

BUILDING APPROVALS NSW AND ACT

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

FEBRUARY KEY FIGURES

NEW SOUTH WALES (a)

TREND ESTIMATES	Feb 2000	% change Jan 2000 to Feb 2000	% change Feb 1999 to Feb 2000
Dwelling units approved			
Private sector houses	2 850	1.7	21.4
Total dwelling units	4 204	-0.1	-1.0

SEASONALLY ADJUSTED	Feb 2000	% change Jan 2000 to Feb 2000	% change Feb 1999 to Feb 2000
Dwelling units approved			
Private sector houses	2 827	6.7	17.2
Total dwelling units	4 450	8.1	7.9

FEBRUARY KEY POINTS

NEW SOUTH WALES (a)

TREND ESTIMATES

- The trend for private sector houses continues to grow, increasing a further 1.7% in February to be 26.8% higher than the last low in August 1998.
- The trend estimate for total dwelling units has decreased 7.7% since the last peak in July 1999. This is represented by total houses increasing 13.1% while total other dwellings has decreased 33.9% over this period.

SEASONALLY ADJUSTED ESTIMATES

- After a fall of 12.0% in January, the seasonally adjusted estimate for private sector houses rose 6.7% in February to be 17.2% above the level of February 1999.
- The seasonally adjusted estimate for total dwelling units increased 8.1% following a fall of 2.7% in January.

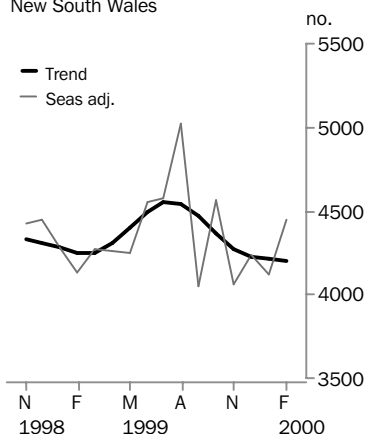
ORIGINAL ESTIMATES

- The total number of dwelling units approved in February increased by 20.0% (700 dwelling units) from the low in January to 4,201. Houses increased by 319 to 2,584 and other dwellings by 381 to 1,617.
- The value of total building approved increased marginally to \$926.5 million. Residential approvals increased by \$78.2 million while non-residential approvals decreased by \$77.4 million.

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

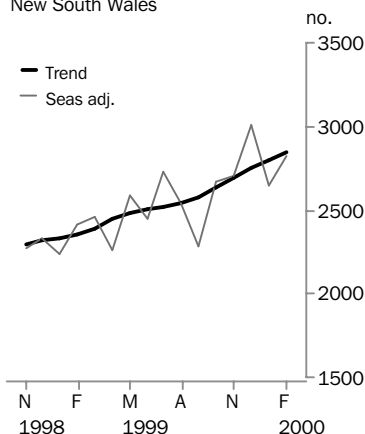
Dwelling units approved

New South Wales



Private sector houses approved

New South Wales



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

NOTES

FORTHCOMING ISSUES

ISSUE

RELEASE DATE

March 2000

12 May 2000

June 2000

8 August 2000

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CHANGES IN THIS ISSUE

There are no changes in this issue.

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DATA NOTES

There will be some changes to the frequency and content of this publication, commencing with the next issue (March 2000) which will be released on 12 May 2000. From next month this publication will only be released on a quarterly basis, although it will continue to include monthly data at the State/Territory level. Sub-state data (tables 12 and 15) will however include quarterly, not monthly data - monthly data will still be available as a special data service. Subsequent issues will be released at the time of the June, September and December periods.

The national publication, Building Approvals, Australia (Catalogue 8731.0) will continue to be released on a monthly basis and will, from the next issue, include a number of additional tables containing State/Territory and Capital City data. If you have any questions about these changes please contact Loucas Harous on (08) 8237 7585.

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REVISIONS THIS MONTH

There are no revisions this month.

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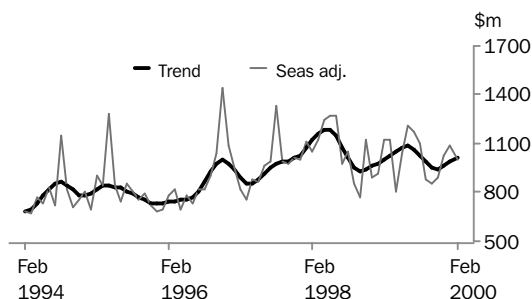
Geoff Smith

Acting Regional Director, New South Wales

VALUE OF BUILDING APPROVED: New South Wales

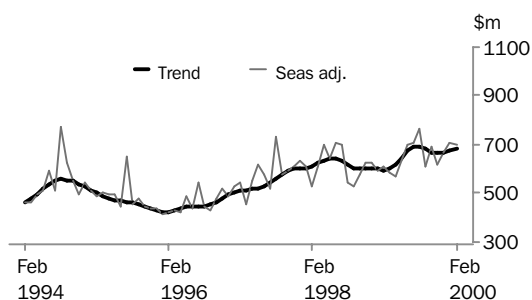
VALUE OF TOTAL BUILDING

The trend estimate has recorded increases totalling 7.8% since November 1999 and compares with an 8.3% decrease from August to November.



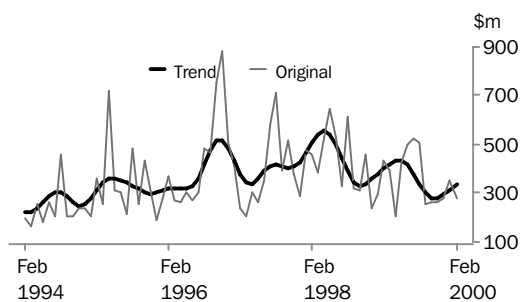
VALUE OF RESIDENTIAL BUILDING

Small monthly increases in the trend estimate have been recorded since November 1999 and is now 14.5% above February 1999.



VALUE OF NON-RESIDENTIAL BUILDING

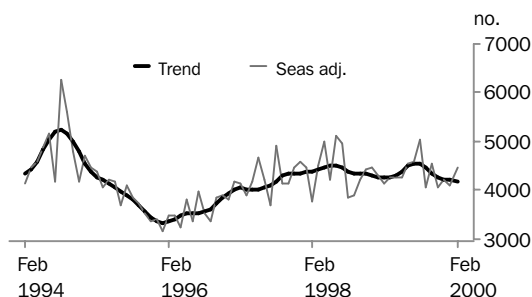
The trend has increased 19.5% over the last 3 months but is 16.2% below the level of a year ago.



