

BUILDING APPROVALS NSW AND ACT

EMBARGO: 11:30AM (CANBERRA TIME) THURS 6 AUG 1998

JUNE KEY FIGURES

NEW SOUTH WALES (a)

TREND ESTIMATES	Jun 1998	% change May 1998 to Jun 1998	% change Jun 1997 to Jun 1998
Dwelling units approved			
Private sector houses	2 476	-0.9	16.8
Total dwelling units	4 853	2.7	20.1

SEASONALLY ADJUSTED	Jun 1998	% change May 1998 to Jun 1998	% change Jun 1997 to Jun 1998
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Dwelling units approved			
Private sector houses	2 483	3.2	17.7
Total dwelling units	5 357	29.8	25.3

JUNE KEY POINTS

NEW SOUTH WALES (a)

TREND ESTIMATES

- The trend for total dwelling units has risen by 2.7% in June and is 20.1% higher than June 1997.
- The trend for the number of private sector houses fell for the fourth consecutive month and is 2.7% lower than February 1998. However, it is still 16.8% higher than June 1997.
- The trend for the value of non-residential building work continued to increase in June and is 61.0% higher than November 1997.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units rose by 29.8% in June after a fall of 17.9% in May. It is now at its highest level since September 1994.

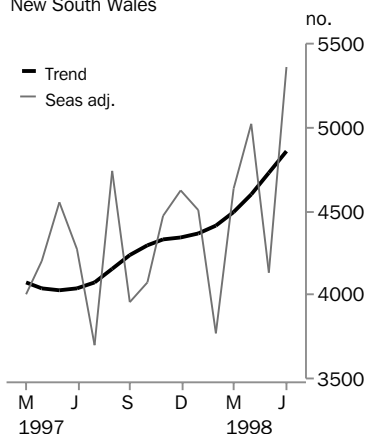
ORIGINAL ESTIMATES

- In original terms the total number of dwelling units approved in June was 5,194, with 2,651 being houses and 2,543 other dwellings. Sydney Remainder (302) had the largest number of dwellings approved in the Sydney Statistical Division (SSD) while Lake Macquarie (111) had the most outside the SSD.
- The value of non-residential building work approved in June was \$523.1 million, a fall of 18.4% on the May value. Offices contributed the most with \$107.2 million.

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

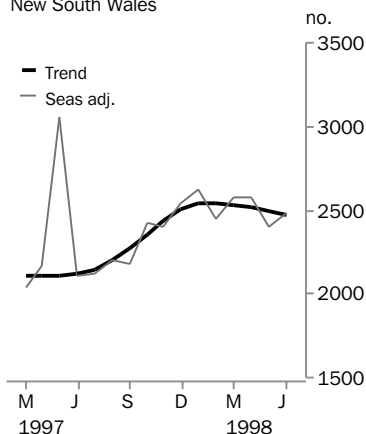
Dwelling units approved

New South Wales



Private sector houses approved

New South Wales



- For further information about these and related statistics, contact Merv Leaker on 08 8237 7585, or any ABS Office.

NOTES

FORTHCOMING ISSUES

ISSUE

RELEASE DATE

July 1998

8 September 1998

August 1998

7 October 1998

September 1998

9 November 1998

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CHANGES IN THIS ISSUE

There are no changes in this issue.

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DATA NOTES

As advised in the last issue, Census Collectors District level information for dwelling approval data up to December 1997 is now available. This has also involved some changes to the Statistical Local Area coding of approximately 260 dwellings throughout New South Wales, but with no impact in ACT. For further information please contact Tamra Nitschke on 08 8237 7655.

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REVISIONS THIS MONTH

There are no revisions this month.

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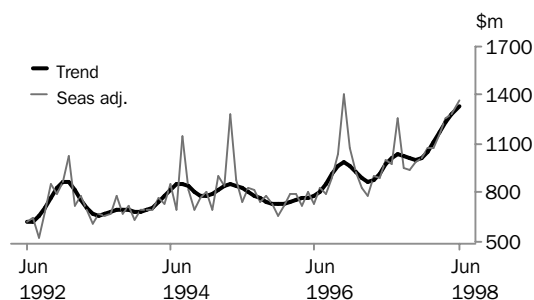
Gregory W. BRAY

Regional Director, New South Wales

VALUE OF BUILDING APPROVED: New South Wales

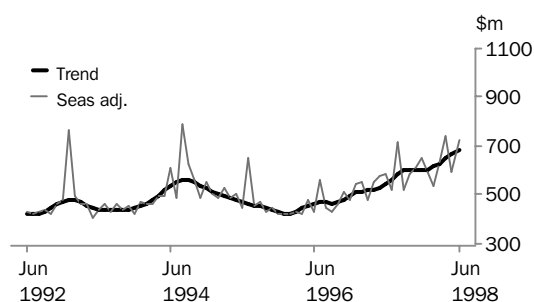
VALUE OF TOTAL BUILDING

The trend continued to rise in June to be 32.9% higher than November 1997.



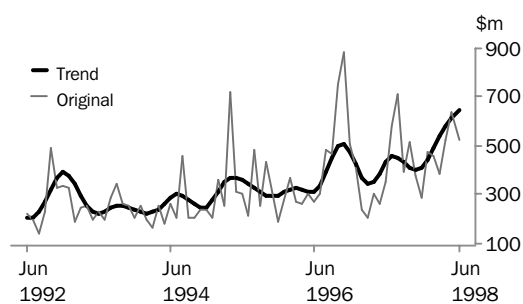
VALUE OF RESIDENTIAL BUILDING

The trend continued its upward movement and despite some flattening at the end of 1997 is 25.3% above the level of a year ago.



VALUE OF NON-RESIDENTIAL BUILDING

The trend has grown strongly since the end of 1997 although the rate of increase has slowed marginally.



SUMMARY OF 1997-98 BUILDING APPROVED: NSW

DWELLING UNITS APPROVED

The number of dwelling units approved in 1997-98 calendar year and the percentage movements between 1994-97 and 1997-98 are summarised below.

	<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 1997-98	50 745	388	1 421	68	52 622
1996-97 to 1997-98 % change	10.6	-22.4	6.8	-54.7	9.9

VALUE OF BUILDING APPROVED

Percentage movements for the value of building approved between 1996-97 and 1997-98 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) 1997-98	5 971.1	60.7	1 210.8	150.0	5 894.7	13 287.3
1996-97 to 1997-98 % change	18.7	50.2	19.9	39.3	14.0	17.0

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

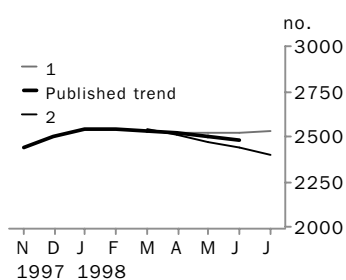
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

TREND REVISIONS

Generally, the greater the volatility of the original series, the larger the size of the revisions to trend estimates. Analysis of the building approval original series has shown that they can be revised substantially. As a result, some months can elapse before turning points in the trend series are reliably identified.

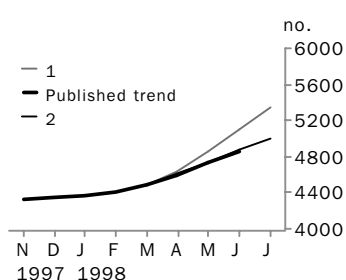
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the July seasonally adjusted estimate is higher than the June estimate by 6% for the number of private sector houses approved and 8% for total dwelling units approved; and that the July seasonally adjusted estimate is lower than the June estimate by 6% for the number of private sector houses approved and 8% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			1		2	
	no.	% change	no.	% change	no.	% change
February 1998	2 545	0.3	2 544	0.2	2 554	0.4
March 1998	2 534	-0.5	2 532	-0.4	2 538	-0.6
April 1998	2 517	-0.7	2 522	-0.4	2 508	-1.2
May 1998	2 499	-0.7	2 519	-0.1	2 474	-1.4
June 1998	2 476	-0.9	2 522	0.1	2 436	-1.5
July 1998	n.y.a.	n.y.a.	2 531	0.3	2 401	-1.4

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			1		2	
	no.	% change	no.	% change	no.	% change
February 1998	4 418	1.1	4 385	0.8	4 413	1.0
March 1998	4 495	1.7	4 480	2.2	4 494	1.8
April 1998	4 601	2.4	4 641	3.6	4 604	2.5
May 1998	4 725	2.7	4 863	4.8	4 742	3.0
June 1998	4 853	2.7	5 104	5.0	4 877	2.8
July 1998	n.y.a.	n.y.a.	5 351	4.8	5 008	2.7

DWELLING UNITS APPROVED-NSW

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
1997						
April	2 261	2 299	1 860	1 973	4 121	4 272
May	3 331	3 348	1 818	1 889	5 149	5 237
June	2 119	2 127	1 825	2 060	3 944	4 187
July	2 345	2 361	1 763	1 828	4 108	4 189
August	2 224	2 228	2 203	2 331	4 427	4 559
September	2 499	2 502	1 573	1 656	4 072	4 158
October	2 445	2 454	1 716	1 726	4 161	4 180
November	2 403	2 411	2 307	2 318	4 710	4 729
December	2 480	2 493	1 770	1 887	4 250	4 380
1998						
January	2 182	2 211	1 437	1 542	3 619	3 753
February	2 111	2 137	1 314	1 399	3 425	3 536
March	2 591	2 626	1 631	1 724	4 222	4 350
April	2 413	2 423	2 415	2 520	4 828	4 943
May	2 588	2 600	1 936	2 051	4 524	4 651
June	2 607	2 651	2 409	2 543	5 016	5 194
SEASONALLY ADJUSTED						
1997						
April	2 164	2 187	n.a.	n.a.	4 067	4 199
May	3 055	3 072	n.a.	n.a.	4 500	4 553
June	2 111	2 120	n.a.	n.a.	4 118	4 277
July	2 122	2 134	n.a.	n.a.	3 621	3 700
August	2 198	2 203	n.a.	n.a.	4 622	4 742
September	2 181	2 186	n.a.	n.a.	3 844	3 961
October	2 424	2 434	n.a.	n.a.	4 045	4 077
November	2 399	2 411	n.a.	n.a.	4 424	4 470
December	2 545	2 563	n.a.	n.a.	4 476	4 620
1998						
January	2 621	2 648	n.a.	n.a.	4 395	4 506
February	2 451	2 482	n.a.	n.a.	3 635	3 767
March	2 574	2 592	n.a.	n.a.	4 496	4 633
April	2 578	2 585	n.a.	n.a.	4 909	5 025
May	2 405	2 419	n.a.	n.a.	4 050	4 127
June	2 483	2 529	n.a.	n.a.	5 256	5 357
TREND ESTIMATES						
1997						
April	2 107	2 128	1 800	1 916	3 906	4 043
May	2 107	2 125	1 805	1 907	3 913	4 032
June	2 119	2 132	1 813	1 907	3 932	4 040
July	2 147	2 156	1 830	1 919	3 977	4 075
August	2 196	2 203	1 867	1 951	4 063	4 154
September	2 267	2 275	1 885	1 964	4 152	4 239
October	2 351	2 361	1 858	1 932	4 209	4 293
November	2 435	2 450	1 808	1 882	4 243	4 332
December	2 502	2 520	1 746	1 827	4 247	4 347
1998						
January	2 538	2 558	1 719	1 811	4 257	4 370
February	2 545	2 566	1 753	1 852	4 298	4 418
March	2 534	2 554	1 841	1 941	4 374	4 495
April	2 517	2 538	1 969	2 063	4 486	4 601
May	2 499	2 522	2 118	2 203	4 618	4 725
June	2 476	2 501	2 281	2 352	4 757	4 853

(a) See Glossary for definition.

