6	659.4	277.1	936.4

(a) See Glossary for definition.

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										
1996-1997	26 037	3 418	4 313	7 731	2 843	3 398	5 889	12 130	19 861	45 898
1997-1998	29 075	3 513	4 071	7 584	2 572	3 718	7 736	14 026	21 610	50 685
1998-1999	28 174	3 596	4 694	8 290	1 890	3 000	8 884	13 774	22 064	50 238
1998										
October	2 264	313	406	719	115	221	553	889	1 608	3 872
November	2 390	226	444	670	145	303	1 172	1 620	2 290	4 680
December	2 313	331	328	659	138	289	882	1 309	1 968	4 281
1999										
January	1 849	255	263	518	108	238	701	1 047	1 565	3 414
February	2 114	223	300	523	87	283	760	1 130	1 653	3 767
March	2 747	287	382	669	249	138	544	931	1 600	4 347
April	2 063	318	296	614	95	328	766	1 189	1 803	3 866
May	2 851	306	545	851	210	173	552	935	1 786	4 637
June	2 501	395	532	927	171	398	578	1 147	2 074	4 575
July	2 777	398	588	986	160	146	798	1 104	2 090	4 867
August	2 695	226	372	598	185	208	1 095	1 488	2 086	4 781
September	2 587	404	272	676	85	203	740	1 028	1 704	4 291
October	2 565	240	302	542	84	45	818	947	1 489	4 054
November	2 881	224	194	418	172	155	727	1 054	1 472	4 353
December	2 916	197	430	627	62	70	414	546	1 173	4 089

VALUE (\$ million)

1996-1997	3 054.2	266.3	424.1	690.7	207.9	309.1	767.5	1 284.5	1 975.1	5 029.4
1997-1998	3 549.6	278.3	400.4	678.7	227.5	336.4	1 205.1	1 769.0	2 447.8	5 997.6
1998-1999	3 684.4	304.9	498.8	803.8	167.3	306.1	1 192.9	1 666.3	2 470.2	6 154.7
1998										
October	288.6	25.2	42.1	67.3	9.7	17.9	80.2	107.7	175.1	463.7
November	308.9	20.3	47.9	68.2	12.0	31.9	203.6	247.5	315.7	624.6
December	301.0	26.9	36.9	63.8	12.3	25.9	121.7	159.9	223.7	524.7
1999										
January	237.2	21.2	26.3	47.6	9.5	20.4	62.1	92.0	139.6	376.8
February	284.8	18.9	33.4	52.3	6.6	31.3	96.3	134.2	186.5	471.3
March	361.3	26.3	37.4	63.7	19.9	13.3	63.3	96.6	160.3	521.7
April	277.8	24.1	32.7	56.9	7.0	37.6	111.8	156.4	213.3	491.1
May	384.8	25.4	57.3	82.6	20.3	18.3	94.0	132.6	215.2	600.1
June	340.5	33.6	59.5	93.1	14.4	41.1	80.2	135.7	228.8	569.2
July	372.6	39.1	56.6	95.7	16.2	17.0	122.0	155.2	250.9	623.5
August	369.6	19.8	38.4	58.2	16.0	16.8	184.1	216.9	275.1	644.7
September	354.1	34.9	29.9	64.8	10.5	19.6	88.4	118.5	183.3	537.4
October	353.3	19.2	30.1	49.3	8.3	4.1	91.3	103.7	153.0	506.4
November	396.4	19.4	19.4	38.8	19.6	16.5	126.1	162.2	201.1	597.5
December	396.9	17.3	43.4	60.7	4.8	7.6	87.0	99.3	160.0	556.8

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)—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(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1996-1997	3 102.4	2 090.8	5 194.4	1 176.3	6 369.8	5 493.3	11 855.6
1997-1998	3 549.8	2 447.9	5 997.6	1 440.4	7 437.9	5 910.9	13 348.8
1998-1999	3 612.5	2 285.5	5 898.0	1 160.6	7 058.7	4 308.5	11 367.2
1998							
June	957.0	699.0	1 655.2	429.7	2 085.2	1 671.8	3 753.2
September	894.5	590.4	1 484.9	350.2	1 835.1	1 222.2	3 057.3
December	885.6	669.2	1 554.8	256.1	1 810.9	963.7	2 774.6
1999							
March	869.9	442.7	1 312.6	268.2	1 580.9	1 061.3	2 642.2
June	962.5	583.2	1 545.7	286.1	1 831.8	1 061.3	2 893.1
September	1 041.3	621.6	1 662.9	340.6	2 003.5	1 192.0	3 195.5
ORIGINAL (% change from preceding quarter)							
1998							
June	12.8	80.5	33.5	22.4	31.0	27.0	29.2
September	-6.5	-15.5	-10.3	-18.5	-12.0	-26.9	-18.5
December	-1.0	13.3	4.7	-26.9	-1.3	-21.2	-9.2
1999							
March	-1.8	-33.8	-15.6	4.7	-12.7	10.1	-4.8
June	10.6	31.7	17.8	6.7	15.9	0.0	9.5
September	8.2	6.6	7.6	19.0	9.4	12.3	10.5

(a) Reference year of 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—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												
1999												
October	10	0.7	120	10.6	22	2.5	50	4.8	43	4.9	6	0.5
November	7	0.6	96	8.6	22	2.3	50	4.7	47	4.9	18	1.8
December	6	0.6	61	5.4	25	2.6	37	4.0	28	2.5	26	2.4
Value—\$200,000—\$499,999												
1999												
October	7	2.2	21	6.1	11	3.5	16	4.4	12	3.6	8	2.9
November	4	1.3	20	5.7	18	5.4	18	5.3	25	7.2	9	2.7
December	7	2.2	11	3.2	16	4.5	11	3.8	10	3.1	7	2.7
Value—\$500,000—\$999,999												
1999												
October	2	1.7	5	3.0	5	3.8	10	6.1	8	5.1	1	0.6
November	2	1.6	5	3.4	3	2.0	3	2.0	7	4.3	3	1.9
December	3	2.4	5	2.7	13	9.0	6	4.0	7	4.8	5	3.0
Value—\$1,000,000—\$4,999,999												
1999												
October	3	5.1	4	6.7	7	14.7	8	14.6	7	17.7	3	7.5
November	2	2.9	4	5.9	5	10.9	11	18.9	11	24.1	8	17.6
December	1	1.4	6	11.7	4	10.8	2	5.5	3	9.7	9	20.1
Value—\$5,000,000 and over												
1999												
October	2	57.5	0	0.0	1	5.0	1	14.3	1	8.0	0	0.0
November	1	5.1	2	20.5	1	5.2	4	30.6	0	0.0	1	14.5
December	2	54.0	3	26.7	0	0.0	1	15.2	2	23.0	0	0.0
Value—Total												
1996-1997	242	309.7	1 463	891.3	765	438.5	1 253	1 229.0	800	594.6	467	410.5
1997-1998	198	716.5	1 643	735.6	734	397.4	1 246	1 505.6	864	874.0	435	442.3
1998-1999	196	298.5	1 456	643.0	591	341.3	1 071	856.8	821	911.9	378	388.1
1999												
October	24	67.3	150	26.3	46	29.6	85	44.3	71	39.2	18	11.6
November	16	11.4	127	44.1	49	25.6	86	61.5	90	40.5	39	38.6
December	19	60.5	86	49.7	58	26.9	57	32.5	50	43.0	47	28.2