DWELLINGS APPROVED: New South Wales

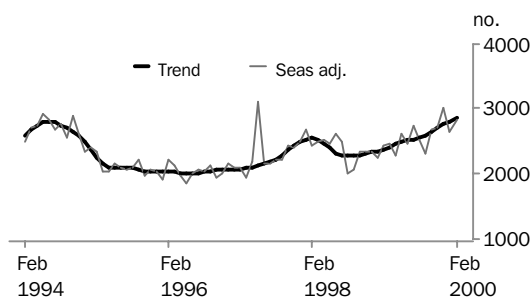
TOTAL DWELLING UNITS

The trend has fallen for the seventh consecutive month and is now 1.0% below the level of February 1999.



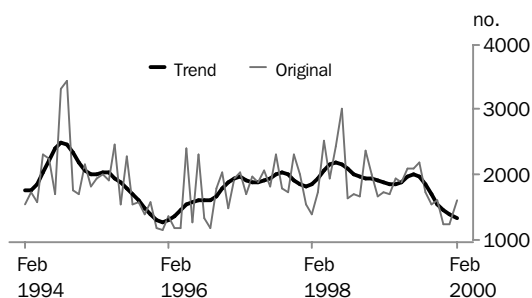
PRIVATE SECTOR HOUSES

Increases varying from 0.6% in July 1999 to 2.4% in November 1999 have been experienced over the last year. The total annual increase is 21.4%.



OTHER DWELLINGS

The level of the trend has fallen by 551 dwellings or 29.2% over the last year to 1,336 dwelling units in February. This is the lowest figure since February 1996.



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

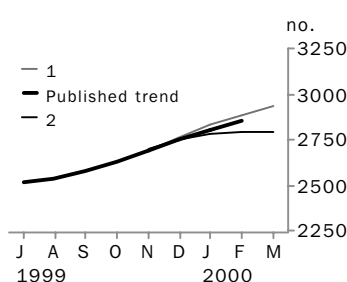
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

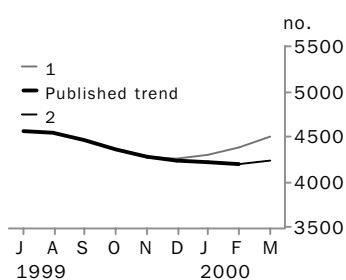
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the March seasonally adjusted estimate is higher than the February estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the March seasonally adjusted estimate is lower than the February 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:			
			1 <i>rises by 6% on Feb 2000</i>		2 <i>falls by 6% on Feb 2000</i>	
	no.	% change	no.	% change	no.	% change
October 1999	2 629	2.0	2 624	1.9	2 635	2.1
November 1999	2 692	2.4	2 689	2.5	2 694	2.2
December 1999	2 754	2.3	2 761	2.7	2 746	1.9
January 2000	2 802	1.7	2 827	2.4	2 777	1.1
February 2000	2 850	1.7	2 884	2.0	2 790	0.5
March 2000	n.y.a.	n.y.a.	2 933	1.7	2 793	0.1

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			1 <i>rises by 7% on Feb 2000</i>		2 <i>falls by 7% on Feb 2000</i>	
	no.	% change	no.	% change	no.	% change
October 1999	4 363	-2.3	4 347	-2.4	4 368	-2.3
November 1999	4 276	-2.0	4 266	-1.9	4 277	-2.1
December 1999	4 227	-1.1	4 254	-0.3	4 225	-1.2
January 2000	4 210	-0.4	4 301	1.1	4 206	-0.4
February 2000	4 204	-0.1	4 376	1.7	4 197	-0.2
March 2000	n.y.a.	n.y.a.	4 503	2.9	4 233	0.9

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						
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
2000						
January	2 249	2 265	1 157	1 236	3 406	3 501
February	2 561	2 584	1 519	1 617	4 080	4 201
SEASONALLY ADJUSTED						
1998						
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
2000						
January	2 649	2 666	n.a.	n.a.	4 042	4 116
February	2 827	2 843	n.a.	n.a.	4 336	4 450
TREND ESTIMATES						
1998						
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	2 518	2 535	1 933	2 022	4 451	4 556
August	2 540	2 559	1 886	1 983	4 426	4 542
September	2 578	2 599	1 765	1 867	4 343	4 466
October	2 629	2 650	1 614	1 713	4 242	4 363
November	2 692	2 713	1 470	1 563	4 162	4 276
December	2 754	2 774	1 368	1 452	4 123	4 227
2000						
January	2 802	2 821	1 312	1 388	4 115	4 210
February	2 850	2 868	1 262	1 336	4 113	4 204

DWELLING UNITS APPROVED, Percentage Change—NSW

	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
Month						
ORIGINAL (% change from preceding month)						
1998						
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
2000						
January	-22.5	-22.4	-3.9	0.2	-17.0	-15.6
February	13.9	14.1	31.3	30.8	19.8	20.0
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
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
2000						
January	-12.0	-12.1	n.a.	n.a.	-3.5	-2.7
February	6.7	6.6	n.a.	n.a.	7.3	8.1
TREND ESTIMATES (% change from preceding month)						
1998						
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	0.6	0.7	1.6	2.1	1.0	1.3
August	0.9	0.9	-2.4	-1.9	-0.6	-0.3
September	1.5	1.6	-6.4	-5.8	-1.9	-1.7
October	2.0	2.0	-8.6	-8.2	-2.3	-2.3
November	2.4	2.4	-8.9	-8.8	-1.9	-2.0
December	2.3	2.2	-6.9	-7.1	-0.9	-1.1
2000						
January	1.7	1.7	-4.1	-4.4	-0.2	-0.4
February	1.7	1.7	-3.8	-3.7	0.0	-0.1

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					
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
2000					
January	486.3	82.7	568.9	356.8	925.7
February	529.3	117.8	647.1	279.4	926.5
SEASONALLY ADJUSTED					
1998					
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
2000					
January	616.0	90.1	706.2	n.a.	1 081.7
February	569.2	130.8	700.1	n.a.	1 000.0
TREND ESTIMATES					
1998					
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	582.6	106.7	689.3	379.8	1 069.1
August	581.3	110.3	691.7	339.8	1 031.4
September	570.8	111.9	682.8	306.3	989.0
October	558.9	111.6	670.6	283.2	953.7
November	554.0	110.9	664.9	281.0	945.9
December	557.4	110.4	667.8	295.7	963.6
2000					
January	564.6	110.6	675.1	314.3	989.4
February	572.2	111.2	683.5	335.9	1 019.3