DWELLING UNITS APPROVED, Percentage Change–NSW

	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS	
Month	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1997						
April	24.8	24.6	16.3	16.3	20.8	20.6
May	47.3	45.6	-2.3	-4.3	24.9	22.6
June	-36.4	-36.5	0.4	9.1	-23.4	-20.0
July	10.7	11.0	-3.4	-11.3	4.2	0.0
August	-5.2	-5.6	25.0	27.5	7.8	8.8
September	12.4	12.3	-28.6	-29.0	-8.0	-8.8
October	-2.2	-1.9	9.1	4.2	2.2	0.5
November	-1.7	-1.8	34.4	34.3	13.2	13.1
December	3.2	3.4	-23.3	-18.6	-9.8	-7.4
1998						
January	-12.0	-11.3	-18.8	-18.3	-14.8	-14.3
February	-3.3	-3.3	-8.6	-9.3	-5.4	-5.8
March	22.7	22.9	24.1	23.2	23.3	23.0
April	-6.9	-7.7	48.1	46.2	14.4	13.6
May	7.3	7.3	-19.8	-18.6	-6.3	-5.9
June	0.7	2.0	24.4	24.0	10.9	11.7
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
April	6.0	6.0	n.a.	n.a.	5.6	4.8
May	41.2	40.5	n.a.	n.a.	10.6	8.4
June	-30.9	-31.0	n.a.	n.a.	-8.5	-6.1
July	0.5	0.7	n.a.	n.a.	-12.1	-13.5
August	3.6	3.2	n.a.	n.a.	27.6	28.2
September	-0.8	-0.8	n.a.	n.a.	-16.8	-16.5
October	11.2	11.4	n.a.	n.a.	5.2	2.9
November	-1.1	-1.0	n.a.	n.a.	9.4	9.6
December	6.1	6.3	n.a.	n.a.	1.2	3.4
1998						
January	3.0	3.3	n.a.	n.a.	-1.8	-2.5
February	-6.5	-6.3	n.a.	n.a.	-17.3	-16.4
March	5.0	4.5	n.a.	n.a.	23.7	23.0
April	0.2	-0.3	n.a.	n.a.	9.2	8.5
May	-6.7	-6.4	n.a.	n.a.	-17.5	-17.9
June	3.2	4.6	n.a.	n.a.	29.8	29.8
TREND ESTIMATES (% change from preceding month)						
1997						
April	0.1	0.0	-0.3	-1.6	-0.1	-0.8
May	0.0	-0.1	0.3	-0.4	0.2	-0.3
June	0.6	0.4	0.4	0.0	0.5	0.2
July	1.3	1.1	1.0	0.6	1.1	0.9
August	2.3	2.2	2.0	1.7	2.2	1.9
September	3.2	3.3	1.0	0.7	2.2	2.0
October	3.7	3.8	-1.4	-1.6	1.4	1.3
November	3.6	3.8	-2.7	-2.6	0.8	0.9
December	2.7	2.9	-3.5	-2.9	0.1	0.4
1998						
January	1.5	1.5	-1.5	-0.9	0.2	0.5
February	0.3	0.3	2.0	2.3	1.0	1.1
March	-0.5	-0.5	5.0	4.8	1.8	1.7
April	-0.7	-0.6	7.0	6.3	2.6	2.4
May	-0.7	-0.6	7.6	6.8	2.9	2.7
June	-0.9	-0.9	7.7	6.8	3.0	2.7

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED-NSW

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non- residential building</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL					
1997					
April	454.0	86.0	540.0	307.3	847.3
May	608.3	101.7	710.0	260.5	970.5
June	426.9	123.2	550.0	353.0	903.0
July	466.2	105.6	571.8	584.9	1 156.7
August	593.7	101.7	695.5	710.5	1 405.9
September	451.1	110.4	561.5	396.4	958.0
October	492.7	110.1	602.8	520.3	1 123.1
November	539.0	108.5	647.5	380.6	1 028.0
December	496.8	103.1	599.9	286.0	885.8
1998					
January	374.6	132.3	507.0	477.0	984.0
February	375.7	106.3	482.0	461.8	943.8
March	489.9	112.6	602.5	386.4	988.9
April	592.0	144.1	736.1	527.0	1 263.2
May	555.0	139.3	694.3	640.7	1 335.0
June	544.3	147.4	691.8	523.1	1 214.8
SEASONALLY ADJUSTED					
1997					
April	464.8	90.8	555.6	n.a.	898.1
May	490.8	90.7	581.5	n.a.	891.0
June	460.7	127.3	588.0	n.a.	997.0
July	427.2	95.3	522.5	n.a.	974.4
August	614.2	99.5	713.7	n.a.	1 264.6
September	430.3	93.8	524.0	n.a.	949.1
October	479.4	108.9	588.3	n.a.	943.9
November	503.1	103.5	606.6	n.a.	994.1
December	529.0	119.0	648.0	n.a.	1 010.1
1998					
January	450.2	144.0	594.2	n.a.	1 072.2
February	413.4	122.5	536.0	n.a.	1 072.5
March	522.9	112.7	635.7	n.a.	1 161.0
April	577.0	160.4	737.4	n.a.	1 255.9
May	463.7	129.4	593.2	n.a.	1 285.7
June	588.9	139.1	728.0	n.a.	1 367.7
TREND ESTIMATES					
1997					
April	429.1	92.8	521.9	354.2	876.1
May	439.1	92.7	531.8	389.8	921.6
June	453.1	93.2	546.3	430.7	977.1
July	470.4	94.2	564.6	455.7	1 020.3
August	487.9	96.5	584.4	452.5	1 036.8
September	497.6	100.6	598.2	432.1	1 030.3
October	495.6	105.8	601.4	412.1	1 013.5
November	488.6	111.9	600.5	403.0	1 003.5
December	480.2	118.4	598.6	413.3	1 012.0
1998					
January	478.5	124.5	602.9	445.4	1 048.4
February	485.8	129.3	615.1	492.1	1 107.2
March	497.7	132.8	630.5	539.2	1 169.8
April	512.9	135.6	648.6	580.8	1 229.4
May	529.5	138.1	667.6	617.4	1 284.9
June	545.4	139.1	684.4	648.7	1 333.2

(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)					
1997					
April	27.2	-3.9	21.0	51.8	30.6
May	34.0	18.3	31.5	-15.2	14.5
June	-29.8	21.1	-22.5	35.5	-7.0
July	9.2	-14.3	4.0	65.7	28.1
August	27.3	-3.7	21.6	21.5	21.5
September	-24.0	8.6	-19.3	-44.2	-31.9
October	9.2	-0.3	7.4	31.3	17.2
November	9.4	-1.5	7.4	-26.8	-8.5
December	-7.8	-5.0	-7.4	-24.9	-13.8
1998					
January	-24.6	28.3	-15.5	66.8	11.1
February	0.3	-19.7	-4.9	-3.2	-4.1
March	30.4	5.9	25.0	-16.3	4.8
April	20.8	28.0	22.2	36.4	27.7
May	-6.3	-3.3	-5.7	21.6	5.7
June	-1.9	5.8	-0.4	-18.4	-9.0
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
April	21.0	-1.5	16.7	n.a.	15.1
May	5.6	-0.1	4.7	n.a.	-0.8
June	-6.1	40.4	1.1	n.a.	11.9
July	-7.3	-25.1	-11.1	n.a.	-2.3
August	43.8	4.4	36.6	n.a.	29.8
September	-29.9	-5.7	-26.6	n.a.	-24.9
October	11.4	16.1	12.3	n.a.	-0.5
November	4.9	-5.0	3.1	n.a.	5.3
December	5.1	15.0	6.8	n.a.	1.6
1998					
January	-14.9	21.0	-8.3	n.a.	6.1
February	-8.2	-14.9	-9.8	n.a.	0.0
March	26.5	-8.0	18.6	n.a.	8.3
April	10.3	42.3	16.0	n.a.	8.2
May	-19.6	-19.3	-19.6	n.a.	2.4
June	27.0	7.5	22.7	n.a.	6.4
TREND ESTIMATES (% change from preceding month)					
1997					
April	1.1	-0.6	0.8	2.7	1.6
May	2.3	-0.1	1.9	10.1	5.2
June	3.2	0.5	2.7	10.5	6.0
July	3.8	1.1	3.3	5.8	4.4
August	3.7	2.4	3.5	-0.7	1.6
September	2.0	4.2	2.4	-4.5	-0.6
October	-0.4	5.2	0.5	-4.6	-1.6
November	-1.4	5.8	-0.1	-2.2	-1.0
December	-1.7	5.8	-0.3	2.6	0.8
1998					
January	-0.4	5.2	0.7	7.8	3.6
February	1.5	3.9	2.0	10.5	5.6
March	2.4	2.7	2.5	9.6	5.7
April	3.1	2.1	2.9	7.7	5.1
May	3.2	1.8	2.9	6.3	4.5
June	3.0	0.7	2.5	5.1	3.8

(a) Refer to Explanatory Notes paragraph 12.