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
1999										
October	3	0.3	10	1.0	8	0.9	15	1.6	287	27.8
November	3	0.4	9	1.0	7	0.7	17	1.4	276	26.2
December	4	0.4	4	0.4	9	1.2	20	1.9	220	21.4
Value—\$200,000–\$499,999										
1999										
October	1	0.2	5	1.8	5	1.5	1	0.3	87	26.5
November	1	0.3	4	1.3	8	2.6	4	1.0	111	32.7
December	1	0.3	2	0.7	5	1.6	7	2.2	77	24.1
Value—\$500,000–\$999,999										
1999										
October	0	0.0	1	0.7	3	1.6	2	1.7	37	24.3
November	0	0.0	2	1.1	6	4.2	4	2.9	35	23.4
December	2	1.5	3	1.8	1	0.9	2	1.7	47	31.6
Value—\$1,000,000–\$4,999,999										
1999										
October	1	2.0	2	4.1	5	9.0	2	4.6	42	86.1
November	0	0.0	3	6.4	1	1.1	2	5.0	47	92.8
December	1	2.5	6	10.9	3	6.5	1	1.9	36	81.0
Value—\$5,000,000 and over										
1999										
October	0	0.0	0	0.0	1	15.0	0	0.0	6	99.8
November	0	0.0	0	0.0	2	11.9	0	0.0	11	87.8
December	0	0.0	0	0.0	0	0.0	0	0.0	8	118.9
Value—Total										
1996-1997	66	22.1	260	234.2	481	906.7	402	132.6	6 199	5 169.2
1997-1998	70	28.7	263	376.7	370	636.0	370	198.2	6 193	5 910.9
1998-1999	89	46.2	271	518.6	324	409.0	303	121.6	5 500	4 534.9
1999										
October	5	2.5	18	7.6	22	28.0	20	8.2	459	264.5
November	4	0.6	18	9.8	24	20.5	27	10.2	480	263.0
December	8	4.7	15	13.8	18	10.1	30	7.7	388	277.1

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)											
1996-1997	302.3	830.0	414.0	1 092.3	409.4	127.2	22.0	156.9	717.6	71.5	4 143.2
1997-1998	704.2	727.2	392.1	1 394.5	624.9	164.9	28.7	106.5	239.7	74.5	4 457.0
1998-1999	286.8	639.0	338.2	773.7	509.8	140.4	46.2	208.5	249.7	50.8	3 243.2
1998											
December	8.9	29.3	18.8	15.6	40.2	9.7	3.2	10.5	23.8	3.8	163.7
1999											
January	38.9	50.6	28.1	36.4	35.3	2.3	6.4	6.0	9.7	6.3	220.2
February	3.5	93.4	26.0	124.1	21.8	21.1	3.6	13.4	36.4	1.2	344.6
March	26.9	27.0	29.3	127.7	31.0	11.0	4.4	32.0	12.5	1.5	303.4
April	23.4	32.1	10.2	37.7	27.2	12.4	3.1	9.8	16.4	3.6	175.8
May	47.5	69.2	49.0	43.1	71.6	15.0	5.7	39.1	30.5	6.3	376.9
June	22.0	41.8	23.0	43.4	53.9	17.5	3.0	20.3	15.3	6.5	246.8
July	22.9	86.6	35.6	111.0	45.5	21.4	8.9	32.5	17.3	5.2	386.8
August	10.3	199.8	14.9	30.2	59.9	10.1	1.8	14.8	33.7	4.2	379.6
September	30.3	47.3	27.7	25.9	39.4	10.7	4.0	5.3	16.1	1.7	208.3
October	67.2	26.2	28.3	40.6	29.4	1.9	2.5	6.9	24.8	1.2	228.9
November	11.4	43.6	25.5	53.4	30.0	11.1	0.6	5.9	20.1	5.5	207.0
December	60.4	49.7	26.9	31.6	39.7	9.0	4.7	10.6	9.8	5.2	247.6
PUBLIC SECTOR (\$ million)											
1996-1997	7.5	61.4	24.6	136.7	185.0	283.3	0.2	77.4	189.2	61.1	1 026.0
1997-1998	12.3	8.5	5.3	111.3	249.0	277.6	0.0	270.1	396.4	123.4	1 453.9
1998-1999	11.7	4.0	3.2	83.2	402.2	247.7	0.0	310.2	159.1	71.0	1 291.8
1998											
December	11.0	0.4	0.0	8.5	0.9	21.4	0.0	2.9	23.4	2.6	71.1
1999											
January	0.0	0.0	0.0	6.5	3.5	34.5	0.0	22.3	9.3	1.2	77.2
February	0.0	0.2	0.0	11.8	36.4	27.6	0.0	1.8	1.1	8.5	87.4
March	0.0	0.2	0.0	1.1	3.5	32.7	0.0	40.2	8.6	5.8	92.1
April	0.0	0.1	0.0	1.5	4.0	12.6	0.0	6.1	4.5	2.8	31.5
May	0.0	0.0	0.0	16.3	1.8	15.0	0.0	7.7	3.2	3.4	47.5
June	0.0	1.8	0.1	17.1	25.4	5.6	0.0	151.5	30.0	25.4	256.9
July	0.2	1.4	0.0	19.2	5.7	43.5	0.0	21.8	35.0	9.7	136.4
August	6.8	2.0	0.2	1.9	15.4	30.3	0.0	55.5	11.5	2.7	126.2
September	2.0	0.2	0.2	13.6	8.4	20.1	0.0	1.8	1.8	2.6	50.8
October	0.1	0.1	1.3	3.7	9.8	9.7	0.0	0.8	3.2	7.0	35.6
November	0.0	0.6	0.2	8.2	10.5	27.5	0.0	3.9	0.5	4.8	56.1
December	0.1	0.0	0.0	0.9	3.3	19.1	0.0	3.2	0.3	2.6	29.4
TOTAL (\$ million)											
1996-1997	309.7	891.3	438.5	1 229.0	594.6	410.5	22.1	234.2	906.7	132.6	5 169.2
1997-1998	716.5	735.6	397.4	1 505.6	874.0	442.3	28.7	376.7	636.0	198.2	5 910.9
1998-1999	298.5	643.0	341.3	856.8	911.9	388.1	46.2	518.6	409.0	121.6	4 534.9
1998											
December	19.9	29.7	18.8	24.1	41.1	31.1	3.2	13.4	47.2	6.4	234.8
1999											
January	38.9	50.6	28.1	42.9	38.8	36.8	6.4	28.3	19.0	7.5	297.4
February	3.5	93.6	26.0	135.9	58.2	48.7	3.6	15.2	37.5	9.7	432.0
March	26.9	27.2	29.3	128.8	34.6	43.7	4.4	72.1	21.1	7.3	395.5
April	23.4	32.1	10.2	39.2	31.1	25.0	3.1	15.9	20.9	6.4	207.3
May	47.5	69.2	49.0	59.3	73.4	30.0	5.7	46.8	33.8	9.7	424.4
June	22.0	43.6	23.1	60.5	79.3	23.1	3.0	171.9	45.4	31.9	503.7
July	23.2	87.9	35.6	130.1	51.1	64.9	8.9	54.3	52.3	14.9	523.2
August	17.1	201.8	15.0	32.1	75.3	40.4	1.8	70.3	45.2	6.9	505.7
September	32.3	47.5	27.9	39.5	47.8	30.8	4.0	7.1	17.9	4.3	259.1
October	67.3	26.3	29.6	44.3	39.2	11.6	2.5	7.6	28.0	8.2	264.5
November	11.4	44.1	25.6	61.5	40.5	38.6	0.6	9.8	20.5	10.2	263.0
December	60.5	49.7	26.9	32.5	43.0	28.2	4.7	13.8	10.1	7.7	277.1