(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					
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
2000					
January	-12.7	-19.3	-13.7	28.8	-1.1
February	8.8	42.4	13.7	-21.7	0.1
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
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
2000					
January	11.2	-21.4	5.6	n.a.	5.0
February	-7.6	45.2	-0.9	n.a.	-7.6
TREND ESTIMATES (% change from preceding month)					
1998					
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	2.1	4.6	2.5	-8.8	-1.8
August	-0.2	3.4	0.3	-10.5	-3.5
September	-1.8	1.5	-1.3	-9.9	-4.1
October	-2.1	-0.3	-1.8	-7.5	-3.6
November	-0.9	-0.6	-0.8	-0.8	-0.8
December	0.6	-0.5	0.4	5.2	1.9
2000					
January	1.3	0.2	1.1	6.3	2.7
February	1.3	0.5	1.2	6.9	3.0

(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
1999						
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
2000						
January	2 247	1 118	8	10	23	3 406
February	2 556	1 447	20	34	23	4 080
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
1999						
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
2000						
January	16	76	3	0	0	95
February	23	94	3	0	1	121
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
1999						
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
2000						
January	2 263	1 194	11	10	23	3 501
February	2 579	1 541	23	34	24	4 201

(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
1999								
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
2000								
January	313.1	163.0	0.8	78.3	1.2	556.3	291.8	848.2
February	365.9	151.0	2.2	106.8	7.1	633.0	229.4	862.4
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
1999								
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
2000								
January	3.0	7.1	0.5	1.9	0.0	12.6	64.9	77.5
February	3.5	8.9	0.4	1.3	0.0	14.1	50.0	64.1
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
1999								
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
2000								
January	316.1	170.1	1.3	80.2	1.2	568.9	356.8	925.7
February	369.4	159.9	2.6	108.1	7.1	647.1	279.4	926.5

(a) See Glossary for definition.

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDING(a)—NSW: Original

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....		Flats, units or apartments in a building of.....				Total	Total new residential building	
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
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										
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
2000										
January	2 263	189	240	429	69	129	567	765	1 194	3 457
February	2 579	361	483	844	204	198	295	697	1 541	4 120

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										
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
2000										
January	316.1	17.8	23.1	40.9	5.9	12.5	110.9	129.2	170.1	486.3
February	369.4	32.8	46.5	79.3	21.2	24.5	34.9	80.6	159.9	529.3

(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	2 333.4	5 946.0	1 160.6	7 106.6	4 310.9	11 417.5
1998							
September	894.5	590.4	1 484.9	350.2	1 835.1	1 222.2	3 057.3
December	885.6	679.3	1 564.9	256.1	1 821.0	964.2	2 785.2
1999							
March	869.9	455.6	1 325.6	268.2	1 593.8	1 062.1	2 655.9
June	962.5	608.1	1 570.6	286.1	1 856.7	1 062.4	2 919.1
September	1 049.3	650.0	1 699.2	341.6	2 040.9	1 194.9	3 235.7
December	1 073.6	467.6	1 541.1	298.8	1 839.9	739.5	2 579.4
ORIGINAL (% change from preceding quarter)							
1998							
September	-6.5	-15.5	-10.3	-18.5	-12.0	-26.9	-18.5
December	-1.0	15.1	5.4	-26.9	-0.8	-21.1	-8.9
1999							
March	-1.8	-32.9	-15.3	4.7	-12.5	10.2	-4.6
June	10.6	33.5	18.5	6.7	16.5	0.0	9.9
September	9.0	6.9	8.2	19.4	9.9	12.5	10.8
December	2.3	-28.1	-9.3	-12.5	-9.8	-38.1	-20.3

(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												
December	6	0.6	61	5.4	25	2.6	37	4.0	28	2.5	26	2.4
2000												
January	7	0.7	80	7.4	7	0.8	57	5.3	32	3.3	12	1.2
February	6	0.7	87	7.7	23	2.7	61	5.9	29	2.9	13	1.4
Value—\$200,000–\$499,999												
1999												
December	7	2.2	11	3.2	16	4.5	11	3.8	10	3.1	7	2.7
2000												
January	5	1.7	19	5.0	14	4.3	23	6.8	10	2.5	3	1.1
February	3	0.7	18	4.8	10	2.8	17	5.1	11	3.6	5	1.3
Value—\$500,000–\$999,999												
1999												
December	3	2.4	5	2.7	13	9.0	6	4.0	7	4.8	5	3.0
2000												
January	2	1.3	6	4.7	1	0.6	6	4.5	6	4.0	2	1.3
February	1	0.5	7	4.5	6	4.2	7	4.7	6	3.9	4	2.9
Value—\$1,000,000–\$4,999,999												
1999												
December	1	1.4	6	11.7	4	10.8	2	5.5	3	9.7	9	20.1
2000												
January	2	2.3	5	9.5	2	6.0	9	18.6	12	26.8	3	4.5
February	0	0.0	4	4.3	8	16.7	10	15.6	9	20.5	6	15.9
Value—\$5,000,000 and over												
1999												
December	2	54.0	3	26.7	0	0.0	1	15.2	2	23.0	0	0.0
2000												
January	2	38.8	3	28.3	1	7.0	2	62.0	2	11.2	3	33.2
February	1	5.9	1	20.0	0	0.0	3	64.4	2	13.1	1	8.0
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												
December	19	60.5	86	49.7	58	26.9	57	32.5	50	43.0	47	28.2
2000												
January	18	44.8	113	55.0	25	18.8	97	97.2	62	47.8	23	41.2
February	11	7.8	117	41.2	47	26.4	98	95.7	57	44.1	29	29.5

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										
December	4	0.4	4	0.4	9	1.2	20	1.9	220	21.4
2000										
January	2	0.1	4	0.4	14	1.7	7	0.6	222	21.5
February	2	0.2	9	1.2	8	0.7	18	1.7	256	25.0
Value—\$200,000–\$499,999										
1999										
December	1	0.3	2	0.7	5	1.6	7	2.2	77	24.1
2000										
January	0	0.0	1	0.4	7	2.0	4	1.1	86	25.1
February	1	0.2	3	1.0	5	1.7	3	1.0	76	22.3
Value—\$500,000–\$999,999										
1999										
December	2	1.5	3	1.8	1	0.9	2	1.7	47	31.6
2000										
January	0	0.0	1	0.7	2	1.2	3	2.5	29	20.6
February	0	0.0	2	1.8	2	1.3	4	2.4	39	26.0
Value—\$1,000,000–\$4,999,999										
1999										
December	1	2.5	6	10.9	3	6.5	1	1.9	36	81.0
2000										
January	2	3.0	2	4.1	5	14.8	2	3.3	44	92.8
February	1	1.3	1	2.6	5	11.1	1	1.2	45	89.3
Value—\$5,000,000 and over										
1999										
December	0	0.0	0	0.0	0	0.0	0	0.0	8	118.9
2000										
January	0	0.0	1	7.2	1	9.0	0	0.0	15	196.7
February	0	0.0	0	0.0	0	0.0	1	5.4	9	116.8
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										
December	8	4.7	15	13.8	18	10.1	30	7.7	388	277.1
2000										
January	4	3.1	9	12.8	29	28.6	16	7.5	396	356.8
February	4	1.8	15	6.5	20	14.8	27	11.7	425	279.4