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1995-96	24 090	15 861	(b) 768	(b) 0	90	40 809
1996-97	25 831	17 999	490	1322	143	45 785
1997-98	28 866	20 637	380	1 421	58	51 362
1997						
June	2 114	1 391	15	351	73	3 944
July	2 343	1 690	22	39	14	4 108
August	2 222	2 064	25	114	2	4 427
September	2 499	1 524	37	9	3	4 072
October	2 444	1 588	18	104	7	4 161
November	2 403	2 216	32	54	5	4 710
December	2 478	1 724	26	17	5	4 250
1998						
January	2 181	1 148	13	269	8	3 619
February	2 108	1 146	30	137	4	3 425
March	2 587	1 576	17	40	2	4 222
April	2 412	2 175	13	227	1	4 828
May	2 584	1 781	26	128	5	4 524
June	2 605	2 005	121	283	2	5 016
PUBLIC SECTOR (Number)						
1995-96	360	1 389	(b) 23	(b) 0	3	1 775
1996-97	206	1 862	10	8	7	2 093
1997-98	209	1 033	8	0	10	1 260
1997						
June	8	235	0	0	0	243
July	16	60	0	0	5	81
August	4	125	0	0	3	132
September	3	83	0	0	0	86
October	9	10	0	0	0	19
November	8	10	0	0	1	19
December	13	116	0	0	1	130
1998						
January	29	105	0	0	0	134
February	26	85	0	0	0	111
March	35	92	1	0	0	128
April	10	105	0	0	0	115
May	12	113	2	0	0	127
June	44	129	5	0	0	178
TOTAL (Number)						
1995-96	24 450	17 250	(b) 791	(b) 0	93	42 584
1996-97	26 037	19 861	500	1330	150	47 878
1997-98	29 075	21 670	388	1 421	68	52 622
1997						
June	2 122	1 626	15	351	73	4 187
July	2 359	1 750	22	39	19	4 189
August	2 226	2 189	25	114	5	4 559
September	2 502	1 607	37	9	3	4 158
October	2 453	1 598	18	104	7	4 180
November	2 411	2 226	32	54	6	4 729
December	2 491	1 840	26	17	6	4 380
1998						
January	2 210	1 253	13	269	8	3 753
February	2 134	1 231	30	137	4	3 536
March	2 622	1 668	18	40	2	4 350
April	2 422	2 280	13	227	1	4 943
May	2 596	1 894	28	128	5	4 651
June	2 649	2 134	126	283	2	5 194

(a) See Glossary for definition.

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

VALUE OF BUILDING APPROVED, Private and Public Sector–NSW: Original

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
1995-96	2 700.0	1 637.1	(b) 52.3	973.9	(b) 0.0	5 364.6	2 684.6	8 049.2
1996-97	3 030.8	1 817.6	39.7	994.5	107.2	5 990.0	4 143.2	10 133.2
1997-98	3 526.0	2 337.0	58.9	1 191.4	150.1	7 263.3	4 440.9	11 704.2
1997								
June	248.9	152.9	1.7	89.4	30.8	523.7	297.9	821.7
July	282.3	176.9	1.5	100.0	3.5	564.2	525.5	1 089.7
August	262.9	318.8	2.0	95.0	4.5	683.2	335.6	1 018.8
September	305.7	138.2	3.2	106.6	0.7	554.3	314.2	868.5
October	292.3	198.2	2.0	101.4	4.9	598.7	446.9	1 045.7
November	289.4	247.7	2.4	98.7	7.4	645.5	346.2	991.7
December	302.4	183.9	2.9	98.0	1.5	588.7	200.9	789.7
1998								
January	264.9	99.0	1.2	85.4	45.0	495.5	346.1	841.6
February	258.5	107.9	3.0	90.8	11.7	472.0	312.0	784.0
March	315.6	162.2	1.5	104.5	3.6	587.4	180.1	767.4
April	301.3	281.5	1.0	101.1	37.1	722.1	434.1	1 156.1
May	326.1	217.8	3.0	107.5	24.2	678.7	578.0	1 256.7
June	324.6	204.9	35.2	102.4	6.0	673.0	421.3	1 094.3
PUBLIC SECTOR (\$ million)								
1995-96	36.2	103.6	(b) 1.4	10.1	(b) 0.0	153.5	965.4	1 119.2
1996-97	23.4	157.3	0.8	15.5	0.3	197.6	1 026.0	1 223.4
1997-98	23.6	84.4	1.9	19.5	0.0	129.3	1 453.9	1 582.9
1997								
June	0.8	24.2	0.0	1.2	0.0	26.3	55.0	81.3
July	1.8	5.3	0.0	0.6	0.0	7.6	59.4	67.0
August	0.4	11.6	0.0	0.3	0.0	12.3	374.8	387.1
September	0.4	6.9	0.0	0.0	0.0	7.3	82.2	89.5
October	1.0	1.2	0.0	1.8	0.0	4.1	73.3	77.4
November	1.1	0.8	0.0	0.0	0.0	1.9	34.4	36.3
December	1.3	9.1	0.0	0.7	0.0	11.1	85.0	96.1
1998								
January	2.8	8.0	0.0	0.7	0.0	11.5	131.0	142.4
February	2.9	6.3	0.0	0.9	0.0	10.0	149.8	159.8
March	4.2	7.8	1.2	1.9	0.0	15.1	206.4	221.5
April	1.3	7.9	0.0	4.9	0.0	14.1	93.0	107.0
May	1.5	9.6	0.2	4.3	0.0	15.6	62.8	78.3
June	4.9	9.9	0.5	3.4	0.0	18.7	101.8	120.5
TOTAL (\$ million)								
1995-96	2 736.3	1 740.7	(b) 53.8	984.0	(b) 0.0	5 518.6	3 650.3	9 168.6
1996-97	3 054.2	1 975.1	40.4	1 009.8	108.0	6 187.3	5 169.2	11 356.6
1997-98	3 549.6	2 421.4	60.6	1 210.9	150.1	7 392.7	5 894.7	13 287.2
1997								
June	249.7	177.1	1.7	90.6	30.8	550.0	353.0	903.0
July	284.1	182.1	1.5	100.6	3.5	571.8	584.9	1 156.7
August	263.3	330.4	2.0	95.2	4.5	695.5	710.5	1 405.9
September	306.0	145.1	3.2	106.6	0.7	561.5	396.4	958.0
October	293.3	199.4	2.0	103.2	4.9	602.8	520.3	1 123.1
November	290.5	248.5	2.4	98.7	7.4	647.5	380.6	1 028.0
December	303.8	193.0	2.9	98.7	1.5	599.9	286.0	885.8
1998								
January	267.7	106.9	1.2	86.1	45.0	507.0	477.0	984.0
February	261.4	114.3	3.0	91.7	11.7	482.0	461.8	943.8
March	319.8	170.1	2.6	106.4	3.6	602.5	386.4	988.9
April	302.6	289.4	1.0	106.0	37.1	736.1	527.0	1 263.2
May	327.6	227.4	3.2	111.9	24.2	694.3	640.7	1 335.0
June	329.5	214.8	35.6	105.8	6.0	691.8	523.1	1 214.8

(a) See Glossary for definition.

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

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									
1995-96	24 450	4 238	3 909	8 147	2 491	2 568	4 044	9 103	41 700
1996-97	26 037	3 418	4 313	7 731	2 843	3 398	5 889	12 130	45 898
1997-98	29 075	3 513	4 071	7 584	2 572	3 718	7 796	14 086	50 745
1997									
April	2 297	311	340	651	196	301	767	1 264	4 212
May	3 346	260	539	799	138	392	519	1 049	5 194
June	2 122	264	430	694	191	327	414	932	3 748
July	2 359	277	442	719	213	271	547	1 031	4 109
August	2 226	280	394	674	243	215	1 057	1 515	4 415
September	2 502	258	335	593	203	278	533	1 014	4 109
October	2 453	320	252	572	133	423	470	1 026	4 051
November	2 411	275	360	635	229	389	973	1 591	4 637
December	2 491	262	339	601	226	512	501	1 239	4 331
1998									
January	2 210	264	234	498	205	249	301	755	3 463
February	2 134	233	308	541	215	226	249	690	3 365
March	2 622	323	385	708	282	397	281	960	4 290
April	2 422	412	337	749	201	360	970	1 531	4 702
May	2 596	286	290	576	298	181	839	1 318	4 490
June	2 649	323	395	718	124	217	1 075	1 416	4 783
VALUE (\$ million)									
1995-96	2 736.3	322.9	351.1	673.9	194.0	195.6	677.1	1 066.7	4 477.0
1996-97	3 054.2	266.3	424.1	690.7	207.9	309.1	767.5	1 284.5	5 029.4
1997-98	3 549.6	278.3	400.4	678.7	227.5	336.4	1 178.5	1 742.5	5 971.0
1997									
April	268.5	23.7	30.3	54.0	15.5	21.8	94.2	131.5	454.0
May	412.6	20.3	59.8	80.1	10.5	38.4	66.7	115.6	608.3
June	249.7	19.9	41.8	61.8	16.0	32.6	66.7	115.3	426.9
July	284.1	21.6	50.6	72.2	18.0	23.0	68.9	109.9	466.2
August	263.3	22.9	33.9	56.8	24.4	30.5	218.7	273.6	593.7
September	306.0	19.0	30.6	49.6	16.1	23.3	56.1	95.5	451.1
October	293.3	25.6	22.4	48.0	9.7	33.3	108.4	151.4	492.7
November	290.5	19.5	38.5	58.0	17.2	31.7	141.5	190.5	539.0
December	303.8	20.5	31.6	52.1	22.0	48.0	71.0	140.9	496.8
1998									
January	267.7	20.5	22.1	42.6	14.4	23.4	26.5	64.3	374.6
February	261.4	18.4	30.4	48.8	19.2	18.4	27.8	65.4	375.7
March	319.8	28.0	38.0	66.0	29.1	31.1	43.9	104.0	489.9
April	302.6	35.2	32.6	67.8	16.9	38.6	166.0	221.6	592.0
May	327.6	22.9	31.6	54.5	28.7	14.6	129.5	172.9	555.0
June	329.5	24.2	38.1	62.3	11.8	20.5	120.2	152.5	544.3

(a) See Glossary for definition.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1995-96	2 456.5	1 770.2	4 226.9	934.8	5 161.6	3 622.9	8 784.6
1996-97	2 732.4	1 968.1	4 700.5	1 035.8	5 736.3	5 018.3	10 754.7
1997-98	2 283.1	1 612.0	3 895.1	873.3	4 768.3	3 888.0	8 656.3
1996							
December	639.7	462.0	1 101.7	271.7	1 373.4	2 087.3	3 460.7
1997							
March	574.8	504.4	1 079.2	232.2	1 311.4	825.9	2 137.3
June	831.5	547.4	1 378.9	277.4	1 656.3	873.9	2 530.3
September	755.5	634.0	1 389.5	281.3	1 670.8	1 582.0	3 252.8
December	780.8	609.6	1 390.4	283.0	1 673.3	1 095.7	2 769.0
1998							
March	746.8	368.4	1 115.2	309.0	1 424.2	1 210.3	2 634.5
ORIGINAL (% change from preceding quarter)							
1996							
December	-6.8	1.7	-3.4	6.8	-1.6	69.5	31.8
1997							
March	-10.1	9.2	-2.0	-14.5	-4.5	-60.4	-38.2
June	44.7	8.5	27.8	19.5	26.3	5.8	18.4
September	-9.1	15.8	0.8	1.4	0.9	81.0	28.6
December	3.3	-3.8	0.1	0.6	0.1	-30.7	-14.9
1998							
March	-4.4	-39.6	-19.8	9.2	-14.9	10.5	-4.9