BUILDING APPROVED IN THE SYDNEY STATISTICAL DIVISION: Original

Period	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
1997-1998	15 593	17 744	35 102	2 075 029	2 131 276	1 148 411	5 354 717	3 795 477	9 150 194
1998-1999	15 119	17 633	33 932	2 153 325	2 052 659	897 663	5 103 646	2 557 049	7 660 694
1998									
December	1 278	1 539	2 837	180 836	179 875	61 653	422 364	109 759	532 123
1999									
January	895	1 244	2 202	126 343	105 160	61 033	292 537	125 304	417 841
February	1 196	1 414	2 694	173 949	164 672	71 921	410 541	290 233	700 774
March	1 592	1 191	2 864	223 398	122 384	69 982	415 763	244 330	660 093
April	1 142	1 435	2 674	168 810	186 445	62 785	418 040	120 835	538 875
May	1 517	1 390	3 002	218 640	180 504	87 558	486 701	268 855	755 557
June	1 411	1 579	3 009	205 070	182 836	72 319	460 225	203 790	664 015
July	1 496	1 545	3 061	216 694	204 668	85 681	507 044	320 337	827 381
August	1 437	1 782	3 313	215 112	248 472	92 189	555 773	298 973	854 746
September	1 246	1 392	2 662	189 569	156 707	95 870	442 146	137 221	579 367
October	1 347	1 182	2 583	204 822	117 093	83 747	405 662	181 870	587 532
November	1 560	1 172	2 851	231 683	165 129	77 916	474 728	167 633	642 360
December	1 605	978	2 630	231 841	140 901	73 787	446 530	161 684	608 214
PUBLIC SECTOR									
1997-1998	88	647	745	10 066	51 882	17 157	79 104	1 170 717	1 249 822
1998-1999	231	860	1 112	19 580	76 897	21 080	117 558	962 333	1 079 891
1998									
December	0	157	157	0	16 357	755	17 112	55 316	72 428
1999									
January	1	89	90	200	7 581	1 245	9 025	43 750	52 776
February	10	42	53	984	4 073	1 871	6 929	16 607	23 535
March	10	46	56	1 250	3 434	4 718	9 402	49 209	58 610
April	3	29	37	370	2 493	2 091	4 953	13 913	18 867
May	17	76	95	2 095	7 094	1 650	10 838	25 500	36 338
June	3	53	60	342	4 878	2 303	7 523	229 016	236 539
July	3	78	88	447	8 266	1 046	9 759	94 475	104 234
August	0	27	27	0	2 495	427	2 922	42 473	45 395
September	3	9	12	352	1 239	652	2 242	28 186	30 428
October	0	26	26	0	2 106	0	2 106	29 476	31 582
November	1	46	47	125	4 129	822	5 076	41 364	46 439
December	1	28	30	136	2 513	1 997	4 646	26 136	30 783
TOTAL									
1997-1998	15 681	18 391	35 847	2 085 095	2 183 158	1 165 568	5 433 821	4 966 194	10 400 015
1998-1999	15 350	18 493	35 044	2 172 905	2 129 556	918 743	5 221 204	3 519 382	8 740 585
1998									
December	1 278	1 696	2 994	180 836	196 232	62 408	439 476	165 075	604 551
1999									
January	896	1 333	2 292	126 543	112 741	62 278	301 562	169 054	470 616
February	1 206	1 456	2 747	174 933	168 745	73 791	417 470	306 839	724 309
March	1 602	1 237	2 920	224 648	125 818	74 699	425 165	293 539	718 703
April	1 145	1 464	2 711	169 180	188 939	64 875	422 994	134 748	557 741
May	1 534	1 466	3 097	220 735	187 598	89 207	497 540	294 355	791 895
June	1 414	1 632	3 069	205 412	187 715	74 621	467 748	432 806	900 555
July	1 499	1 623	3 149	217 141	212 934	86 727	516 803	414 812	931 615
August	1 437	1 809	3 340	215 112	250 967	92 616	558 695	341 446	900 140
September	1 249	1 401	2 674	189 921	157 946	96 522	444 388	165 406	609 795
October	1 347	1 208	2 609	204 822	119 199	83 747	407 768	211 346	619 114
November	1 561	1 218	2 898	231 808	169 258	78 738	479 803	208 996	688 800
December	1 606	1 006	2 660	231 977	143 415	75 784	451 176	187 821	638 996

(a) Refer to footnote (a) in Table 12.

(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVED IN STATISTICAL AREAS—NSW

