



# BUILDING APPROVALS

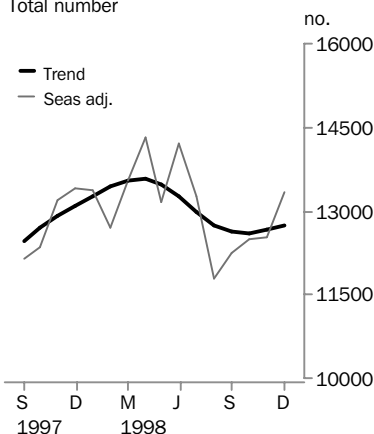
AUSTRALIA

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## DECEMBER KEY FIGURES

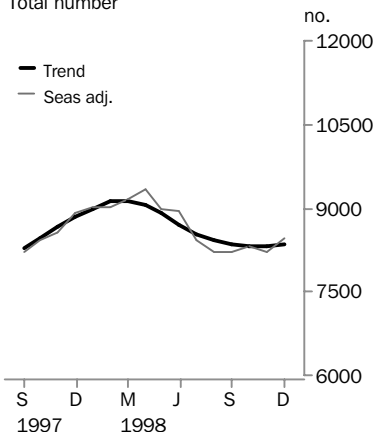
### Dwelling units approved

Total number



### Private sector houses approved

Total number



### TREND ESTIMATES

|                         | Dec 1998 | % change<br>Nov 1998 to<br>Dec 1998 | % change<br>Dec 1997 to<br>Dec 1998 |
|-------------------------|----------|-------------------------------------|-------------------------------------|
| Dwelling units approved |          |                                     |                                     |
| Private sector houses   | 8 337    | 0.2                                 | -5.5                                |
| Total dwelling units    | 12 738   | 0.5                                 | -2.7                                |

### SEASONALLY ADJUSTED

|                         | Dec 1998 | % change<br>Nov 1998 to<br>Dec 1998 | % change<br>Dec 1997 to<br>Dec 1998 |
|-------------------------|----------|-------------------------------------|-------------------------------------|
| Dwelling units approved |          |                                     |                                     |
| Private sector houses   | 8 469    | 3.2                                 | -4.8                                |
| Total dwelling units    | 13 325   | 6.4                                 | -0.5                                |

## DECEMBER KEY POINTS

### TREND ESTIMATES

- The decline in the trend for private sector houses has been arrested and is now showing a small increase of 0.2% in December. This follows eight months of decline.
- The trend for other dwelling units is now showing growth over the last three months and is 6.4% above the level in September 1998. This is the result of four months of growth in the seasonally adjusted series.
- The trend for total dwelling units is now showing modest growth of 1.0% over the last two months. The trend in December increased in Victoria (+1.3%), Western Australia (+0.1%) and the Australian Capital Territory (+16.0%) and was flat in New South Wales.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses increased by 3.2% in December (down 6.8% in original terms).
- The seasonally adjusted estimate for other dwellings increased by 16.1% in December. This is a volatile series with an average monthly movement of 11% and substantial movements are common.

- For further information about these and related statistics, contact Richard Mason on Adelaide 08 8237 7663 or any ABS office shown on the back cover of this publication.

# NOTES

## FORTHCOMING ISSUES

| <i>ISSUE</i>  | <i>RELEASE DATE</i> |
|---------------|---------------------|
| January 1999  | 2 March 1999        |
| February 1999 | 30 March 1999       |
| March 1999    | 4 May 1999          |
| April 1999    | 2 June 1999         |
| May 1999      | 1 July 1999         |
| June 1999     | 30 July 1999        |



## CHANGES IN THIS ISSUE

There are no changes in this issue.



## DATA NOTES

Dwelling approvals are geographically coded down to the Census Collectors District (CCD) level. CCD level information for all States and Territories for the period July 1998 to September 1998 will be released in the next week. Associated with this will be an update for the period July 1996 to June 1998.



## SIGNIFICANT REVISIONS THIS MONTH

There are no significant revisions this month.