(a) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
1998												
April	5	0.7	111	9.0	19	2.1	56	4.8	39	3.8	10	1.2
May	5	0.5	102	8.9	33	3.4	74	7.1	34	3.6	16	1.4
June	10	0.8	116	10.1	20	2.0	70	6.7	43	4.1	13	1.4
Value—\$200,000—\$499,999												
1998												
April	3	0.8	19	5.4	17	5.3	30	8.4	16	4.3	6	1.9
May	3	1.0	15	4.5	22	7.1	25	7.8	22	6.3	10	3.6
June	3	1.1	13	3.5	20	5.8	18	5.9	15	4.0	14	3.9
Value—\$500,000—\$999,999												
1998												
April	4	2.8	7	4.5	6	4.7	5	3.0	6	4.4	5	3.8
May	2	1.3	7	5.4	14	9.2	12	8.4	12	8.0	6	4.4
June	1	0.8	15	9.3	12	7.6	4	2.7	6	4.3	5	3.2
Value—\$1,000,000—\$4,999,999												
1998												
April	0	0.0	4	8.6	6	10.8	10	19.3	5	10.1	9	22.1
May	5	12.4	7	17.4	10	17.5	7	13.7	8	22.2	3	7.7
June	3	8.0	11	24.1	5	8.8	12	20.3	13	25.0	4	9.0
Value—\$5,000,000 and over												
1998												
April	3	78.0	4	25.0	1	5.5	3	153.4	2	19.1	1	20.0
May	0	0.0	2	31.2	0	0.0	5	336.6	3	19.0	0	0.0
June	3	67.5	3	29.5	1	5.1	6	71.6	5	58.3	1	54.0
Value—Total												
1995-96	166	100.7	1 523	595.0	718	357.2	1 228	577.9	732	741.1	398	374.5
1996-97	242	309.7	1 463	891.3	765	438.5	1 253	1 229.0	800	594.6	467	410.5
1997-98	198	711.5	1 643	735.6	734	397.4	1 245	1 494.4	864	874.0	435	442.3
1998												
April	15	82.2	145	52.4	49	28.3	104	188.9	68	41.7	31	48.9
May	15	15.2	133	67.3	79	37.2	123	373.5	79	59.0	35	17.1
June	20	78.1	158	76.5	58	29.3	110	107.2	82	95.7	37	71.5

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

Period	Religious.....		Health.....		Entertainment and recreational....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
1998										
April	4	0.3	14	1.3	14	1.4	17	1.5	289	26.0
May	3	0.4	9	0.6	12	1.4	21	2.1	309	29.3
June	4	0.4	7	0.7	10	0.9	23	1.8	316	28.9
Value—\$200,000–\$499,999										
1998										
April	0	0.0	3	0.9	6	1.9	5	1.6	105	30.4
May	2	0.4	7	2.2	5	1.4	8	3.0	119	37.3
June	5	1.6	7	2.6	7	2.0	10	2.5	112	32.9
Value—\$500,000–\$999,999										
1998										
April	0	0.0	4	2.3	1	0.8	2	1.2	40	27.4
May	1	0.7	1	0.6	2	1.2	5	3.5	62	42.7
June	0	0.0	1	0.6	9	6.0	5	3.4	58	37.9
Value—\$1,000,000–\$4,999,999										
1998										
April	2	3.0	6	15.2	5	7.7	4	8.6	51	105.3
May	1	1.0	2	6.2	7	19.2	3	4.4	53	121.6
June	0	0.0	3	7.9	5	9.2	1	2.6	57	115.0
Value—\$5,000,000 and over										
1998										
April	0	0.0	1	20.4	0	0.0	2	16.5	17	337.9
May	0	0.0	2	16.1	1	7.0	0	0.0	13	409.8
June	0	0.0	0	0.0	1	6.7	1	15.8	21	308.5
Value—Total										
1995-96	74	50.7	239	340.1	443	383.9	355	129.6	5 876	3 650.3
1996-97	66	22.1	260	234.2	481	906.7	402	132.6	6 199	5 169.2
1997-98	70	28.7	263	376.7	370	636.0	370	198.2	6 192	5 894.7
1998										
April	6	3.3	28	40.1	26	11.7	30	29.4	502	527.0
May	7	2.5	21	25.7	27	30.1	37	13.0	556	640.7
June	9	2.0	18	11.8	32	24.9	40	26.2	564	523.1

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)											
1995-96	99.7	563.0	351.7	432.3	593.9	122.6	50.7	83.3	300.1	87.8	2 684.6
1996-97	302.3	830.0	414.0	1 092.3	409.4	127.2	22.0	156.9	717.6	71.5	4 143.2
1997-98	699.2	727.2	392.1	1 383.3	624.9	164.9	28.7	106.5	239.7	74.5	4 440.9
1997											
June	13.8	88.7	16.0	32.4	68.0	13.3	2.8	13.9	44.6	4.5	297.9
July	116.4	61.5	47.3	181.2	56.7	30.3	3.1	6.7	12.7	9.7	525.5
August	21.5	175.6	35.9	24.3	34.4	7.4	2.2	6.4	24.9	3.0	335.6
September	9.1	25.1	33.9	167.4	21.8	17.8	1.1	4.7	30.8	2.6	314.2
October	21.1	59.4	36.9	213.2	27.9	13.8	2.2	2.6	65.5	4.4	446.9
November	178.3	28.6	36.6	20.2	33.1	9.2	0.3	11.7	15.9	12.2	346.2
December	43.6	23.8	21.1	25.0	35.5	10.8	2.2	9.9	22.7	6.5	200.9
1998											
January	86.5	92.2	30.5	54.4	56.7	7.9	7.8	2.5	3.5	3.9	346.1
February	54.5	27.5	34.1	18.8	129.8	11.6	1.1	8.4	11.8	14.5	312.0
March	4.5	39.5	24.9	22.2	53.0	5.8	0.9	14.1	12.0	3.1	180.1
April	70.5	52.3	27.8	181.5	34.5	33.8	3.3	16.6	10.0	3.8	434.1
May	15.2	66.1	33.8	370.6	47.0	7.9	2.5	20.8	8.9	5.0	578.0
June	78.0	75.6	29.3	104.5	94.5	8.6	2.0	2.1	21.0	5.8	421.3
PUBLIC SECTOR (\$ million)											
1995-96	1.0	32.4	5.6	145.4	147.2	251.8	0.0	256.7	83.5	42.0	965.4
1996-97	7.5	61.4	24.6	136.7	185.0	283.3	0.2	77.4	189.2	61.1	1 026.0
1997-98	12.3	8.5	5.3	111.3	249.0	277.6	0.0	270.1	396.4	123.4	1 453.9
1997											
June	0.0	0.4	0.3	7.5	13.4	16.7	0.1	2.3	8.5	5.8	55.0
July	0.0	1.4	0.1	7.1	4.1	8.8	0.0	9.8	20.9	7.3	59.4
August	0.0	1.6	0.2	18.2	74.6	7.5	0.0	10.6	259.5	2.7	374.8
September	0.5	0.0	0.0	11.8	12.2	15.5	0.0	21.5	14.5	6.1	82.2
October	0.0	0.4	0.5	1.0	2.7	35.1	0.0	11.1	16.7	5.7	73.3
November	0.0	0.3	0.3	6.0	1.8	14.2	0.0	3.5	3.7	4.6	34.4
December	0.0	0.2	0.0	4.0	32.9	31.7	0.0	5.2	8.6	2.4	85.0
1998											
January	0.0	0.1	0.3	2.4	5.7	48.0	0.0	63.2	2.8	8.6	131.0
February	0.0	2.2	0.0	29.1	82.4	17.3	0.0	5.7	2.8	10.3	149.8
March	0.0	0.1	0.0	18.6	12.2	12.2	0.0	101.4	40.1	21.7	206.4
April	11.7	0.1	0.5	7.5	7.2	15.2	0.0	23.5	1.7	25.6	93.0
May	0.0	1.2	3.4	2.9	12.0	9.2	0.0	4.9	21.2	8.0	62.8
June	0.1	0.9	0.0	2.7	1.2	62.9	0.0	9.7	3.9	20.4	101.8
TOTAL (\$ million)											
1995-96	100.7	595.0	357.2	577.9	741.1	374.5	50.7	340.1	383.9	129.6	3 650.3
1996-97	309.7	891.3	438.5	1 229.0	594.6	410.5	22.1	234.2	906.7	132.6	5 169.2
1997-98	711.5	735.6	397.4	1 494.4	874.0	442.3	28.7	376.7	636.0	198.2	5 894.7
1997											
June	13.8	89.1	16.3	39.9	81.5	30.0	2.8	16.1	53.1	10.3	353.0
July	116.4	62.8	47.3	188.2	60.8	39.1	3.1	16.6	33.6	17.0	584.9
August	21.5	177.2	36.1	42.5	109.0	14.9	2.2	17.0	284.4	5.7	710.5
September	9.6	25.1	33.9	179.2	34.0	33.3	1.1	26.2	45.3	8.7	396.4
October	21.1	59.8	37.5	214.2	30.5	48.9	2.2	13.7	82.2	10.1	520.3
November	178.3	28.9	36.9	26.2	34.9	23.4	0.3	15.2	19.6	16.9	380.6
December	43.6	24.0	21.1	29.0	68.5	42.5	2.2	15.1	31.3	8.9	286.0
1998											
January	86.5	92.3	30.8	56.8	62.4	55.9	7.8	65.7	6.2	12.6	477.0
February	54.5	29.7	34.1	47.9	212.2	28.9	1.1	14.1	14.6	24.8	461.8
March	4.5	39.6	24.9	40.8	65.3	17.9	0.9	115.5	52.1	24.9	386.4
April	82.2	52.4	28.3	188.9	41.7	48.9	3.3	40.1	11.7	29.4	527.0
May	15.2	67.3	37.2	373.5	59.0	17.1	2.5	25.7	30.1	13.0	640.7
June	78.1	76.5	29.3	107.2	95.7	71.5	2.0	11.8	24.9	26.2	523.1