DWELLING (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
STATISTICAL AREAS									
NEW SOUTH WALES	2 916	1 173	4 150	396 859	159 987	102 523	659 370	277 056	936 425
Sydney (SD)	1 606	1 006	2 660	231 977	143 415	75 784	451 176	187 820	638 996
Inner Sydney (SSD)	11	146	181	2 438	27 020	10 236	39 694	91 788	131 482
Botany Bay (C)	2	0	2	233	0	330	562	1 468	2 030
Leichhardt (A)	8	5	14	2 005	760	879	3 644	440	4 084
Marrickville (A)	0	0	0	0	0	1 253	1 253	50	1 303
South Sydney (C)	1	141	165	200	26 260	7 566	34 026	16 699	50 724
Sydney (C)—Inner	0	0	0	0	0	210	210	71 664	71 874
Sydney (C)—Remainder	0	0	0	0	0	0	0	1 468	1 468
Eastern Suburbs (SSD)	14	31	45	3 431	5 609	9 363	18 403	6 695	25 098
Randwick (C)	11	6	17	2 404	709	4 333	7 446	5 180	12 626
Waverley (A)	1	15	16	76	2 200	140	2 416	0	2 416
Woollahra (A)	2	10	12	950	2 700	4 891	8 541	1 515	10 056
St George—Sutherland (SSD)	77	35	112	13 268	3 710	7 846	24 825	2 773	27 598
Hurstville (C)	13	14	27	1 900	1 470	150	3 520	180	3 700
Kogarah (A)	20	8	28	3 949	920	1 500	6 369	2 215	8 584
Rockdale (C)	9	7	16	1 363	650	792	2 804	50	2 854
Sutherland Shire (A)	35	6	41	6 057	670	5 405	12 132	328	12 460
Canterbury—Bankstown (SSD)	27	33	61	4 163	3 062	3 808	11 033	2 924	13 958
Bankstown (C)	27	33	61	4 163	3 062	3 208	10 433	2 924	13 358
Canterbury (C)	0	0	0	0	0	600	600	0	600
Fairfield—Liverpool (SSD)	246	76	322	31 668	5 580	1 265	38 513	11 632	50 145
Fairfield (C)	105	68	173	11 130	4 906	664	16 700	6 976	23 676
Liverpool (C)	141	8	149	20 539	674	600	21 813	4 655	26 468
Outer South Western Sydney (SSD)	136	2	138	18 389	160	1 157	19 706	1 707	21 413
Camden (A)	77	0	77	10 300	0	310	10 610	0	10 610
Campbelltown (C)	29	2	31	3 724	160	501	4 385	1 509	5 894
Wollondilly (A)	30	0	30	4 366	0	346	4 712	198	4 910
Inner Western Sydney (SSD)	10	35	45	1 636	3 000	2 517	7 152	15 415	22 567
Ashfield (A)	1	0	1	156	0	807	963	50	1 013
Burwood (A)	1	25	26	175	2 100	128	2 403	0	2 403
Concord (A)	0	0	0	0	0	0	0	0	0
Drummoyne (A)	4	10	14	536	900	814	2 250	115	2 365
Strathfield (A)	4	0	4	768	0	768	1 536	15 250	16 786
Central Western Sydney (SSD)	41	135	178	6 319	11 769	4 213	22 302	19 892	42 194
Auburn (A)	14	13	28	2 100	1 145	330	3 575	9 350	12 925
Holroyd (C)	6	52	58	1 039	4 260	450	5 749	1 374	7 123
Parramatta (C)	21	70	92	3 180	6 364	3 433	12 978	9 168	22 146
Outer Western Sydney (SSD)	184	31	216	26 036	2 890	5 087	34 014	4 799	38 813
Blue Mountains (C)	40	0	40	5 432	0	2 636	8 069	500	8 569
Hawkesbury (C)	34	31	66	5 348	2 890	1 178	9 416	455	9 871
Penrith (C)	110	0	110	15 256	0	1 273	16 530	3 844	20 374
Blacktown—Baulkham Hills (SSD)	464	15	479	67 951	1 417	4 330	73 699	6 795	80 494
Baulkham Hills (A)	236	0	236	40 264	0	3 116	43 380	3 187	46 567
Blacktown (C)	228	15	243	27 687	1 417	1 215	30 319	3 608	33 927
Lower Northern Sydney (SSD)	24	276	300	4 704	59 930	3 969	68 604	9 145	77 749
Hunter's Hill (A)	2	0	2	260	0	350	610	820	1 430
Lane Cove (A)	2	0	2	510	0	1 769	2 279	3 100	5 379
Mosman (A)	1	0	1	150	0	0	150	0	150
North Sydney (A)	1	247	248	500	55 750	839	57 089	325	57 414
Ryde (C)	18	29	47	3 284	4 180	1 012	8 476	4 803	13 279
Willoughby (C)	0	0	0	0	0	0	0	97	97

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
STATISTICAL AREAS									
Sydney (SD) <i>continued</i>									
Hornsby–Ku-ring-gai (SSD)	44	21	65	8 554	3 010	8 179	19 743	339	20 082
Hornsby (A)	33	2	35	5 406	350	2 246	8 002	179	8 181
Ku-ring-gai (A)	11	19	30	3 147	2 660	5 933	11 741	160	11 901
Northern Beaches (SSD)	23	33	75	5 245	3 620	6 863	15 728	2 426	18 154
Manly (A)	1	0	1	320	0	1 089	1 409	1 476	2 885
Pittwater (A)	5	0	24	1 135	0	1 988	3 123	0	3 123
Warringah (A)	17	33	50	3 790	3 620	3 786	11 196	950	12 146
Gosford–Wyong (SSD)	305	137	443	38 174	12 638	6 949	57 761	11 490	69 251
Gosford (C)	76	65	142	12 975	5 678	3 264	21 917	3 328	25 245
Wyong (A)	229	72	301	25 200	6 959	3 684	35 844	8 162	44 006
Hunter (SD)	335	68	411	41 915	5 306	8 717	55 937	48 342	104 279
Newcastle (SSD)	269	64	341	34 129	4 925	8 014	47 067	34 451	81 518
Cessnock (C)	51	3	54	5 727	216	1 243	7 186	2 297	9 483
Lake Macquarie (C)	82	26	113	11 239	1 754	2 894	15 888	2 134	18 022
Maitland (C)	39	13	52	4 537	840	316	5 693	3 692	9 385
Newcastle (C)–Inner	0	0	0	0	0	200	200	1 630	1 830
Newcastle (C)–Remainder	43	13	57	5 597	1 238	2 641	9 476	6 492	15 968
Port Stephens (A)	54	9	65	7 029	877	719	8 625	18 205	26 830
Hunter SD Balance (SSD)	66	4	70	7 786	381	703	8 870	13 891	22 761
Dungog (A)	6	0	6	678	0	50	728	61	789
Gloucester (A)	3	0	3	326	0	27	353	0	353
Great Lakes (A)	31	4	35	3 656	381	297	4 334	329	4 663
Merriwa (A)	0	0	0	0	0	0	0	0	0
Murrurundi (A)	1	0	1	45	0	0	45	0	45
Muswellbrook (A)	7	0	7	753	0	92	844	12 471	13 315
Scone (A)	4	0	4	380	0	76	456	230	686
Singleton (A)	14	0	14	1 948	0	161	2 109	800	2 909
Illawarra (SD)	172	47	223	23 439	6 409	5 169	35 017	5 894	40 912
Wollongong (SSD)	79	42	123	12 053	6 079	3 691	21 823	3 336	25 160
Kiama (A)	7	6	14	1 220	480	1 104	2 804	950	3 754
Shellharbour (C)	38	19	57	5 110	1 869	779	7 758	306	8 064
Wollongong (C)	34	17	52	5 724	3 730	1 808	11 262	2 080	13 342
Illawarra SD Balance (SSD)	93	5	100	11 386	331	1 478	13 194	2 558	15 752
Shoalhaven (C)	93	5	100	11 386	331	1 478	13 194	2 558	15 752
Wingecarribee (A)	0	0	0	0	0	0	0	0	0
Richmond–Tweed (SD)	164	15	179	17 451	1 938	2 376	21 765	8 950	30 714
Tweed Heads (SSD)	37	6	43	3 849	462	285	4 596	3 000	7 596
Tweed (A)–Pt A	37	6	43	3 849	462	285	4 596	3 000	7 596
Richmond–Tweed SD Balance (SSD)	127	9	136	13 602	1 476	2 091	17 169	5 950	23 118
Ballina (A)	33	7	40	4 343	809	664	5 816	0	5 816
Byron (A)	63	2	65	6 226	667	867	7 760	1 290	9 050
Casino (A)	0	0	0	0	0	28	28	0	28
Kyogle (A)	2	0	2	140	0	51	191	0	191
Lismore (C)	14	0	14	1 182	0	94	1 276	4 660	5 936
Richmond River (A)	8	0	8	867	0	43	910	0	910
Tweed (A)–Pt B	7	0	7	843	0	343	1 187	0	1 187