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
1999											
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
2000											
January	44.3	55.0	18.6	90.8	36.9	4.4	3.1	9.4	24.8	4.4	291.8
February	7.8	40.5	26.2	73.0	40.4	16.5	1.8	3.4	12.1	7.7	229.4
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
1999											
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
2000											
January	0.5	0.0	0.1	6.4	10.9	36.8	0.0	3.3	3.8	3.1	64.9
February	0.0	0.7	0.2	22.7	3.6	13.0	0.0	3.1	2.7	4.0	50.0
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
1999											
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
2000											
January	44.8	55.0	18.8	97.2	47.8	41.2	3.1	12.8	28.6	7.5	356.8
February	7.8	41.2	26.4	95.7	44.1	29.5	1.8	6.5	14.8	11.7	279.4

BUILDING APPROVED IN THE SYDNEY STATISTICAL DIVISION: Original

DWELLINGS (no.).....

VALUE (\$'000).....

Period	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
1999									
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
2000									
January	1 154	927	2 116	173 470	144 567	59 972	378 009	249 511	627 520
February	1 311	1 180	2 543	204 885	126 541	90 843	422 270	177 978	600 247
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
1999									
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
2000									
January	1	58	62	131	5 394	2 330	7 855	31 178	39 033
February	6	84	93	934	8 004	1 512	10 450	40 744	51 193
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
1999									
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
2000									
January	1 155	985	2 178	173 601	149 961	62 302	385 864	280 689	666 553
February	1 317	1 264	2 636	205 819	134 544	92 356	432 719	218 721	651 441

(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	2 579	1 541	4 201	369 398	159 894	117 775	647 067	279 418	926 485
Sydney (SD)	1 317	1 264	2 636	205 819	134 544	92 356	432 719	218 721	651 441
Inner Sydney (SSD)	13	157	207	2 700	16 590	12 761	32 051	66 610	98 661
Botany Bay (C)	3	41	47	485	5 000	1 147	6 632	385	7 017
Leichhardt (A)	3	0	3	935	0	802	1 737	255	1 992
Marrickville (A)	3	0	5	340	0	1 335	1 675	1 180	2 855
South Sydney (C)	4	116	152	940	11 590	9 377	21 907	9 625	31 532
Sydney (C)—Inner	0	0	0	0	0	0	0	23 390	23 390
Sydney (C)—Remainder	0	0	0	0	0	100	100	31 775	31 875
Eastern Suburbs (SSD)	15	39	54	4 515	9 810	8 333	22 658	53 090	75 748
Randwick (C)	11	23	34	2 465	3 260	1 926	7 651	545	8 196
Waverley (A)	0	0	0	0	0	1 255	1 255	70	1 325
Woollahra (A)	4	16	20	2 050	6 550	5 152	13 752	52 475	66 227
St George—Sutherland (SSD)	72	154	236	11 501	17 843	8 311	37 655	9 712	47 367
Hurstville (C)	10	24	34	1 592	2 050	1 169	4 811	4 377	9 188
Kogarah (A)	8	30	48	1 386	3 380	459	5 225	1 122	6 347
Rockdale (C)	12	12	24	2 173	1 213	1 663	5 050	133	5 183
Sutherland Shire (A)	42	88	130	6 350	11 199	5 020	22 569	4 080	26 649
Canterbury—Bankstown (SSD)	29	65	94	4 737	6 423	3 222	14 382	1 670	16 052
Bankstown (C)	21	51	72	3 457	5 053	1 928	10 438	1 600	12 038
Canterbury (C)	8	14	22	1 280	1 370	1 294	3 944	70	4 014
Fairfield—Liverpool (SSD)	225	103	328	31 658	8 925	1 345	41 928	2 568	44 496
Fairfield (C)	70	71	141	8 828	6 085	479	15 392	405	15 797
Liverpool (C)	155	32	187	22 830	2 840	866	26 536	2 163	28 699
Outer South Western Sydney (SSD)	99	0	102	13 996	0	1 890	15 886	3 005	18 890
Camden (A)	58	0	58	7 745	0	314	8 059	992	9 051
Campbelltown (C)	15	0	15	2 010	0	438	2 448	175	2 623
Wollondilly (A)	26	0	29	4 241	0	1 138	5 378	1 838	7 216
Inner Western Sydney (SSD)	7	5	12	1 840	500	3 902	6 242	3 527	9 769
Ashfield (A)	1	0	1	320	0	1 196	1 516	75	1 591
Burwood (A)	0	0	0	0	0	1 284	1 284	495	1 779
Concord (A)	4	0	4	838	0	257	1 095	428	1 523
Drummoyne (A)	0	5	5	0	500	1 031	1 531	0	1 531
Strathfield (A)	2	0	2	682	0	134	816	2 529	3 345
Central Western Sydney (SSD)	38	178	216	5 388	15 437	3 602	24 427	12 391	36 818
Auburn (A)	9	3	12	1 103	269	476	1 848	0	1 848
Holroyd (C)	10	34	44	1 657	3 904	606	6 167	5 050	11 217
Parramatta (C)	19	141	160	2 628	11 264	2 520	16 413	7 341	23 753
Outer Western Sydney (SSD)	87	32	120	12 848	2 663	2 661	18 172	1 585	19 757
Blue Mountains (C)	11	0	11	1 530	0	292	1 822	0	1 822
Hawkesbury (C)	30	16	47	4 762	1 220	911	6 894	100	6 994
Penrith (C)	46	16	62	6 555	1 443	1 458	9 456	1 485	10 941
Blacktown—Baulkham Hills (SSD)	338	16	356	51 880	1 360	5 483	58 723	18 890	77 612
Baulkham Hills (A)	193	0	195	32 789	0	3 446	36 235	5 000	41 235
Blacktown (C)	145	16	161	19 091	1 360	2 037	22 488	13 889	36 377
Lower Northern Sydney (SSD)	67	330	398	15 077	37 565	16 731	69 373	27 404	96 777
Hunter's Hill (A)	1	17	18	223	3 100	243	3 566	0	3 566
Lane Cove (A)	6	14	20	2 311	1 425	2 335	6 071	505	6 576
Mosman (A)	0	9	9	0	3 200	190	3 390	0	3 390
North Sydney (A)	0	24	24	0	3 500	785	4 285	966	5 251
Ryde (C)	30	83	113	5 640	7 740	1 013	14 394	6 900	21 294
Willoughby (C)	30	183	214	6 903	18 600	12 165	37 668	19 033	56 701