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									
1996-97	13 762	15 308	30 844	1 763 371	1 605 227	891 631	4 260 229	3 452 056	7 712 285
1997-98	15 593	17 804	35 031	2 075 029	2 104 766	1 129 611	5 309 407	3 779 327	9 088 734
1997									
June	1 095	1 193	2 723	140 481	138 025	103 416	381 922	269 944	651 866
July	1 217	1 487	2 761	159 182	159 249	81 955	400 385	468 933	869 318
August	1 222	1 851	3 208	154 280	303 336	80 646	538 263	232 230	770 493
September	1 438	1 283	2 747	193 107	118 109	85 701	396 917	274 768	671 685
October	1 261	1 313	2 692	165 363	175 314	86 786	427 463	398 126	825 589
November	1 277	1 947	3 298	164 208	229 452	86 040	479 700	268 982	748 681
December	1 433	1 565	3 039	188 530	171 222	84 883	444 636	166 786	611 421
1998									
January	1 190	880	2 350	157 198	78 810	115 090	351 098	282 068	633 166
February	1 111	992	2 264	150 108	95 069	85 003	330 180	281 028	611 209
March	1 309	1 291	2 641	178 249	137 789	85 571	401 609	132 465	534 073
April	1 361	1 903	3 421	183 018	257 242	104 932	545 192	386 286	931 478
May	1 452	1 491	3 088	198 437	190 278	110 817	499 532	518 713	1 018 245
June	1 322	1 801	3 522	183 349	188 896	122 188	494 433	368 943	863 376
PUBLIC SECTOR									
1996-97	117	1 360	1 500	13 007	116 526	13 122	142 655	711 015	853 669
1997-98	88	647	745	10 066	51 882	17 157	79 104	1 170 717	1 249 822
1997									
June	5	186	191	511	19 769	788	21 067	40 650	61 717
July	9	27	36	963	2 275	557	3 795	32 706	36 501
August	1	85	87	109	7 041	68	7 218	346 225	353 443
September	0	26	26	0	2 376	15	2 391	44 703	47 094
October	3	7	10	337	878	1 772	2 987	60 800	63 787
November	3	8	11	476	632	0	1 108	18 436	19 545
December	1	107	109	87	8 352	15	8 454	64 885	73 339
1998									
January	7	53	60	741	4 273	641	5 655	117 738	123 392
February	23	72	95	2 626	5 230	771	8 627	132 734	141 361
March	16	62	79	1 923	5 235	3 067	10 225	170 062	180 288
April	9	60	69	1 141	4 520	4 864	10 525	45 731	56 256
May	6	60	68	594	5 157	2 550	8 301	51 806	60 107
June	10	80	95	1 069	5 912	2 837	9 818	84 892	94 710
TOTAL									
1996-97	13 879	16 668	32 344	1 776 378	1 721 753	904 753	4 402 883	4 163 071	8 565 954
1997-98	15 681	18 451	35 776	2 085 095	2 156 648	1 146 768	5 388 511	4 950 044	10 338 555
1997									
June	1 100	1 379	2 914	140 991	157 794	104 204	402 990	310 594	713 583
July	1 226	1 514	2 797	160 146	161 524	82 512	404 181	501 639	905 819
August	1 223	1 936	3 295	154 389	310 378	80 715	545 481	578 455	1 123 936
September	1 438	1 309	2 773	193 107	120 485	85 716	399 308	319 471	718 779
October	1 264	1 320	2 702	165 700	176 192	88 559	430 450	458 926	889 376
November	1 280	1 955	3 309	164 684	230 084	86 040	480 808	287 418	768 226
December	1 434	1 672	3 148	188 616	179 574	84 898	453 089	231 671	684 760
1998									
January	1 197	933	2 410	157 939	83 083	115 730	356 752	399 806	756 558
February	1 134	1 064	2 359	152 734	100 299	85 774	338 807	413 762	752 569
March	1 325	1 353	2 720	180 172	143 024	88 638	411 834	302 527	714 361
April	1 370	1 963	3 490	184 160	261 762	109 796	555 717	432 017	987 734
May	1 458	1 551	3 156	199 031	195 436	113 366	507 833	570 519	1 078 352
June	1 332	1 881	3 617	184 418	194 809	125 025	504 252	453 834	958 086

(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	2 649	2 134	5 194	329 514	214 803	147 442	691 760	523 055	1 214 815
Sydney (SD)	1 332	1 881	3 617	184 417	194 809	125 025	504 251	453 834	958 086
Inner Sydney (SSD)	12	689	869	1 590	77 967	48 456	128 013	204 565	332 578
Botany (A)	2	0	2	290	0	456	746	10 353	11 100
Leichhardt (A)	7	131	139	920	14 690	6 255	21 865	17 343	39 208
Marrickville (A)	2	0	10	250	0	1 589	1 839	3 090	4 929
South Sydney (C)	1	92	142	130	8 100	5 951	14 181	21 842	36 022
Sydney Inner (C)	0	164	274	0	16 400	34 000	50 400	121 180	171 580
Sydney Remainder (C)	0	302	302	0	38 777	205	38 982	30 758	69 740
Eastern Suburbs (SSD)	23	53	76	6 435	9 074	12 388	27 896	9 023	36 919
Randwick (C)	9	12	21	1 880	1 324	3 917	7 121	8 563	15 684
Waverley (A)	8	4	12	2 040	500	1 437	3 977	100	4 077
Woollahra (A)	6	37	43	2 515	7 250	7 034	16 799	360	17 159
St George—Sutherland (SSD)	81	298	379	12 211	30 216	7 289	49 717	6 901	56 618
Hurstville (C)	9	13	22	905	1 541	854	3 300	940	4 240
Kogarah (A)	14	178	192	2 238	18 720	770	21 728	2 347	24 075
Rockdale (C)	10	10	20	1 997	880	1 258	4 135	1 320	5 455
Sutherland Shire (A)	48	97	145	7 071	9 075	4 408	20 554	2 294	22 848
Canterbury—Bankstown (SSD)	57	109	166	8 108	8 904	4 769	21 781	15 340	37 121
Bankstown (C)	44	57	101	6 272	4 506	2 858	13 636	14 514	28 150
Canterbury (C)	13	52	65	1 836	4 399	1 911	8 145	826	8 971
Fairfield—Liverpool (SSD)	178	53	231	20 724	3 595	3 025	27 344	16 697	44 040
Fairfield (C)	32	33	65	4 144	2 135	630	6 909	5 042	11 950
Liverpool (C)	146	20	166	16 581	1 460	2 395	20 435	11 655	32 090
Outer South Western Sydney (SSD)	141	0	143	16 664	0	2 794	19 458	31 164	50 622
Camden (A)	74	0	74	8 589	0	305	8 894	24 080	32 974
Campbelltown (C)	41	0	42	4 955	0	2 035	6 990	6 969	13 959
Wollondilly (A)	26	0	27	3 119	0	455	3 574	115	3 689
Inner Western Sydney (SSD)	12	132	144	2 267	16 559	4 044	22 870	13 319	36 189
Ashfield (A)	1	0	1	150	0	1 148	1 298	1 150	2 448
Burwood (A)	0	30	30	0	1 800	90	1 890	255	2 145
Concord (A)	2	14	16	366	2 009	653	3 027	200	3 227
Drummoyne (A)	2	88	90	550	12 750	1 818	15 118	11 550	26 668
Strathfield (A)	7	0	7	1 201	0	336	1 537	164	1 701
Central Western Sydney (SSD)	34	165	205	4 149	11 216	3 588	18 952	29 943	48 895
Auburn (A)	12	32	45	1 345	1 880	946	4 171	6 202	10 373
Holroyd (C)	13	70	83	1 278	4 898	843	7 019	4 370	11 389
Parramatta (C)	9	63	77	1 526	4 438	1 799	7 763	19 371	27 133
Outer Western Sydney (SSD)	140	24	165	18 823	1 722	3 823	24 368	29 180	53 548
Blue Mountains (C)	42	0	42	4 959	0	1 817	6 776	1 225	8 001
Hawkesbury (C)	38	14	53	5 589	943	685	7 216	3 330	10 546
Penrith (C)	60	10	70	8 276	779	1 321	10 376	24 625	35 002
Blacktown—Baulkham Hills (SSD)	313	45	359	42 993	2 971	4 377	50 341	39 620	89 961
Baulkham Hills (A)	186	8	195	28 754	350	2 906	32 010	22 592	54 603
Blacktown (C)	127	37	164	14 239	2 621	1 471	18 331	17 028	35 358
Lower Northern Sydney (SSD)	44	126	394	10 881	15 866	12 494	39 241	33 309	72 550
Hunter's Hill (A)	6	0	230	2 585	0	2 198	4 783	0	4 783
Lane Cove (A)	2	2	4	1 172	800	2 659	4 631	1 893	6 524
Mosman (A)	0	0	0	0	0	921	921	0	921
North Sydney (A)	2	64	66	700	9 613	1 195	11 508	4 250	15 758
Ryde (C)	25	33	58	4 183	2 403	2 241	8 827	20 516	29 343
Willoughby (C)	9	27	36	2 241	3 050	3 279	8 570	6 650	15 220