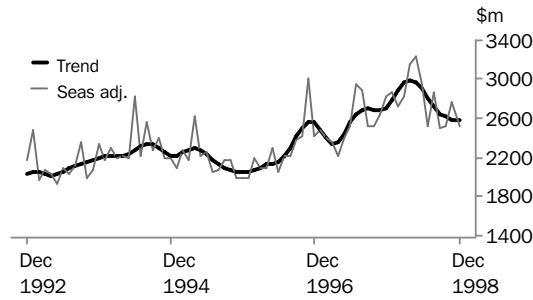


W. McLennan  
Australian Statistician

# VALUE OF BUILDING APPROVED

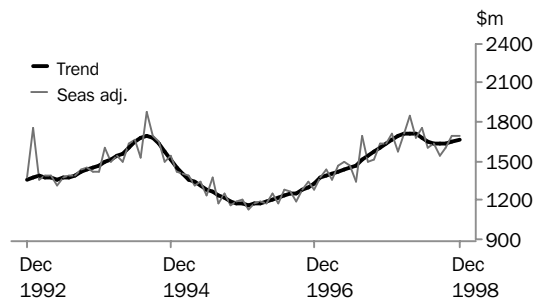
## VALUE OF TOTAL BUILDING

The trend has fallen 13.3% since the peak in April 1998 but the rate of decrease has slowed from -3.3% in August to be flat in December. An increase of about half the average monthly movement (9%) in the seasonally adjusted estimate in January 1999 will mean the trend will remain flat.



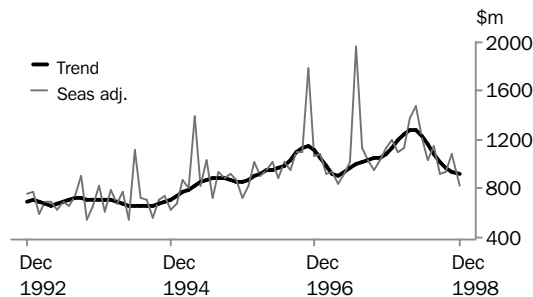
## VALUE OF RESIDENTIAL BUILDING

The trend has increased by 2.1% over the last three months. It will require a fall equalling or exceeding the average monthly movement (6%) in the seasonally adjusted estimate in January to halt the growth.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend has fallen by 29.0% over the last eight months but the rate of decline has slowed from -6.9% in August to -1.9% in December. An increase of about the average monthly movement (22%) in the seasonally adjusted series in January will halt the decline in trend.



# SUMMARY OF 1998 BUILDING APPROVALS

## DWELLING UNITS APPROVED

The number of dwelling units approved in the 1998 calendar year and the percentage movements between 1997 and 1998 for the States and Territories are summarised below:

### DWELLING UNITS APPROVED BY STATE

|                          | <i>NSW</i> | <i>Vic.</i> | <i>Qld</i> | <i>SA</i> | <i>WA</i> | <i>Tas.</i> | <i>NT</i> | <i>ACT</i> | <i>Aust.</i> |
|--------------------------|------------|-------------|------------|-----------|-----------|-------------|-----------|------------|--------------|
| No. of dwelling units    | 52 432     | 38 010      | 33 301     | 7 780     | 19 546    | 1 496       | 2 406     | 1 742      | 156 713      |
| 1997 to 1998<br>% change | 2.7        | 16.5        | -3.9       | 16.5      | 17.8      | -16.3       | 19.6      | 7.0        | 6.6          |

There were 156,713 dwelling units approved in 1998, an increase of 6.6% from 1997. Only Queensland (-3.9%) and Tasmania (-16.3%) recorded decreases compared to 1997.

## VALUE BY STATE AND TERRITORIES

Percentage movements for the value of building approved between 1997 and 1998 for the States and Territories are summarised below.

### PERCENTAGE CHANGE IN VALUE BETWEEN 1997 AND 1998

|                                                       | <i>NSW</i>  | <i>Vic.</i> | <i>Qld</i> | <i>SA</i>  | <i>WA</i>  | <i>Tas.</i> | <i>NT</i>   | <i>ACT</i>  | <i>Aust.</i> |
|-------------------------------------------------------|-------------|-------------|------------|------------|------------|-------------|-------------|-------------|--------------|
|                                                       | %           | %           | %          | %          | %          | %           | %           | %           | %            |
| New residential                                       | 5.6         | 23.5        | 0.5        | 28.7       | 23.6       | -14.0       | 41.9        | 4.4         | 11.7         |
| Alterations and additions<br>to residential buildings | 15.2        | 13.7        | 8.4        | 7.1        | 5.3        | -0.9        | 48.2        | 36.9        | 13.4         |
| Non-residential building                              | 14.3        | -1.4        | 9.8        | -24.0      | -19.0      | 1.3         | 36.7        | -19.0       | 4.1          |
| <b>Total building</b>                                 | <b>10.2</b> | <b>11.6</b> | <b>4.8</b> | <b>0.1</b> | <b>7.1</b> | <b>-6.3</b> | <b>39.9</b> | <b>-5.4</b> | <b>8.7</b>   |

The value of building approvals in 1998 was 8.7% higher than 1997 with alterations and additions recording the highest increase (13.4%). All States and Territories recorded increases apart from Tasmania (-6.3%) and the Australian Capital Territory (-5.4%) but South Australia only recorded a very small increase (0.1%).