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)	55	0	55	11 410	0	9 624	21 035	4 898	25 933
Hornsby (A)	37	0	37	5 516	0	3 537	9 053	390	9 443
Ku-ring-gai (A)	18	0	18	5 894	0	6 087	11 981	4 508	16 489
Northern Beaches (SSD)	46	50	96	9 377	6 746	9 720	25 843	6 695	32 538
Manly (A)	2	18	20	220	1 700	2 226	4 146	150	4 296
Pittwater (A)	11	8	19	2 288	956	2 691	5 935	815	6 750
Warringah (A)	33	24	57	6 869	4 090	4 803	15 762	5 730	21 492
Gosford–Wyong (SSD)	226	135	362	28 891	10 682	4 773	44 346	6 677	51 023
Gosford (C)	117	110	228	16 545	8 179	3 150	27 874	6 002	33 876
Wyong (A)	109	25	134	12 346	2 503	1 622	16 472	675	17 147
Hunter (SD)	309	75	391	39 583	6 322	5 772	51 677	13 986	65 663
Newcastle (SSD)	241	64	312	30 869	5 462	5 317	41 649	12 289	53 937
Cessnock (C)	14	0	14	1 642	0	471	2 113	1 770	3 883
Lake Macquarie (C)	83	14	97	10 782	1 010	2 110	13 902	1 002	14 903
Maitland (C)	49	5	54	5 899	350	509	6 758	550	7 308
Newcastle (C)–Inner	0	0	4	0	0	10	10	605	615
Newcastle (C)–Remainder	35	11	48	4 944	791	1 709	7 444	7 897	15 341
Port Stephens (A)	60	34	95	7 603	3 311	507	11 422	465	11 887
Hunter SD Balance (SSD)	68	11	79	8 714	860	455	10 028	1 697	11 726
Dungog (A)	8	0	8	1 152	0	115	1 267	0	1 267
Gloucester (A)	2	0	2	200	0	42	242	0	242
Great Lakes (A)	35	11	46	4 241	860	131	5 232	63	5 295
Merriwa (A)	0	0	0	0	0	30	30	0	30
Murrurundi (A)	0	0	0	0	0	0	0	0	0
Muswellbrook (A)	3	0	3	293	0	0	293	180	473
Scone (A)	2	0	2	315	0	62	376	790	1 166
Singleton (A)	18	0	18	2 514	0	75	2 589	664	3 253
Illawarra (SD)	192	37	232	26 367	3 580	5 000	34 947	12 591	47 537
Wollongong (SSD)	96	31	128	13 342	2 840	3 311	19 492	8 949	28 442
Kiama (A)	4	20	24	851	1 944	432	3 227	2 125	5 352
Shellharbour (C)	59	2	61	7 603	130	925	8 657	314	8 971
Wollongong (C)	33	9	43	4 888	766	1 954	7 608	6 510	14 118
Illawarra SD Balance (SSD)	96	6	104	13 025	740	1 689	15 454	3 641	19 096
Shoalhaven (C)	96	6	104	13 025	740	1 689	15 454	3 641	19 096
Wingecarribee (A)	0	0	0	0	0	0	0	0	0
Richmond–Tweed (SD)	121	44	167	14 483	3 550	1 659	19 692	12 148	31 840
Tweed Heads (SSD)	41	12	54	4 271	1 021	335	5 628	1 341	6 969
Tweed (A)–Pt A	41	12	54	4 271	1 021	335	5 628	1 341	6 969
Richmond–Tweed SD Balance (SSD)	80	32	113	10 212	2 529	1 324	14 065	10 806	24 871
Ballina (A)	36	23	60	4 528	1 809	488	6 825	9 375	16 200
Byron (A)	10	4	14	1 676	300	157	2 133	459	2 592
Casino (A)	0	0	0	0	0	202	202	180	382
Kyogle (A)	3	0	3	330	0	0	330	90	420
Lismore (C)	17	0	17	2 087	0	401	2 488	702	3 190
Richmond River (A)	2	2	4	195	170	0	365	0	365
Tweed (A)–Pt B	12	3	15	1 396	250	76	1 722	0	1 722

BUILDING APPROVED IN STATISTICAL AREAS—NSW *continued*

DWELLINGS (no.).....

VALUE (\$'000).....