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									
Sydney (SD) <i>continued</i>									
Hornsby—Ku-ring-gai (SSD)	68	3	71	11 593	1 000	7 165	19 758	12 912	32 670
Hornsby (A)	55	0	55	8 149	0	2 611	10 760	10 787	21 547
Ku-ring-gai (A)	13	3	16	3 445	1 000	4 554	8 999	2 125	11 124
Northern Beaches (SSD)	34	26	61	6 241	2 638	7 046	15 924	4 611	20 535
Manly (A)	2	2	4	267	300	1 512	2 080	250	2 330
Pittwater (A)	11	0	12	2 458	0	2 693	5 151	344	5 495
Warringah (A)	21	24	45	3 515	2 338	2 841	8 694	4 017	12 710
Gosford—Wyong (SSD)	195	158	354	21 740	13 081	3 768	38 589	7 250	45 839
Gosford (C)	86	95	182	11 639	8 144	2 812	22 595	4 273	26 867
Wyong (A)	109	63	172	10 101	4 937	956	15 994	2 978	18 972
Hunter (SD)	336	75	414	37 027	6 391	6 243	49 661	18 237	67 898
Newcastle (SSD)	285	65	353	30 980	5 491	5 423	41 895	15 402	57 296
Cessnock (C)	16	0	16	1 685	0	360	2 045	6 995	9 040
Lake Macquarie (C)	85	25	111	10 301	1 924	2 918	15 142	1 944	17 087
Maitland (C)	71	4	75	6 901	310	369	7 580	1 537	9 117
Newcastle (C)—Inner	0	0	0	0	0	0	0	1 845	1 845
Newcastle (C)—Remainder	58	13	72	5 119	1 285	1 348	7 752	2 358	10 110
Port Stephens (A)	55	23	79	6 974	1 973	428	9 375	723	10 097
Hunter SD Balance (SSD)	51	10	61	6 047	900	820	7 767	2 835	10 602
Dungog (A)	4	0	4	518	0	91	609	370	979
Gloucester (A)	2	0	2	135	0	18	153	217	370
Great Lakes (A)	33	8	41	3 901	800	255	4 956	1 500	6 456
Merriwa (A)	0	0	0	0	0	0	0	0	0
Murrurundi (A)	0	0	0	0	0	0	0	0	0
Muswellbrook (A)	2	2	4	348	100	24	472	276	748
Scone (A)	2	0	2	209	0	49	258	66	324
Singleton (A)	8	0	8	936	0	384	1 320	406	1 726
Illawarra (SD)	232	26	258	26 754	1 927	4 396	33 078	3 619	36 697
Wollongong (SSD)	112	20	132	13 372	1 390	2 700	17 462	1 746	19 208
Kiama (A)	13	5	18	1 904	275	598	2 777	440	3 217
Shellharbour (A)	36	0	36	4 348	0	256	4 604	616	5 220
Wollongong (C)	63	15	78	7 120	1 115	1 846	10 081	690	10 771
Illawarra SD Balance (SSD)	120	6	126	13 382	538	1 696	15 616	1 873	17 489
Shoalhaven (C)	78	6	84	7 921	538	1 077	9 535	1 328	10 863
Wingecarribee (A)	42	0	42	5 462	0	619	6 081	545	6 626
Richmond—Tweed (SD)	138	38	177	14 700	3 003	2 252	19 955	2 249	22 204
Tweed Heads (SSD)	55	8	63	5 836	505	105	6 446	149	6 595
Tweed (A) Pt A	55	8	63	5 836	505	105	6 446	149	6 595
Richmond—Tweed SD Balance (SSD)	83	30	114	8 864	2 498	2 147	13 508	2 100	15 608
Ballina (A)	18	6	24	1 997	636	237	2 870	1 195	4 065
Byron (A)	22	13	36	2 424	1 030	625	4 079	120	4 199
Casino (A)	1	0	1	102	0	83	185	260	445
Kyogle (A)	4	0	4	280	0	42	322	270	592
Lismore (C)	13	11	24	1 419	832	521	2 772	50	2 822
Richmond River (A)	13	0	13	1 506	0	204	1 710	75	1 785
Tweed (A) Pt B	12	0	12	1 136	0	435	1 571	130	1 701

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)	190	66	258	20 782	4 804	2 015	27 602	7 693	35 295
Clarence (SSD)	108	50	158	11 475	3 689	988	16 152	3 339	19 490
Bellingen (A)	10	0	10	1 084	0	30	1 114	379	1 494
Coffs Harbour (C)	40	45	85	4 432	3 072	549	8 053	2 442	10 495
Copmanhurst (A)	10	0	10	1 430	0	0	1 430	250	1 680
Grafton (C)	5	0	5	665	0	81	745	0	745
Maclean (A)	10	3	13	920	360	12	1 292	267	1 559
Nambucca (A)	16	2	18	1 524	257	46	1 826	0	1 826
Nymboida (A)	7	0	7	549	0	145	694	0	694
Ulmarra (A)	10	0	10	872	0	126	998	0	998
Hastings (SSD)	82	16	100	9 307	1 116	1 027	11 450	4 354	15 804
Greater Taree (C)	20	7	29	2 400	550	571	3 520	2 519	6 039
Hastings (A)	51	9	60	6 007	566	385	6 958	1 395	8 353
Kempsey (A)	11	0	11	901	0	71	971	440	1 411
Lord Howe Island	0	0	0	0	0	0	0	0	0
Northern (SD)	43	0	43	4 620	0	1 237	5 856	5 124	10 981
Northern Slopes (SSD)	26	0	26	2 921	0	441	3 362	1 633	4 995
Barraba (A)	0	0	0	0	0	0	0	0	0
Bingara (A)	2	0	2	95	0	32	127	600	727
Gunnedah (A)	4	0	4	294	0	41	334	53	388
Inverell (A) Pt A	1	0	1	125	0	10	135	0	135
Manilla (A)	0	0	0	0	0	0	0	0	0
Nundle (A)	0	0	0	0	0	0	0	0	0
Parry (A)	4	0	4	469	0	16	485	0	485
Quirindi (A)	0	0	0	0	0	21	21	0	21
Tamworth (C)	15	0	15	1 938	0	310	2 249	980	3 229
Yallaroi (A)	0	0	0	0	0	10	10	0	10
Northern Tablelands (SSD)	10	0	10	910	0	630	1 540	2 878	4 418
Armidale (C)	2	0	2	239	0	226	465	1 343	1 808
Dumaresq (A)	0	0	0	0	0	0	0	0	0
Glen Innes (A)	1	0	1	110	0	14	124	120	244
Guyra (A)	1	0	1	105	0	33	138	0	138
Inverell (A) Pt B	1	0	1	90	0	243	333	215	548
Severn (A)	1	0	1	50	0	60	110	0	110
Tenterfield (A)	1	0	1	125	0	24	149	0	149
Uralla (A)	3	0	3	191	0	18	209	1 200	1 409
Walcha (A)	0	0	0	0	0	12	12	0	12
North Central Plain (SSD)	7	0	7	789	0	166	955	613	1 568
Moree Plains (A)	4	0	4	410	0	105	515	613	1 128
Narrabri (A)	3	0	3	379	0	61	440	0	440
North Western (SD)	55	3	58	6 115	270	876	7 260	10 438	17 699
Central Macquarie (SSD)	39	0	39	4 475	0	621	5 096	7 572	12 668
Coolah (A)	2	0	2	279	0	102	382	259	640
Coonabarabran (A)	3	0	3	498	0	64	562	0	562
Dubbo (C)	23	0	23	2 268	0	377	2 645	6 664	9 309
Gilgandra (A)	0	0	0	0	0	0	0	0	0
Mudgee (A)	8	0	8	1 130	0	56	1 186	650	1 836
Narromine (A)	3	0	3	300	0	22	322	0	322
Wellington (A)	0	0	0	0	0	0	0	0	0
Macquarie—Barwon (SSD)	10	3	13	934	270	109	1 313	2 866	4 179
Bogan (A)	0	0	0	0	0	10	10	0	10
Coonamble (A)	4	3	7	522	270	0	792	1 100	1 892
Walgett (A)	6	0	6	412	0	0	412	1 766	2 178
Warren (A)	0	0	0	0	0	99	99	0	99

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)	6	0	6	706	0	146	852	0	852
Bourke (A)	0	0	0	0	0	35	35	0	35
Brewarrina (A)	5	0	5	681	0	0	681	0	681
Cobar (A)	1	0	1	25	0	111	136	0	136
Central West (SD)	64	11	75	7 119	724	1 648	9 491	7 530	17 020
Bathurst—Orange (SSD)	34	5	39	3 958	315	624	4 896	3 782	8 678
Bathurst (C)	11	0	11	1 103	0	29	1 132	2 285	3 416
Blayney (A) Pt A	1	0	1	113	0	62	175	0	175
Cabonne (A) Pt A	3	0	3	272	0	173	444	0	444
Evans (A) Pt A	1	0	1	130	0	0	130	0	130
Orange (C)	18	5	23	2 340	315	361	3 015	1 498	4 513
Central Tablelands (excl.									
Bathurst—Orange) (SSD)	10	0	10	1 168	0	243	1 411	3 578	4 988
Blayney (A) Pt B	0	0	0	0	0	24	24	0	24
Cabonne (A) Pt B	1	0	1	101	0	0	101	0	101
Evans (A) Pt B	0	0	0	0	0	47	47	0	47
Greater Lithgow (C)	4	0	4	416	0	90	506	3 518	4 023
Oberon (A)	5	0	5	651	0	82	733	60	793
Rylstone (A)	0	0	0	0	0	0	0	0	0
Lachlan (SSD)									
Bland (A)	20	6	26	1 994	409	781	3 184	170	3 354
Cabonne (A) Pt C	1	0	1	113	0	0	113	0	113
Cowra (A)	6	0	6	523	0	177	700	0	700
Forbes (A)	3	0	3	300	0	188	488	100	588
Lachlan (A)	4	0	4	511	0	154	665	70	735
Parkes (A)	4	0	4	274	0	90	364	0	364
Weddin (A)	2	0	2	273	0	80	353	0	353
	0	6	6	0	409	92	501	0	501
South Eastern (SD)	132	14	146	14 175	1 180	1 603	16 957	5 777	22 734
Queanbeyan (SSD)	45	0	45	5 707	0	350	6 056	142	6 198
Queanbeyan (C)	45	0	45	5 707	0	350	6 056	142	6 198
Yarrowlumla (A)—Pt A	0	0	0	0	0	0	0	0	0
Southern Tablelands (excl.									
Queanbeyan) (SSD)	39	8	47	3 637	600	457	4 694	4 325	9 019
Boorowa (A)	0	0	0	0	0	0	0	0	0
Crookwell (A)	2	0	2	125	0	55	180	0	180
Goulburn (C)	8	0	8	775	0	106	881	1 554	2 434
Gunning (A)	3	0	3	328	0	0	328	0	328
Harden (A)	3	0	3	187	0	48	235	50	285
Mulwaree (A)	11	0	11	974	0	98	1 072	504	1 576
Tallaganda (A)	2	0	2	130	0	71	201	55	256
Yarrowlumla (A)—Pt B	0	0	0	0	0	0	0	0	0
Yass (A)	1	0	1	137	0	0	137	62	199
Young (A)	9	8	17	981	600	80	1 661	2 100	3 761
Lower South Coast (SSD)									
Bega Valley (A)	38	6	44	3 882	580	639	5 102	830	5 932
Eurobodalla (A)	18	2	20	1 914	250	234	2 398	680	3 078
	20	4	24	1 968	330	406	2 704	150	2 854
Snowy (SSD)									
Bombala (A)	10	0	10	949	0	157	1 106	480	1 586
Cooma—Monaro (A)	3	0	3	275	0	49	324	0	324
Snowy River (A)	2	0	2	74	0	78	152	0	152
	5	0	5	600	0	30	630	480	1 110