BUILDING APPROVED IN STATISTICAL AREAS—NSW *continued*

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
STATISTICAL AREAS									
Mid-North Coast (SD)	159	10	169	19 659	942	2 605	23 206	3 853	27 059
Clarence (SSD)	82	2	84	9 140	258	1 334	10 733	2 801	13 534
Bellingen (A)	6	0	6	618	0	100	718	1 500	2 218
Coffs Harbour (C)	31	2	33	3 605	258	373	4 237	64	4 301
Copmanhurst (A)	4	0	4	477	0	0	477	180	657
Grafton (C)	8	0	8	975	0	249	1 225	450	1 675
Maclean (A)	23	0	23	2 349	0	214	2 563	377	2 940
Nambucca (A)	6	0	6	735	0	193	927	0	927
Nymboida (A)	1	0	1	45	0	155	200	230	429
Ulmarra (A)	3	0	3	336	0	50	386	0	386
Hastings (SSD)	77	8	85	10 519	684	1 270	12 473	1 052	13 525
Greater Taree (C)	13	0	13	1 786	0	439	2 225	0	2 225
Hastings (A)	56	8	64	7 788	684	674	9 146	1 052	10 198
Kempsey (A)	8	0	8	945	0	158	1 103	0	1 103
Lord Howe Island	0	0	0	0	0	0	0	0	0
Northern (SD)	55	2	58	6 482	104	1 790	8 376	4 001	12 377
Northern Slopes (SSD)	22	0	23	2 493	0	1 097	3 590	1 942	5 532
Barraba (A)	0	0	0	0	0	29	29	50	79
Bingara (A)	0	0	0	0	0	0	0	0	0
Gunnedah (A)	1	0	1	109	0	56	165	0	165
Inverell (A)—Pt A	2	0	2	308	0	73	381	0	381
Manilla (A)	0	0	0	0	0	67	67	0	67
Nundle (A)	0	0	0	0	0	0	0	0	0
Parry (A)	13	0	13	1 443	0	174	1 617	50	1 667
Quirindi (A)	0	0	1	0	0	30	30	0	30
Tamworth (C)	6	0	6	633	0	656	1 289	1 842	3 130
Yallaroi (A)	0	0	0	0	0	13	13	0	13
Northern Tablelands (SSD)	12	0	12	1 200	0	326	1 527	643	2 170
Armidale (C)	1	0	1	120	0	169	289	473	762
Dumaresq (A)	0	0	0	0	0	0	0	0	0
Glen Innes (A)	0	0	0	0	0	10	10	170	180
Guyra (A)	3	0	3	342	0	0	342	0	342
Inverell (A)—Pt B	1	0	1	80	0	62	142	0	142
Severn (A)	3	0	3	248	0	60	308	0	308
Tenterfield (A)	1	0	1	115	0	25	140	0	140
Uralla (A)	2	0	2	140	0	0	140	0	140
Walcha (A)	1	0	1	155	0	0	155	0	155
North Central Plain (SSD)	21	2	23	2 789	104	366	3 259	1 416	4 675
Moree Plains (A)	5	2	7	754	104	172	1 029	0	1 029
Narrabri (A)	16	0	16	2 035	0	194	2 230	1 416	3 646
North Western (SD)	53	2	55	7 018	195	475	7 688	2 843	10 531
Central Macquarie (SSD)	52	2	54	6 836	195	367	7 398	1 760	9 158
Coolah (A)	0	0	0	0	0	0	0	0	0
Coonabarabran (A)	2	0	2	162	0	142	304	0	304
Dubbo (C)	31	0	31	4 222	0	158	4 380	1 700	6 080
Gilgandra (A)	2	0	2	210	0	0	210	0	210
Mudgee (A)	11	2	13	1 372	195	39	1 605	60	1 665
Narromine (A)	4	0	4	663	0	14	677	0	677
Wellington (A)	2	0	2	207	0	14	221	0	221
Macquarie—Barwon (SSD)	1	0	1	182	0	23	205	0	205
Bogan (A)	1	0	1	182	0	0	182	0	182
Coonamble (A)	0	0	0	0	0	0	0	0	0
Walgett (A)	0	0	0	0	0	23	23	0	23
Warren (A)	0	0	0	0	0	0	0	0	0