	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential buildings</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non residential building</i>	<i>Total building</i>
STATISTICAL AREAS									
Mid-North Coast (SD)	157	85	248	19 248	8 571	4 309	32 128	8 049	40 176
Clarence (SSD)	66	26	94	7 683	3 442	2 253	13 378	1 334	14 712
Bellingen (A)	0	0	0	0	0	0	0	0	0
Coffs Harbour (C)	36	18	55	4 765	2 462	853	8 080	734	8 813
Copmanhurst (A)	1	0	1	86	0	21	107	0	107
Grafton (C)	3	0	3	400	0	87	486	0	486
Maclean (A)	13	8	21	1 252	980	227	2 459	0	2 459
Nambucca (A)	12	0	13	1 082	0	942	2 024	600	2 624
Nymboida (A)	1	0	1	99	0	110	209	0	209
Ullmarra (A)	0	0	0	0	0	15	15	0	15
Hastings (SSD)	91	59	154	11 566	5 129	2 055	18 750	6 715	25 465
Greater Taree (C)	19	32	54	2 983	2 284	857	6 123	685	6 808
Hastings (A)	53	27	80	6 905	2 845	722	10 472	5 400	15 872
Kempsey (A)	19	0	20	1 678	0	476	2 154	630	2 784
Lord Howe Island	0	0	0	0	0	0	0	0	0
Northern (SD)	50	7	58	6 958	580	1 169	8 706	2 909	11 615
Northern Slopes (SSD)	31	7	39	4 355	580	527	5 462	2 422	7 884
Barraba (A)	0	0	0	0	0	0	0	0	0
Bingara (A)	0	0	0	0	0	63	63	0	63
Gunnedah (A)	6	4	10	697	400	20	1 117	1 650	2 767
Inverell (A)—Pt A	0	0	0	0	0	91	91	62	153
Manilla (A)	0	0	0	0	0	11	11	0	11
Nundle (A)	0	0	0	0	0	0	0	0	0
Parry (A)	4	0	5	599	0	44	643	70	713
Quirindi (A)	2	0	2	234	0	16	250	0	250
Tamworth (C)	19	3	22	2 826	180	283	3 288	640	3 928
Yallaroi (A)	0	0	0	0	0	0	0	0	0
Northern Tablelands (SSD)	16	0	16	2 105	0	630	2 735	393	3 128
Armidale (C)	4	0	4	469	0	188	657	249	906
Dumaresq (A)	6	0	6	880	0	65	945	0	945
Glen Innes (A)	0	0	0	0	0	38	38	0	38
Guyra (A)	1	0	1	140	0	0	140	60	200
Inverell (A)—Pt B	1	0	1	129	0	112	241	0	241
Severn (A)	0	0	0	0	0	48	48	0	48
Tenterfield (A)	2	0	2	157	0	100	257	0	257
Uralla (A)	2	0	2	330	0	79	409	84	493
Walcha (A)	0	0	0	0	0	0	0	0	0
North Central Plain (SSD)	3	0	3	497	0	12	509	94	603
Moree Plains (A)	1	0	1	155	0	0	155	0	155
Narrabri (A)	2	0	2	342	0	12	354	94	448
North Western (SD)	38	2	40	5 473	328	590	6 391	785	7 176
Central Macquarie (SSD)	32	2	34	4 592	328	529	5 448	785	6 233
Coolah (A)	1	0	1	126	0	0	126	0	126
Coonabarabran (A)	2	0	2	211	0	12	223	0	223
Dubbo (C)	15	0	15	2 116	0	287	2 403	785	3 188
Gilgandra (A)	0	0	0	0	0	0	0	0	0
Mudgee (A)	14	2	16	2 139	328	230	2 697	0	2 697
Narromine (A)	0	0	0	0	0	0	0	0	0
Wellington (A)	0	0	0	0	0	0	0	0	0
Macquarie—Barwon (SSD)	2	0	2	298	0	15	313	0	313
Bogan (A)	0	0	0	0	0	0	0	0	0
Coonamble (A)	0	0	0	0	0	0	0	0	0
Walgett (A)	0	0	0	0	0	0	0	0	0
Warren (A)	2	0	2	298	0	15	313	0	313

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)	4	0	4	583	0	47	630	0	630
Bourke (A)	3	0	3	423	0	0	423	0	423
Brewarrina (A)	1	0	1	160	0	0	160	0	160
Cobar (A)	0	0	0	0	0	47	47	0	47
Central West (SD)	65	2	68	8 961	220	1 798	10 979	7 254	18 233
Bathurst–Orange (SSD)	26	0	26	3 968	0	781	4 749	2 723	7 472
Bathurst (C)	11	0	11	1 784	0	148	1 932	1 250	3 182
Blayney (A)–Pt A	2	0	2	174	0	35	209	0	209
Cabonne (A)–Pt A	4	0	4	891	0	63	954	0	954
Evans (A)–Pt A	0	0	0	0	0	25	25	0	25
Orange (C)	9	0	9	1 119	0	510	1 629	1 473	3 103
Central Tablelands (excl. Bathurst–Orange) (SSD)	14	2	17	2 031	220	447	2 699	173	2 872
Blayney (A)–Pt B	1	0	1	86	0	55	141	0	141
Cabonne (A) –Pt B	2	0	2	155	0	94	249	0	249
Evans (A)–Pt B	0	0	0	0	0	30	30	0	30
Greater Lithgow (C)	3	2	6	612	220	225	1 057	0	1 057
Oberon (A)	5	0	5	761	0	43	804	173	977
Rylstone (A)	3	0	3	418	0	0	418	0	418
Lachlan (SSD)	25	0	25	2 961	0	570	3 531	4 358	7 889
Bland (A)	1	0	1	50	0	20	70	65	135
Cabonne (A)–Pt C	4	0	4	383	0	0	383	3 780	4 163
Cowra (A)	7	0	7	899	0	209	1 108	353	1 461
Forbes (A)	1	0	1	180	0	88	268	0	268
Lachlan (A)	5	0	5	486	0	79	565	0	565
Parkes (A)	4	0	4	542	0	175	716	160	876
Weddin (A)	3	0	3	423	0	0	423	0	423
South Eastern (SD)	184	14	204	23 144	1 200	2 903	27 247	1 718	28 965
Queanbeyan (SSD)	70	0	71	9 807	0	339	10 146	0	10 146
Queanbeyan (C)	61	0	61	8 302	0	119	8 421	0	8 421
Yarrowlumla (A)–Pt A	9	0	10	1 505	0	220	1 725	0	1 725
Southern Tablelands (excl. Queanbeyan) (SSD)	23	0	23	2 745	0	547	3 292	100	3 392
Boorowa (A)	2	0	2	265	0	0	265	0	265
Crookwell (A)	2	0	2	166	0	56	222	0	222
Goulburn (C)	0	0	0	0	0	0	0	0	0
Gunning (A)	1	0	1	62	0	0	62	0	62
Harden (A)	0	0	0	0	0	0	0	0	0
Mulwaree (A)	7	0	7	893	0	377	1 270	0	1 270
Tallaganda (A)	4	0	4	291	0	0	291	0	291
Yarrowlumla (A)–Pt B	0	0	0	0	0	0	0	0	0
Yass (A)	7	0	7	1 067	0	38	1 105	50	1 155
Young (A)	0	0	0	0	0	77	77	50	127
Lower South Coast (SSD)	78	14	97	8 938	1 200	1 934	12 073	1 226	13 299
Bega Valley (A)	27	2	29	3 073	210	614	3 897	1 026	4 923
Eurobodalla (A)	51	12	68	5 865	990	1 321	8 176	200	8 376
Snowy (SSD)	13	0	13	1 653	0	83	1 736	392	2 129
Bombala (A)	0	0	0	0	0	30	30	115	145
Cooma–Monaro (A)	2	0	2	227	0	18	245	0	245
Snowy River (A)	11	0	11	1 426	0	35	1 461	277	1 738