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)	49	6	55	5 708	471	997	7 175	2 909	10 085
Central Murrumbidgee (SD)	36	2	38	4 163	140	727	5 030	1 451	6 481
Coolamon (A)	2	0	2	180	0	50	230	0	230
Cootamundra (A)	2	0	2	323	0	0	323	0	323
Gundagai (A)	1	0	1	111	0	40	151	0	151
Junee (A)	6	0	6	808	0	0	808	80	888
Lockhart (A)	0	0	0	0	0	53	53	0	53
Narrandera (A)	3	0	3	223	0	14	237	0	237
Temora (A)	3	0	3	292	0	101	393	0	393
Tumut (A)	7	2	9	728	140	128	996	0	996
Wagga Wagga (C)	12	0	12	1 498	0	342	1 840	1 371	3 211
Lower Murrumbidgee (SSD)	13	4	17	1 545	331	270	2 145	1 459	3 604
Carrathool (A)	3	0	3	362	0	44	406	0	406
Griffith (C)	7	2	9	878	190	75	1 143	510	1 653
Hay (A)	0	0	0	0	0	36	36	0	36
Leeton (A)	2	2	4	230	141	45	416	949	1 364
Murrumbidgee (A)	1	0	1	75	0	71	146	0	146
Murray (SD)	77	14	92	8 007	1 225	1 012	10 243	5 645	15 888
Albury (SSD)	41	14	56	4 417	1 225	579	6 221	3 267	9 487
Albury (C)	29	14	43	3 521	1 225	345	5 091	3 267	8 358
Hume (A)	12	0	13	896	0	233	1 129	0	1 129
Upper Murray (excl. Albury) (SSD)	9	0	9	943	0	71	1 014	880	1 894
Corowa (A)	5	0	5	568	0	40	607	0	607
Culcairn (A)	2	0	2	175	0	0	175	0	175
Holbrook (A)	1	0	1	120	0	12	132	880	1 012
Tumbarumba (A)	1	0	1	80	0	20	100	0	100
Urana (A)	0	0	0	0	0	0	0	0	0
Central Murray (SSD)	22	0	22	2 094	0	362	2 456	250	2 707
Berrigan (A)	1	0	1	173	0	160	333	130	463
Conargo (A)	0	0	0	0	0	0	0	0	0
Deniliquin (A)	3	0	3	325	0	136	461	70	532
Jerilderie (A)	0	0	0	0	0	0	0	0	0
Murray (A)	12	0	12	1 146	0	55	1 201	50	1 251
Wakool (A)	6	0	6	450	0	11	461	0	461
Windouran (A)	0	0	0	0	0	0	0	0	0
Murray—Darling (SSD)	5	0	5	553	0	0	553	1 248	1 801
Balranald (A)	2	0	2	169	0	0	169	1 163	1 331
Wentworth(A)	3	0	3	384	0	0	384	85	469
Far West (SD)	1	0	1	92	0	138	230	0	230
Far West (SSD)	1	0	1	92	0	138	230	0	230
Broken Hill (C)	1	0	1	92	0	138	230	0	230
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	285	65	353	30 980	5 491	5 423	41 895	15 402	57 296
Wollongong NSW	112	20	132	13 372	1 390	2 700	17 462	1 746	19 208
Bathurst-Orange NSW	34	5	39	3 958	315	624	4 896	3 782	8 678
Albury-Wodonga NSW/VIC	75	14	90	8 438	1 225	1 613	11 275	4 212	15 487
Canberra-Queanbeyan ACT/NSW	170	90	260	19 780	9 446	5 164	34 390	16 482	50 871
Gold Coast-Tweed Heads QLD/NSW	308	277	589	33 778	18 952	2 250	54 980	71 569	126 550

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

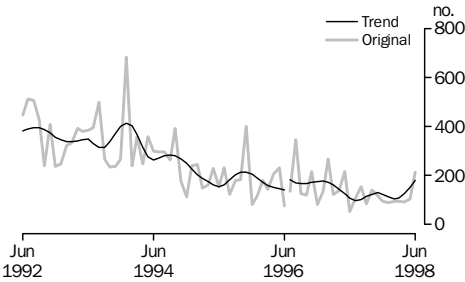
(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVALS KEY FEATURES: ACT

KEY FIGURES

		% change May 1998 to Jun 1998	% change Jun 1997 to Jun 1998
	Jun 1998		
Trend estimates			
Dwelling units approved			
Total dwelling units	180	18.9	67.9
Original			
Dwelling units approved			
Private sector houses	125	50.6	131.5
Total dwelling units	215	104.8	298.1

DWELLING UNITS APPROVED



KEY POINTS

- The total number of dwelling units approved in June was 215, with 125 being new houses. There were 51 dwellings approved in Ngunnawal, 49 in Nicholls, 42 in Braddon and 34 in Bruce.
- The trend for total dwelling units has risen sharply in June and is 45.2% higher than December 1997.
- The value of residential building work approved was \$28.3 million. Alterations and additions accounted for \$4.8 million of this total.
- The value of non-residential building work approved in June was \$16.3 million.
- There were fourteen building jobs reported in June that were valued above \$500,000.

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building	Total dwelling units	Total dwelling units trend estimates
PRIVATE SECTOR (Number)							
1995-96	1 168	792	(b) 0	(b) 0	0	1 960	n.a.
1996-97	1 185	717	3	0	3	1 908	n.a.
1997-98	1 099	275	1	0	1	1 376	n.a.
1997							
June	54	0	0	0	0	54	n.a.
July	88	11	0	0	0	99	n.a.
August	86	67	0	0	0	153	n.a.
September	83	0	0	0	0	83	n.a.
October	133	8	1	0	0	142	n.a.
November	79	36	0	0	0	115	n.a.
December	78	16	0	0	0	94	n.a.
1998							
January	81	7	0	0	0	88	n.a.
February	81	13	0	0	1	95	n.a.
March	94	0	0	0	0	94	n.a.
April	88	5	0	0	0	93	n.a.
May	83	22	0	0	0	105	n.a.
June	125	90	0	0	0	215	n.a.
PUBLIC SECTOR (Number)							
1995-96	40	65	(b) 85	(b) 0	0	190	n.a.
1996-97	39	10	0	0	0	49	n.a.
1997-98	2	8	0	0	0	10	n.a.
1997							
June	0	0	0	0	0	0	n.a.
July	0	8	0	0	0	8	n.a.
August	0	0	0	0	0	0	n.a.
September	0	0	0	0	0	0	n.a.
October	0	0	0	0	0	0	n.a.
November	2	0	0	0	0	2	n.a.
December	0	0	0	0	0	0	n.a.
1998							
January	0	0	0	0	0	0	n.a.
February	0	0	0	0	0	0	n.a.
March	0	0	0	0	0	0	n.a.
April	0	0	0	0	0	0	n.a.
May	0	0	0	0	0	0	n.a.
June	0	0	0	0	0	0	n.a.
TOTAL (Number)							
1995-96	1 208	857	(b) 85	(b) 0	0	2 150	n.a.
1996-97	1 224	727	3	0	3	1 957	n.a.
1997-98	1 101	283	1	0	1	1 386	n.a.
1997							
June	54	0	0	0	0	54	107
July	88	19	0	0	0	107	98
August	86	67	0	0	0	153	102
September	83	0	0	0	0	83	114
October	133	8	1	0	0	142	124
November	81	36	0	0	0	117	130
December	78	16	0	0	0	94	124
1998							
January	81	7	0	0	0	88	112
February	81	13	0	0	1	95	105
March	94	0	0	0	0	94	108
April	88	5	0	0	0	93	125
May	83	22	0	0	0	105	151
June	125	90	0	0	0	215	180

(a) See Glossary for definition.

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

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	Total building
PRIVATE SECTOR (\$ '000)								
1995-96	132 947	72 090	(b) 0	47 032	(b) 0	252 069	125 323	377 392
1996-97	140 828	63 709	133	56 638	0	261 309	147 055	408 364
1997-98	135 577	26 227	80	52 567	413	214 864	157 063	371 927
1997								
June	6 379	0	0	3 189	0	9 568	4 207	13 775
July	9 272	877	0	3 617	0	13 766	24 372	38 137
August	9 551	6 524	0	4 028	0	20 104	17 162	37 266
September	11 179	0	0	5 132	0	16 311	7 625	23 937
October	17 484	798	80	6 248	0	24 610	7 603	32 213
November	9 614	3 400	0	3 681	0	16 695	8 042	24 737
December	9 423	1 360	0	2 416	0	13 199	35 161	48 359
1998								
January	9 612	556	0	3 814	0	13 982	9 995	23 977
February	10 118	983	0	4 569	0	15 669	8 302	23 971
March	12 463	0	0	4 617	0	17 080	5 732	22 812
April	11 174	383	0	5 266	413	17 235	5 561	22 797
May	11 615	1 900	0	4 365	0	17 880	11 409	29 289
June	14 073	9 446	0	4 814	0	28 333	16 101	44 434
PUBLIC SECTOR (\$ '000)								
1995-96	3 534	9 466	(b)9 043	628	(b) 0	22 670	367 210	389 880
1996-97	3 646	873	0	43	0	4 562	144 582	149 144
1997-98	137	480	0	0	0	618	81 838	82 455
1997								
June	0	0	0	0	0	0	8 794	8 794
July	0	480	0	0	0	480	3 178	3 658
August	0	0	0	0	0	0	1 181	1 181
September	0	0	0	0	0	0	1 384	1 384
October	0	0	0	0	0	0	13 470	13 470
November	137	0	0	0	0	137	18 394	18 531
December	0	0	0	0	0	0	7 675	7 675
1998								
January	0	0	0	0	0	0	10 613	10 613
February	0	0	0	0	0	0	15 754	15 754
March	0	0	0	0	0	0	1 918	1 918
April	0	0	0	0	0	0	972	972
May	0	0	0	0	0	0	7 062	7 062
June	0	0	0	0	0	0	239	239
TOTAL (\$ '000)								
1995-96	136 481	81 556	(b)9 043	47 660	(b) 0	274 739	492 533	767 273
1996-97	144 474	64 582	133	56 681	0	265 871	291 637	557 508
1997-98	135 715	26 707	80	52 567	413	215 482	238 901	454 383
1997								
June	6 379	0	0	3 189	0	9 568	13 001	22 569
July	9 272	1 357	0	3 617	0	14 246	27 550	41 796
August	9 551	6 524	0	4 028	0	20 104	18 343	38 447
September	11 179	0	0	5 132	0	16 311	9 009	25 320
October	17 484	798	80	6 248	0	24 610	21 072	45 682
November	9 751	3 400	0	3 681	0	16 833	26 435	43 268
December	9 423	1 360	0	2 416	0	13 199	42 836	56 035
1998								
January	9 612	556	0	3 814	0	13 982	20 608	34 590
February	10 118	983	0	4 569	0	15 669	24 056	39 725
March	12 463	0	0	4 617	0	17 080	7 649	24 729
April	11 174	383	0	5 266	413	17 235	6 533	23 768
May	11 615	1 900	0	4 365	0	17 880	18 470	36 351
June	14 073	9 446	0	4 814	0	28 333	16 340	44 673

(a) See Glossary for definition.