	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
STATISTICAL AREAS									
North Western (SD) <i>continued</i>									
Upper Darling (SSD)	0	0	0	0	0	85	85	1 083	1 168
Bourke (A)	0	0	0	0	0	0	0	750	750
Brewarrina (A)	0	0	0	0	0	0	0	333	333
Cobar (A)	0	0	0	0	0	85	85	0	85
Central West (SD)	81	6	87	10 530	435	1 814	12 779	4 241	17 020
Bathurst–Orange (SSD)	44	6	50	6 106	435	1 151	7 692	2 958	10 650
Bathurst (C)	15	2	17	2 215	140	430	2 785	2 638	5 423
Blayney (A)–Pt A	2	0	2	310	0	0	310	0	310
Cabonne (A)–Pt A	7	0	7	786	0	121	907	100	1 007
Evans (A)–Pt A	0	0	0	0	0	20	20	0	20
Orange (C)	20	4	24	2 795	295	580	3 670	220	3 890
Central Tablelands (excl. Bathurst–Orange) (SSD)	22	0	22	2 610	0	505	3 114	458	3 572
Blayney (A)–Pt B	1	0	1	169	0	0	169	0	169
Cabonne (A)–Pt B	0	0	0	0	0	0	0	0	0
Evans (A)–Pt B	0	0	0	0	0	0	0	0	0
Greater Lithgow (C)	14	0	14	1 523	0	452	1 975	458	2 433
Oberon (A)	6	0	6	817	0	28	845	0	845
Rylstone (A)	1	0	1	100	0	25	125	0	125
Lachlan (SSD)	15	0	15	1 815	0	158	1 973	825	2 798
Bland (A)	1	0	1	80	0	13	92	0	92
Cabonne (A)–Pt C	0	0	0	0	0	0	0	0	0
Cowra (A)	6	0	6	751	0	81	832	0	832
Forbes (A)	0	0	0	0	0	35	35	650	685
Lachlan (A)	0	0	0	0	0	0	0	0	0
Parkes (A)	8	0	8	984	0	30	1 014	175	1 189
Weddin (A)	0	0	0	0	0	0	0	0	0
South Eastern (SD)	169	7	176	21 487	495	2 055	24 037	4 982	29 019
Queanbeyan (SSD)	80	0	80	10 570	0	405	10 976	613	11 589
Queanbeyan (C)	80	0	80	10 570	0	405	10 976	613	11 589
Yarrowlumla (A)–Pt A	0	0	0	0	0	0	0	0	0
Southern Tablelands (excl. Queanbeyan) (SSD)	30	0	30	3 440	0	714	4 153	300	4 453
Boorowa (A)	1	0	1	65	0	20	85	0	85
Crookwell (A)	2	0	2	225	0	55	280	0	280
Goulburn (C)	5	0	5	744	0	55	799	0	799
Gunning (A)	3	0	3	370	0	260	630	0	630
Harden (A)	0	0	0	0	0	120	120	0	120
Mulwaree (A)	8	0	8	682	0	93	775	0	775
Tallaganda (A)	3	0	3	320	0	65	385	100	485
Yarrowlumla (A)–Pt B	0	0	0	0	0	0	0	0	0
Yass (A)	6	0	6	778	0	46	824	80	904
Young (A)	2	0	2	255	0	0	255	120	375
Lower South Coast (SSD)	51	7	58	6 498	495	534	7 526	3 185	10 711
Bega Valley (A)	21	0	21	2 878	0	63	2 941	3 025	5 966
Eurobodalla (A)	30	7	37	3 620	495	471	4 586	160	4 746
Snowy (SSD)	8	0	8	980	0	403	1 382	884	2 266
Bombala (A)	0	0	0	0	0	28	28	83	111
Cooma–Monaro (A)	5	0	5	550	0	240	789	0	789
Snowy River (A)	3	0	3	430	0	135	565	801	1 366

BUILDING APPROVED IN STATISTICAL AREAS—NSW *continued*

	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
STATISTICAL AREAS									
Murrumbidgee (SD)	61	10	71	8 419	750	859	10 028	2 084	12 112
Central Murrumbidgee (SSD)	33	6	39	4 342	470	448	5 260	1 184	6 445
Coolamon (A)	2	0	2	294	0	0	294	0	294
Cootamundra (A)	0	0	0	0	0	126	126	0	126
Gundagai (A)	2	0	2	330	0	0	330	700	1 030
Junee (A)	3	0	3	380	0	0	380	80	460
Lockhart (A)	1	0	1	93	0	0	93	0	93
Narrandera (A)	3	0	3	350	0	109	459	250	709
Temora (A)	2	0	2	293	0	0	293	0	293
Tumut (A)	1	2	3	160	150	76	386	0	386
Wagga Wagga (C)	19	4	23	2 443	320	137	2 900	154	3 054
Lower Murrumbidgee (SSD)	28	4	32	4 077	280	411	4 768	900	5 668
Carrathool (A)	1	0	1	142	0	0	142	0	142
Griffith (C)	15	0	15	2 372	0	337	2 709	900	3 609
Hay (A)	0	0	0	0	0	0	0	0	0
Leeton (A)	10	0	10	1 384	0	59	1 443	0	1 443
Murrumbidgee (A)	2	4	6	179	280	15	474	0	474
Murray (SD)	61	0	61	8 480	0	752	9 232	4 045	13 277
Albury (SSD)	29	0	29	4 404	0	339	4 743	1 735	6 478
Albury (C)	21	0	21	2 906	0	309	3 215	1 010	4 225
Hume (A)	8	0	8	1 498	0	30	1 528	725	2 253
Upper Murray (excl. Albury) (SSD)	12	0	12	1 237	0	38	1 275	85	1 360
Corowa (A)	6	0	6	452	0	18	470	0	470
Culcairn (A)	2	0	2	287	0	0	287	0	287
Holbrook (A)	3	0	3	298	0	0	298	85	383
Tumbarumba (A)	1	0	1	200	0	20	220	0	220
Urana (A)	0	0	0	0	0	0	0	0	0
Central Murray (SSD)	15	0	15	1 741	0	172	1 913	1 925	3 838
Berrigan (A)	4	0	4	567	0	32	599	0	599
Conargo (A)	0	0	0	0	0	0	0	0	0
Deniliquin (A)	0	0	0	0	0	0	0	0	0
Jerilderie (A)	3	0	3	275	0	0	275	1 925	2 200
Murray (A)	5	0	5	520	0	130	650	0	650
Wakool (A)	3	0	3	380	0	10	390	0	390
Windouran (A)	0	0	0	0	0	0	0	0	0
Murray–Darling (SSD)	5	0	5	1 098	0	203	1 301	300	1 601
Balranald (A)	0	0	0	0	0	20	20	0	20
Wentworth(A)	5	0	5	1 098	0	183	1 281	300	1 581
Far West (SD)	0	0	0	0	0	129	129	0	129
Far West (SSD)	0	0	0	0	0	129	129	0	129
Broken Hill (C)	0	0	0	0	0	129	129	0	129
Central Darling (A)	0	0	0	0	0	0	0	0	0
Unincorp, Far West	0	0	0	0	0	0	0	0	0
STATISTICAL DISTRICT									
Newcastle NSW	269	64	341	34 129	4 925	8 014	47 067	34 451	81 518
Wollongong NSW	79	42	123	12 053	6 079	3 691	21 823	3 336	25 160
Bathurst–Orange NSW	44	6	50	6 106	435	1 151	7 692	2 958	10 650
Albury–Wodonga NSW/VIC	64	2	67	8 436	156	526	9 118	4 806	13 924
Canberra–Queanbeyan ACT/NSW	186	30	217	25 136	1 547	4 714	31 396	9 393	40 789
Gold Coast–Tweed Heads QLD/NSW	381	200	583	48 329	18 326	3 878	70 532	13 068	83 601

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

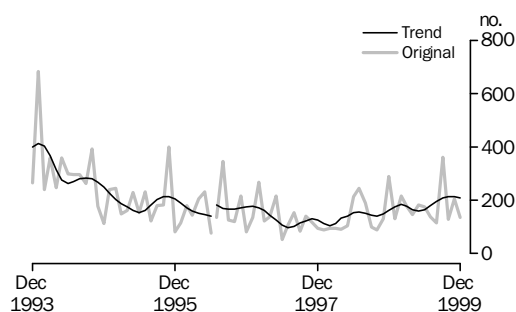
(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVALS KEY FEATURES: ACT

KEY FIGURES

		% change Nov 1999 to Dec 1999	% change Dec 1998 to Dec 1999
Trend estimates			
Dwelling units approved			
Total dwelling units	208	-2.7	29.0
Original			
Dwelling units approved			
Private sector houses	102	-19.7	56.9
Total dwelling units	137	-33.2	-52.6

DWELLING UNITS APPROVED



KEY POINTS

Original Estimates

- There were 137 dwellings approved in December 1999, 68 less than November and 152 less than December 1998.
- The number of houses approved (106) decreased by 26 while other residential (30) fell by 43 dwellings.
- The value of total building was \$29.2 million, a decrease of \$51.2 million on November 1999. This comprised of a decrease of \$42.3 million in the value of non-residential building, which was unusually high in November, and a fall of \$8.8 million in the value of residential building.