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)	93	9	102	12 609	812	990	14 411	295	14 706
Central Murrumbidgee (SSD)	37	0	37	5 226	0	607	5 833	145	5 978
Coolamon (A)	2	0	2	269	0	23	292	0	292
Cootamundra (A)	3	0	3	453	0	69	522	0	522
Gundagai (A)	3	0	3	414	0	10	424	0	424
Junea (A)	0	0	0	0	0	60	60	0	60
Lockhart (A)	1	0	1	150	0	0	150	80	230
Narrandera (A)	0	0	0	0	0	98	98	0	98
Temora (A)	7	0	7	803	0	38	841	0	841
Tumut (A)	8	0	8	1 188	0	71	1 259	65	1 324
Wagga Wagga (C)	13	0	13	1 950	0	238	2 188	0	2 188
Lower Murrumbidgee (SSD)	56	9	65	7 383	812	383	8 578	150	8 728
Carrathool (A)	4	0	4	453	0	0	453	50	503
Griffith (C)	42	9	51	5 649	812	148	6 608	0	6 608
Hay (A)	0	0	0	0	0	37	37	100	137
Leeton (A)	9	0	9	1 126	0	188	1 314	0	1 314
Murrumbidgee (A)	1	0	1	156	0	10	166	0	166
Murray (SD)	51	2	53	6 585	187	1 102	7 874	962	8 836
Albury (SSD)	33	2	35	4 279	187	428	4 893	487	5 381
Albury (C)	22	2	24	2 961	187	418	3 566	427	3 993
Hume (A)	11	0	11	1 318	0	10	1 328	60	1 388
Upper Murray (excl. Albury) (SSD)	3	0	3	571	0	18	589	345	934
Corowa (A)	1	0	1	145	0	18	163	282	445
Culcairn (A)	0	0	0	0	0	0	0	0	0
Holbrook (A)	0	0	0	0	0	0	0	0	0
Tumbarumba (A)	1	0	1	280	0	0	280	63	343
Urana (A)	1	0	1	147	0	0	147	0	147
Central Murray (SSD)	13	0	13	1 461	0	281	1 742	0	1 742
Berrigan (A)	3	0	3	360	0	30	390	0	390
Conargo (A)	0	0	0	0	0	0	0	0	0
Deniliquin (A)	3	0	3	374	0	191	565	0	565
Jerilderie (A)	0	0	0	0	0	0	0	0	0
Murray (A)	5	0	5	548	0	25	573	0	573
Wakool (A)	2	0	2	180	0	35	215	0	215
Windouran (A)	0	0	0	0	0	0	0	0	0
Murray–Darling (SSD)	2	0	2	274	0	375	649	130	779
Balranald (A)	0	0	0	0	0	250	250	0	250
Wentworth(A)	2	0	2	274	0	125	399	130	529
Far West (SD)	2	0	2	167	0	129	296	0	296
Far West (SSD)	2	0	2	167	0	129	296	0	296
Broken Hill (C)	1	0	1	104	0	129	233	0	233
Central Darling (A)	1	0	1	62	0	0	62	0	62
Unincorp, Far West	0	0	0	0	0	0	0	0	0

STATISTICAL DISTRICT

Newcastle NSW	241	64	312	30 869	5 462	5 317	41 649	12 289	53 937
Wollongong NSW	96	31	128	13 342	2 840	3 311	19 492	8 949	28 442
Bathurst–Orange NSW	26	0	26	3 968	0	781	4 749	2 723	7 472
Albury–Wodonga NSW/VIC	73	8	83	9 061	700	629	10 389	1 456	11 844
Canberra–Queanbeyan ACT/NSW	238	98	405	35 094	14 410	14 269	63 773	31 155	94 928
Gold Coast–Tweed Heads QLD/NSW	415	168	585	51 037	13 761	2 602	67 399	32 121	99 521

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

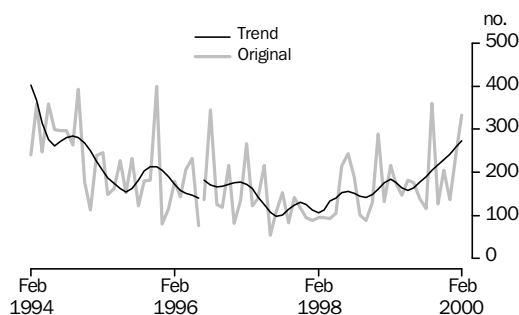
(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVALS KEY FEATURES: ACT

KEY FIGURES

		% change Jan 2000 to Feb 2000	% change Feb 1999 to Feb 2000
Trend estimates			
Dwelling units approved			
Total dwelling units	273	5.2	48.4
Original			
Dwelling units approved			
Private sector houses	165	42.2	71.9
Total dwelling units	334	34.7	54.6

DWELLING UNITS APPROVED



KEY POINTS

Original Estimates

- There were 334 dwellings approved in February, 86 more than January and 118 more than February 1999. One conversion project accounted for 68 dwellings.
- The number of houses approved (168) rose by 52 while other residential (98) fell by 34 dwellings. Dwelling approvals were concentrated in City (68), Lyneham (52), Nicholls (51) and Palmerston (42).
- The value of total building was \$84.8 million, an increase of \$43.2 million on January. This comprised of an increase of \$19.1 million in the value of residential building and an increase of \$24.1 million in the value of non-residential building. There was one large public sector education project in the Weston Creek-Stromlo SSD Balance valued at \$28 million.

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.
1999							
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.
2000							
January	116	132	0	0	0	248	n.a.
February	165	98	0	68	0	331	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.
1999							
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.
2000							
January	0	0	0	0	0	0	n.a.
February	3	0	0	0	0	3	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.
1999							
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	177
August	114	2	0	0	0	116	191
September	185	174	2	0	0	361	205
October	98	29	0	0	0	127	218
November	132	73	0	0	0	205	230
December	106	30	1	0	0	137	243
2000							
January	116	132	0	0	0	248	260
February	168	98	0	68	0	334	273

(a) See Glossary for definition.

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
1999								
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
2000								
January	15 710	13 557	0	4 067	0	33 333	6 804	40 137
February	24 781	14 410	0	5 945	7 985	53 121	1 141	54 263
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
1999								
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
2000								
January	0	0	0	1 200	0	1 200	275	1 475
February	506	0	0	0	0	506	30 014	30 519
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
1999								
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
2000								
January	15 710	13 557	0	5 267	0	34 533	7 080	41 612
February	25 287	14 410	0	5 945	7 985	53 627	31 155	84 782

(a) See Glossary for definition.