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

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	125	90	215	14 073	9 446	4 814	28 333	16 340	44 673
Canberra (SD)	125	90	215	14 073	9 446	4 814	28 333	16 340	44 673
North Canberra (SSD)	8	42	50	907	3 239	272	4 417	1 429	5 846
Acton	0	0	0	0	0	0	0	0	0
Ainslie	1	0	1	126	0	67	193	0	193
Braddon	0	42	42	0	3 239	22	3 261	0	3 261
Campbell	0	0	0	0	0	10	10	0	10
City	0	0	0	0	0	0	0	1 109	1 109
Dickson	0	0	0	0	0	0	0	0	0
Downer	0	0	0	0	0	37	37	0	37
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	0	0	0	0	0	26	26	220	246
Majura	0	0	0	0	0	0	0	0	0
O'Connor	6	0	6	605	0	110	716	0	716
Reid	1	0	1	175	0	0	175	0	175
Russell	0	0	0	0	0	0	0	0	0
Turner	0	0	0	0	0	0	0	100	100
Watson	0	0	0	0	0	0	0	0	0
Belconnen (SSD)	9	33	42	968	4 101	899	5 968	567	6 534
Aranda	0	0	0	0	0	112	112	0	112
Belconnen Town Centre	0	0	0	0	0	0	0	60	60
Belconnen - SSD Bal	0	0	0	0	0	0	0	0	0
Bruce	1	33	34	132	4 101	0	4 233	347	4 580
Charnwood	0	0	0	0	0	49	49	0	49
Cook	0	0	0	0	0	0	0	0	0
Dunlop	8	0	8	836	0	0	836	0	836
Evatt	0	0	0	0	0	124	124	0	124
Florey	0	0	0	0	0	121	121	0	121
Flynn	0	0	0	0	0	44	44	0	44
Fraser	0	0	0	0	0	0	0	0	0
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	13	13	0	13
Holt	0	0	0	0	0	0	0	160	160
Kaleen	0	0	0	0	0	104	104	0	104
Latham	0	0	0	0	0	108	108	0	108
McKellar	0	0	0	0	0	48	48	0	48
Macgregor	0	0	0	0	0	84	84	0	84
Macquarie	0	0	0	0	0	25	25	0	25
Melba	0	0	0	0	0	28	28	0	28
Page	0	0	0	0	0	0	0	0	0
Scullin	0	0	0	0	0	0	0	0	0
Spence	0	0	0	0	0	40	40	0	40
Weetangera	0	0	0	0	0	0	0	0	0
Woden Valley (SSD)	0	0	0	0	0	669	669	135	804
Chifley	0	0	0	0	0	42	42	0	42
Curtin	0	0	0	0	0	264	264	0	264
Farrer	0	0	0	0	0	0	0	0	0
Garran	0	0	0	0	0	31	31	0	31
Hughes	0	0	0	0	0	88	88	0	88
Isaacs	0	0	0	0	0	12	12	0	12
Lyons	0	0	0	0	0	73	73	0	73
Mawson	0	0	0	0	0	0	0	0	0
O'Malley	0	0	0	0	0	32	32	0	32
Pearce	0	0.0	0	0	0	0	0	0	0
Phillip	0	0	0	0	0	0	0	135	135
Torrens	0	0	0	0	0	127	127	0	127

BUILDING APPROVED IN STATISTICAL AREAS—ACT *continued*

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
Weston Creek–Stromlo (SSD)	0	0	0	0	0	308	308	0	308
Chapman	0	0	0	0	0	45	45	0	45
Duffy	0	0	0	0	0	18	18	0	18
Fisher	0	0	0	0	0	40	40	0	40
Holder	0	0	0	0	0	75	75	0	75
Rivett	0	0	0	0	0	0	0	0	0
Stirling	0	0	0	0	0	86	86	0	86
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	44	44	0	44
Weston Creek–Stromlo - SSD Bal	0	0	0	0	0	0	0	0	0
Tuggeranong (SSD)	9	0	9	1 114	0	1 178	2 292	6 461	8 753
Banks	1	0	1	79	0	11	90	0	90
Bonython	0	0	0	0	0	0	0	0	0
Calwell	0	0	0	0	0	279	279	0	279
Chisholm	0	0	0	0	0	102	102	0	102
Conder	8	0	8	1 035	0	87	1 122	0	1 122
Fadden	0	0	0	0	0	95	95	0	95
Gilmore	0	0	0	0	0	49	49	0	49
Gordon	0	0	0	0	0	89	89	0	89
Gowrie	0	0	0	0	0	0	0	0	0
Greenway	0	0	0	0	0	0	0	2 861	2 861
Isabella Plains	0	0	0	0	0	0	0	0	0
Kambah	0	0	0	0	0	68	68	0	68
Macarthur	0	0	0	0	0	16	16	0	16
Monash	0	0	0	0	0	0	0	3 600	3 600
Oxley	0	0	0	0	0	0	0	0	0
Richardson	0	0	0	0	0	84	84	0	84
Theodore	0	0	0	0	0	99	99	0	99
Tuggeranong–SSD Bal	0	0	0	0	0	37	37	0	37
Wanniassa	0	0	0	0	0	163	163	0	163
South Canberra (SSD)	8	0	8	1 089	0	1 401	2 490	2 435	4 925
Barton	0	0	0	0	0	10	10	0	10
Deakin	1	0	1	84	0	104	189	1 773	1 961
Forrest	0	0	0	0	0	344	344	0	344
Fyshwick	0	0	0	0	0	0	0	0	0
Griffith	2	0	2	303	0	181	483	63	546
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	0	0	0	0	0	62	62	600	662
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	130	130	0	130
Red Hill	0	0	0	0	0	299	299	0	299
Symonston	1	0	1	55	0	0	55	0	55
Yarralumla	4	0	4	647	0	272	919	0	919
Gungahlin–Hall (SSD)	91	15	106	9 995	2 107	88	12 190	5 313	17 503
Amaroo	6	0	6	772	0	46	818	0	818
Gungahlin–Hall - SSD Bal	0	0	0	0	0	0	0	4 552	4 552
Hall	0	0.0	0.0	0.0	0.0	11.0	11.0	0.0	11.0
Mitchell	0.0	0.0	0.0	0.0	0.0	0.0	0.0	761.0	761.0
Ngunnawal	51.	0.0	51.	4	0.0	31.0	4 398.0	0.0	4 398.0
	0		0	367.0					
Nicholls	34.	15.	49.	4	2	0.0	6 963.0	0.0	6 963.0
	0	0	0	856.0	107.0				
Palmerston	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
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

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

- permits issued by local government authorities;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- permits issued by ACT building, electrical and plumbing control—Department of Urban Services;
- major building activity in areas not subject to normal administrative approval e.g. building on remote mine sites.

3 The scope of the survey comprises the following activities:

- construction of new buildings
- alterations and additions to existing buildings
- approved non-structural renovation and refurbishment work
- approved installation of integral building fixtures

From July 1990, the statistics include:

- all approved new residential building valued at \$10,000 or more
- approved alterations and additions to residential building valued at \$10,000 or more
- all approved non-residential building jobs valued at \$50,000 or more.

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (8762.0).

VALUE DATA

4 Value data are derived by aggregation of the estimated value of building work when completed as reported on approval documents. Such value data excludes the value of land and landscaping but includes site preparation. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', these estimates can differ significantly from the completed value of the building.

OWNERSHIP

5 Building ownership is classified as either public or private sector and is based on the sector of intended owner of the completed building at the time of approval. Residential buildings constructed by private sector builders under government housing authority schemes are classified as public sector when the authority has contracted, or intends to contract, to purchase the building on or before completion.

BUILDING CLASSIFICATIONS

6 Building approvals are classified both by the Type of Building (e.g. 'house', 'factory') and by the Type of Work involved (e.g. 'new', 'alterations' and 'additions'). These classifications are often used in conjunction with each other to describe building approvals in this publication.

7 The Type of Building classification refers to the intended major function of a building. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building, not to the function of the group as a whole.

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

8 An example is the treatment of building work approved for a factory complex. For instance, a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while the factory buildings would be classified to Factories.

9 An exception to this rule is the treatment of group accommodation buildings. For example, a student accommodation building on a university campus would be classified to Education.

10 In the case of a large multi-function building, i.e. a single large physical building which, at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function.

11 Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.

12 The Type of Work classification refers to the building activity carried out: New; Alterations and additions; or Conversion. See the Glossary for definitions of these terms. Prior to the April 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the April 1998 issue onwards, Conversion jobs are shown separately in tables 5, 6, 13 and 14. However, in other tables they are included within existing categories, as follows: in tables 1, 2, 11, 12 and 15 they are included in the appropriate Type of Building category, and in tables 3, 4, 11, 12 and 15 they are included in the 'Alterations and additions to residential buildings' category.

SEASONAL ADJUSTMENT

13 Seasonal adjustment is a means of removing the estimated effects of seasonal variation from the series so that the effects of other influences can be more clearly recognised.

14 In the seasonal adjustment of series, account has been taken of both normal seasonal factors and 'trading day' effects arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month. Adjustment has also been made for the influence of Easter which may affect the March and April estimates differently.

15 Seasonal adjustment does not remove from the series the effect of irregular or non-seasonal influences (e.g. the approval of large projects or a change in the administrative arrangements of approving authorities).

16 Some of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals.

17 As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

EXPLANATORY NOTES

TREND ESTIMATES

18 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

19 While the smoothing techniques described in paragraph 18 enables trend estimates to be produced for the latest few periods, it does result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

CONSTANT PRICE ESTIMATES

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

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

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

AUSTRALIAN STANDARD

GEOGRAPHIC CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the ASGC, 1996 Edition (Cat. no. 1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

- *Building Activity, Australia: Dwelling Unit Commencements* (8750.0)
- *Building Activity, Australia* (8752.0)
- *Building Activity, New South Wales* (8752.1)
- *Building Activity, Australian Capital Territory* (8752.8)
- *Building Approvals, Australia* (8731.0)
- *Engineering Construction Activity, Australia* (8762.0)
- *House Price Indexes: Eight Capital Cities* (6416.0).
- *Housing Finance for Owner Occupation, Australia* (5609.0)
- *Price Index of Materials Used in House Building* (6408.0)
- *Price Index of Materials Used in Building Other than House Building* (6407.0)

EXPLANATORY NOTES

ROUNDING

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

SYMBOLS AND OTHER USAGES

n.a. not available
n.y.a. not yet available
A Area
C City
SD Statistical Division
SLA Statistical Local Area
SSD Substatistical Division

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

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 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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POST Client Services, ABS, PO Box 10, Belconnen, ACT 2616

EMAIL client.services@abs.gov.au



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