DWELLING UNITS APPROVED, Private and Public Sector—ACT: Original & Trend Estimates

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building (a)	Total dwelling units	Total dwelling units trend estimates
PRIVATE SECTOR (Number)							
1996-1997	1 185	717	3	0	3	1 908	n.a.
1997-1998	1 086	259	1	0	1	1 347	n.a.
1998-1999	1 202	622	0	133	0	1 957	n.a.
1998							
December	65	89	0	133	0	287	n.a.
1999							
January	88	44	0	0	0	132	n.a.
February	96	104	0	0	0	200	n.a.
March	108	69	0	0	0	177	n.a.
April	82	24	0	0	0	106	n.a.
May	147	21	0	0	0	168	n.a.
June	62	100	0	0	0	162	n.a.
July	83	46	0	0	0	129	n.a.
August	113	2	0	0	0	115	n.a.
September	185	174	2	0	0	361	n.a.
October	98	29	0	0	0	127	n.a.
November	127	43	0	0	0	170	n.a.
December	101	30	1	0	0	132	n.a.
PUBLIC SECTOR (Number)							
1996-1997	39	10	0	0	0	49	n.a.
1997-1998	15	34	0	0	0	49	n.a.
1998-1999	95	22	0	0	0	117	n.a.
1998							
December	2	0	0	0	0	2	n.a.
1999							
January	0	0	0	0	0	0	n.a.
February	12	4	0	0	0	16	n.a.
March	1	0	0	0	0	1	n.a.
April	41	0	0	0	0	41	n.a.
May	11	4	0	0	0	15	n.a.
June	0	14	0	0	0	14	n.a.
July	8	2	0	0	0	10	n.a.
August	1	0	0	0	0	1	n.a.
September	0	0	0	0	0	0	n.a.
October	0	0	0	0	0	0	n.a.
November	5	30	0	0	0	35	n.a.
December	5	0	0	0	0	5	n.a.
TOTAL (Number)							
1996-1997	1 224	727	3	0	3	1 957	n.a.
1997-1998	1 101	293	1	0	1	1 396	n.a.
1998-1999	1 297	644	0	133	0	2 074	n.a.
1998							
December	67	89	0	133	0	289	161
1999							
January	88	44	0	0	0	132	176
February	108	108	0	0	0	216	184
March	109	69	0	0	0	178	177
April	123	24	0	0	0	147	165
May	158	25	0	0	0	183	158
June	62	114	0	0	0	176	164
July	91	48	0	0	0	139	179
August	114	2	0	0	0	116	196
September	185	174	2	0	0	361	209
October	98	29	0	0	0	127	214
November	132	73	0	0	0	205	214
December	106	30	1	0	0	137	208

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Private and Public Sector—ACT: 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 (\$ '000)								
1996-1997	140 828	63 709	133	56 638	0	261 309	147 055	408 364
1997-1998	134 548	24 867	80	52 567	413	212 474	157 063	369 537
1998-1999	158 883	64 691	0	52 702	9 874	286 150	147 809	433 958
1998								
December	8 930	8 065	0	4 459	9 874	31 328	21 747	53 076
1999								
January	11 652	3 830	0	3 195	0	18 677	1 929	20 605
February	12 846	8 808	0	3 080	0	24 734	1 507	26 241
March	14 392	9 450	0	3 536	0	27 377	26 134	53 511
April	10 901	3 107	0	3 641	0	17 650	18 111	35 761
May	20 647	3 046	0	7 084	0	30 777	24 971	55 748
June	9 295	10 810	0	2 865	0	22 971	1 487	24 458
July	13 270	5 283	0	6 336	0	24 888	20 749	45 636
August	15 199	228	0	6 788	0	22 215	7 864	30 079
September	25 038	20 860	265	5 781	0	51 944	3 014	54 958
October	12 905	3 277	0	5 835	0	22 017	6 784	28 801
November	17 554	3 917	0	5 599	0	27 070	6 584	33 653
December	14 304	1 547	252	4 057	0	20 159	7 540	27 699
PUBLIC SECTOR (\$ '000)								
1996-1997	3 646	873	0	43	0	4 562	144 582	149 144
1997-1998	1 167	2 790	0	0	0	3 957	81 838	85 795
1998-1999	7 836	1 695	0	18	0	9 549	161 104	170 652
1998								
December	189	0	0	0	0	189	9 373	9 563
1999								
January	0	0	0	0	0	0	300	300
February	983	328	0	0	0	1 310	84 515	85 825
March	55	0	0	18	0	74	2 568	2 641
April	3 776	0	0	0	0	3 776	2 502	6 278
May	992	402	0	0	0	1 394	1 695	3 089
June	0	966	0	0	0	966	10 714	11 679
July	653	141	0	0	0	794	664	1 459
August	284	0	0	3 250	0	3 534	4 284	7 818
September	0	0	0	0	0	0	994	994
October	0	0	0	0	0	0	6 620	6 620
November	313	1 875	0	0	0	2 188	44 530	46 718
December	261	0	0	0	0	261	1 240	1 501
TOTAL (\$ '000)								
1996-1997	144 474	64 582	133	56 681	0	265 871	291 637	557 508
1997-1998	135 715	27 657	80	52 567	413	216 432	238 901	455 333
1998-1999	166 719	66 385	0	52 720	9 874	295 699	308 912	604 611
1998								
December	9 120	8 065	0	4 459	9 874	31 518	31 121	62 638
1999								
January	11 652	3 830	0	3 195	0	18 677	2 229	20 905
February	13 828	9 136	0	3 080	0	26 045	86 021	112 066
March	14 447	9 450	0	3 554	0	27 451	28 702	56 152
April	14 677	3 107	0	3 641	0	21 426	20 614	42 039
May	21 639	3 448	0	7 084	0	32 170	26 667	58 837
June	9 295	11 776	0	2 865	0	23 936	12 201	36 137
July	13 923	5 424	0	6 336	0	25 682	21 413	47 095
August	15 483	228	0	10 038	0	25 749	12 148	37 897
September	25 038	20 860	265	5 781	0	51 944	4 008	55 952
October	12 905	3 277	0	5 835	0	22 017	13 404	35 421
November	17 866	5 792	0	5 599	0	29 257	51 114	80 371
December	14 566	1 547	252	4 057	0	20 420	8 780	29 200

(a) See Glossary for definition.