BUILDING APPROVED IN STATISTICAL AREAS—ACT

DWELLINGS (no.).....			VALUE (\$'000).....						
Statistical area(c)	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	168	98	334	25 287	14 410	13 930	53 627	31 155	84 782
Canberra (SD)	168	98	334	25 287	14 410	13 930	53 627	31 155	84 782
North Canberra (SSD)	6	52	126	755	8 680	8 971	18 405	798	19 203
Acton	0	0	0	0	0	0	0	0	0
Ainslie	1	0	1	110	0	189	299	0	299
Braddon	0	0	0	0	0	0	0	0	0
Campbell	1	0	1	146	0	105	251	0	251
City	0	0	68	0	0	7 985	7 985	705	8 690
Dickson	0	0	0	0	0	83	83	0	83
Downer	1	0	1	111	0	83	194	0	194
Duntroon	0	0	0	0	0	0	0	0	0
Hackett	0	0	0	0	0	14	14	0	14
Kowen	0	0	0	0	0	0	0	0	0
Lyneham	0	52	52	0	8 680	21	8 700	0	8 700
Majura	0	0	0	0	0	0	0	0	0
O'Connor	2	0	2	289	0	80	369	0	369
Reid	0	0	0	0	0	109	109	0	109
Russell	0	0	0	0	0	0	0	0	0
Turner	1	0	1	98	0	186	284	0	284
Watson	0	0	0	0	0	117	117	93	210
Belconnen (SSD)	36	12	48	4 294	1 447	1 072	6 813	390	7 203
Aranda	0	0	0	0	0	13	13	0	13
Belconnen Town Centre	0	0	0	0	0	0	0	390	390
Belconnen-SSD Bal	0	0	0	0	0	0	0	0	0
Bruce	22	12	34	2 569	1 447	0	4 016	0	4 016
Charnwood	0	0	0	0	0	0	0	0	0
Cook	0	0	0	0	0	116	116	0	116
Dunlop	14	0	14	1 725	0	40	1 765	0	1 765
Evatt	0	0	0	0	0	61	61	0	61
Florey	0	0	0	0	0	81	81	0	81
Flynn	0	0	0	0	0	0	0	0	0
Fraser	0	0	0	0	0	176	176	0	176
Giralang	0	0	0	0	0	119	119	0	119
Hawker	0	0	0	0	0	35	35	0	35
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	46	46	0	46
Latham	0	0	0	0	0	0	0	0	0
McKellar	0	0	0	0	0	0	0	0	0
Macgregor	0	0	0	0	0	13	13	0	13
Macquarie	0	0	0	0	0	0	0	0	0
Melba	0	0	0	0	0	0	0	0	0
Page	0	0	0	0	0	0	0	0	0
Scullin	0	0	0	0	0	26	26	0	26
Spence	0	0	0	0	0	32	32	0	32
Weetangera	0	0	0	0	0	314	314	0	314
Woden Valley (SSD)	4	0	4	653	0	1 186	1 838	330	2 169
Chifley	2	0	2	250	0	68	318	0	318
Curtin	0	0	0	0	0	267	267	0	267
Farrer	0	0	0	0	0	140	140	0	140
Garran	1	0	1	175	0	48	223	0	223
Hughes	1	0	1	228	0	75	303	0	303
Isaacs	0	0	0	0	0	26	26	0	26
Lyons	0	0	0	0	0	84	84	0	84
Mawson	0	0	0	0	0	323	323	0	323
O'Malley	0	0	0	0	0	0	0	0	0
Pearce	0	0	0	0	0	133	133	0	133
Phillip	0	0	0	0	0	0	0	330	330
Torrens	0	0	0	0	0	21	21	0	21

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	612	612	28 000	28 612
Chapman	0	0	0	0	0	60	60	0	60
Duffy	0	0	0	0	0	184	184	0	184
Fisher	0	0	0	0	0	73	73	0	73
Holder	0	0	0	0	0	98	98	0	98
Rivett	0	0	0	0	0	13	13	0	13
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	111	111	0	111
Weston	0	0	0	0	0	72	72	0	72
Weston Creek–Stromlo – SSD Bal	0	0	0	0	0	0	0	28 000	28 000
Tuggeranong (SSD)	8	0	8	776	0	1 399	2 175	0	2 175
Banks	0	0	0	0	0	88	88	0	88
Bonython	0	0	0	0	0	0	0	0	0
Calwell	0	0	0	0	0	61	61	0	61
Chisholm	0	0	0	0	0	58	58	0	58
Conder	0	0	0	0	0	119	119	0	119
Fadden	0	0	0	0	0	95	95	0	95
Gilmore	0	0	0	0	0	72	72	0	72
Gordon	1	0	1	166	0	66	233	0	233
Gowrie	0	0	0	0	0	0	0	0	0
Greenway	0	0	0	0	0	0	0	0	0
Isabella Plains	7	0	7	610	0	29	639	0	639
Kambah	0	0	0	0	0	269	269	0	269
Macarthur	0	0	0	0	0	125	125	0	125
Monash	0	0	0	0	0	20	20	0	20
Oxley	0	0	0	0	0	22	22	0	22
Richardson	0	0	0	0	0	25	25	0	25
Theodore	0	0	0	0	0	93	93	0	93
Tuggeranong–SSD Bal	0	0	0	0	0	0	0	0	0
Wanniassa	0	0	0	0	0	257	257	0	257
South Canberra (SSD)	13	0	13	2 541	0	675	3 216	1 637	4 853
Barton	0	0	0	0	0	0	0	0	0
Deakin	1	0	1	187	0	37	224	328	552
Forrest	2	0	2	345	0	55	400	60	460
Fyshwick	0	0	0	0	0	0	0	0	0
Griffith	2	0	2	429	0	193	623	750	1 373
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	0	0
Narrabundah	2	0	2	258	0	231	489	0	489
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	1	0	1	267	0	116	383	0	383
Symonston	1	0	1	209	0	0	209	0	209
Yarralumla	4	0	4	846	0	43	889	498	1 387
Gungahlin–Hall (SSD)	101	34	135	16 269	4 284	15	20 568	0	20 568
Amaroo	29	0	29	3 747	0	0	3 747	0	3 747
Gungahlin–Hall – SSD Bal	0	0	0	0	0	0	0	0	0
Hall	1	0	1	316	0	0	316	0	316
Mitchell	0	0	0	0	0	0	0	0	0
Ngunnawal	12	0	12	2 416	0	0	2 416	0	2 416
Nicholls	43	8	51	7 811	1 384	0	9 195	0	9 195
Palmerston	16	26	42	1 979	2 899	15	4 893	0	4 893
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 6076

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

G L O S S A R Y

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

G L O S S A R Y

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