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	106	30	137	14 566	1 547	4 308	20 420	8 780	29 200
Canberra (SD)	106	30	137	14 566	1 547	4 308	20 420	8 780	29 200
North Canberra (SSD)	12	30	42	1 647	1 547	648	3 842	4 179	8 021
Acton	0	0	0	0	0	0	0	0	0
Ainslie	2	0	2	218	0	10	228	0	228
Braddon	5	13	18	744	367	0	1 110	0	1 110
Campbell	0	0	0	0	0	56	56	600	656
City	0	0	0	0	0	0	0	509	509
Dickson	0	0	0	0	0	0	0	69	69
Downer	1	0	1	150	0	158	307	0	307
Duntroon	0	0	0	0	0	0	0	0	0
Hackett	0	0	0	0	0	0	0	0	0
Kowen	0	0	0	0	0	0	0	0	0
Lyneham	1	0	1	133	0	61	195	3 000	3 195
Majura	0	0	0	0	0	0	0	0	0
O'Connor	1	17	18	156	1 180	154	1 490	0	1 490
Reid	0	0	0	0	0	0	0	0	0
Russell	0	0	0	0	0	0	0	0	0
Turner	2	0	2	247	0	120	367	0	367
Watson	0	0	0	0	0	89	89	0	89
Belconnen (SSD)	11	0	11	1 169	0	727	1 896	0	1 896
Aranda	1	0	1	152	0	40	192	0	192
Belconnen Town Centre	0	0	0	0	0	0	0	0	0
Belconnen-SSD Bal	0	0	0	0	0	0	0	0	0
Bruce	0	0	0	0	0	0	0	0	0
Charnwood	0	0	0	0	0	15	15	0	15
Cook	0	0	0	0	0	138	138	0	138
Dunlop	10	0	10	1 017	0	0	1 017	0	1 017
Evatt	0	0	0	0	0	14	14	0	14
Florey	0	0	0	0	0	43	43	0	43
Flynn	0	0	0	0	0	59	59	0	59
Fraser	0	0	0	0	0	72	72	0	72
Giralang	0	0	0	0	0	0	0	0	0
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	58	58	0	58
Latham	0	0	0	0	0	19	19	0	19
McKellar	0	0	0	0	0	48	48	0	48
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	20	20	0	20
Page	0	0	0	0	0	0	0	0	0
Scullin	0	0	0	0	0	159	159	0	159
Spence	0	0	0	0	0	14	14	0	14
Weetangera	0	0	0	0	0	27	27	0	27
Woden Valley (SSD)	4	0	4	265	0	806	1 071	584	1 655
Chifley	1	0	1	108	0	35	143	0	143
Curtin	0	0	0	0	0	206	206	0	206
Farrer	0	0	0	0	0	0	0	0	0
Garran	1	0	1	55	0	119	174	0	174
Hughes	0	0	0	0	0	0	0	0	0
Isaacs	0	0	0	0	0	0	0	0	0
Lyons	2	0	2	102	0	144	246	0	246
Mawson	0	0	0	0	0	0	0	0	0
O'Malley	0	0	0	0	0	13	13	0	13
Pearce	0	0	0	0	0	221	221	0	221
Phillip	0	0	0	0	0	0	0	584	584
Torrens	0	0	0	0	0	68	68	0	68

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)	2	0	2	104	0	105	209	0	209
Chapman	0	0	0	0	0	29	29	0	29
Duffy	0	0	0	0	0	76	76	0	76
Fisher	0	0	0	0	0	0	0	0	0
Holder	0	0	0	0	0	0	0	0	0
Rivett	2	0	2	104	0	0	104	0	104
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	0	0	0	0
Weston Creek–Stromlo – SSD Bal	0	0	0	0	0	0	0	0	0
Tuggeranong (SSD)	2	0	2	356	0	967	1 323	820	2 143
Banks	0	0	0	0	0	0	0	0	0
Bonython	0	0	0	0	0	40	40	0	40
Calwell	0	0	0	0	0	206	206	0	206
Chisholm	0	0	0	0	0	148	148	0	148
Conder	0	0	0	0	0	0	0	0	0
Fadden	0	0	0	0	0	24	24	0	24
Gilmore	0	0	0	0	0	72	72	0	72
Gordon	2	0	2	356	0	21	377	0	377
Gowrie	0	0	0	0	0	104	104	0	104
Greenway	0	0	0	0	0	0	0	820	820
Isabella Plains	0	0	0	0	0	0	0	0	0
Kambah	0	0	0	0	0	175	175	0	175
Macarthur	0	0	0	0	0	25	25	0	25
Monash	0	0	0	0	0	40	40	0	40
Oxley	0	0	0	0	0	0	0	0	0
Richardson	0	0	0	0	0	0	0	0	0
Theodore	0	0	0	0	0	24	24	0	24
Tuggeranong–SSD Bal	0	0	0	0	0	0	0	0	0
Wanniassa	0	0	0	0	0	87	87	0	87
South Canberra (SSD)	10	0	11	2 181	0	1 025	3 207	1 599	4 806
Barton	0	0	0	0	0	127	127	956	1 083
Deakin	0	0	0	0	0	94	94	220	314
Forrest	7	0	7	1 563	0	0	1 563	0	1 563
Fyshwick	0	0	0	0	0	0	0	0	0
Griffith	1	0	2	194	0	587	780	350	1 130
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	0	0	73	73
Narrabundah	0	0	0	0	0	85	85	0	85
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	133	133	0	133
Symonston	0	0	0	0	0	0	0	0	0
Yarralumla	2	0	2	425	0	0	425	0	425
Gungahlin–Hall (SSD)	65	0	65	8 843	0	30	8 873	1 599	10 472
Amaroo	17	0	17	2 202	0	30	2 232	0	2 232
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	1 599	1 599
Ngunnawal	9	0	9	1 575	0	0	1 575	0	1 575
Nicholls	18	0	18	3 071	0	0	3 071	0	3 071
Palmerston	21	0	21	1 995	0	0	1 995	0	1 995
Australian Capital Territory - Bal	0	0	0	0	0	0	0	0	0

(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;
- permits issued by licensed building surveyors;
- 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* (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 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* (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 re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1997–1998). 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).

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the *Australian Standard Geographical Classification, 1999 Edition* (Cat. no. 1216.0), effective from 1 July 1999, 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* (Cat. no. 8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, Australian Capital Territory* (Cat. no. 8752.8)
- *Building Activity, New South Wales* (Cat. no. 8752.1)
- *Building Activity, Building Work Done, Australia*, (Cat. no. 8755.0)
- *Building Approvals, Australia* (Cat. no. 8731.0)
- *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 House Building* (Cat. no. 6408.0)
- *Price Index of Materials Used in Building Other than House Building* (Cat. no. 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 SubDivision



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 and 13 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 6 and 14 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 12.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretakers residences) associated with a non-residential building are defined as houses.

GLOSSARY

Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
New building work	Building activity which will result in the creation of a building which previously did not exist.
New other residential buildings	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
New residential	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
Non-residential building	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the 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 a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
Other residential building	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 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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- DIAL-A-STATISTIC* For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 75c per minute).
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