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

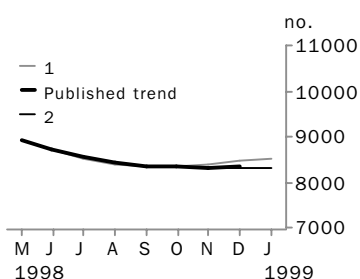
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### TREND REVISIONS

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

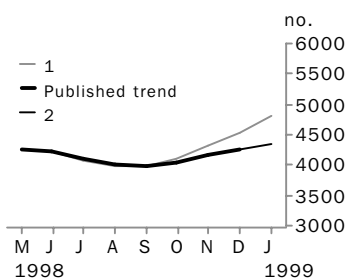
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the January seasonally adjusted estimate is higher than the December estimate by 3% for the number of private sector houses approved and 10% for other dwelling units approved; and that the January seasonally adjusted estimate is lower than the December estimate by 3% for the number of private sector houses approved and 10% for other dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

### PRIVATE SECTOR HOUSES



|                | TREND AS PUBLISHED |          | WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE: |          |                                            |          |
|----------------|--------------------|----------|----------------------------------------------------|----------|--------------------------------------------|----------|
|                | no.                | % change | <b>1</b><br><i>rises by 3% on Dec 1998</i>         | % change | <b>2</b><br><i>falls by 3% on Dec 1998</i> | % change |
| August 1998    | 8 415              | -1.5     | 8 393                                              | -1.6     | 8 412                                      | -1.5     |
| September 1998 | 8 352              | -0.7     | 8 341                                              | -0.6     | 8 350                                      | -0.7     |
| October 1998   | 8 329              | -0.3     | 8 356                                              | 0.2      | 8 332                                      | -0.2     |
| November 1998  | 8 323              | -0.1     | 8 398                                              | 0.5      | 8 318                                      | -0.2     |
| December 1998  | 8 337              | 0.2      | 8 453                                              | 0.7      | 8 302                                      | -0.2     |
| January 1999   | n.y.a.             | n.y.a.   | 8 527                                              | 0.9      | 8 299                                      | 0.0      |

### OTHER DWELLINGS



|                | TREND AS PUBLISHED |          | WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE: |          |                                             |          |
|----------------|--------------------|----------|----------------------------------------------------|----------|---------------------------------------------|----------|
|                | no.                | % change | <b>1</b><br><i>rises by 10% on Dec 1998</i>        | % change | <b>2</b><br><i>falls by 10% on Dec 1998</i> | % change |
| August 1998    | 4 010              | -2.3     | 3 976                                              | -2.7     | 4 011                                       | -2.3     |
| September 1998 | 3 992              | -0.4     | 3 973                                              | -0.1     | 3 990                                       | -0.5     |
| October 1998   | 4 051              | 1.5      | 4 102                                              | 3.3      | 4 056                                       | 1.6      |
| November 1998  | 4 157              | 2.6      | 4 305                                              | 4.9      | 4 151                                       | 2.4      |
| December 1998  | 4 248              | 2.2      | 4 536                                              | 5.4      | 4 245                                       | 2.3      |
| January 1999   | n.y.a.             | n.y.a.   | 4 797                                              | 5.8      | 4 359                                       | 2.7      |

## DWELLING UNITS APPROVED

| Month               | HOUSES.....           |              | OTHER DWELLINGS....   |              | TOTAL DWELLING UNITS.... |                      |              |
|---------------------|-----------------------|--------------|-----------------------|--------------|--------------------------|----------------------|--------------|
|                     | <i>Private sector</i> | <i>Total</i> | <i>Private sector</i> | <i>Total</i> | <i>Private sector</i>    | <i>Public sector</i> | <i>Total</i> |
|                     | <i>no.</i>            | <i>no.</i>   | <i>no.</i>            | <i>no.</i>   | <i>no.</i>               | <i>no.</i>           | <i>no.</i>   |
| .....               |                       |              |                       |              |                          |                      |              |
| ORIGINAL            |                       |              |                       |              |                          |                      |              |
| <b>1997</b>         |                       |              |                       |              |                          |                      |              |
| October             | 9 055                 | 9 212        | 3 328                 | 3 479        | 12 383                   | 308                  | 12 691       |
| November            | 8 468                 | 8 638        | 4 262                 | 4 439        | 12 730                   | 347                  | 13 077       |
| December            | 8 286                 | 8 449        | 3 718                 | 4 005        | 12 004                   | 450                  | 12 454       |
| <b>1998</b>         |                       |              |                       |              |                          |                      |              |
| January             | 7 277                 | 7 414        | 3 556                 | 3 727        | 10 833                   | 308                  | 11 141       |
| February            | 8 009                 | 8 169        | 3 161                 | 3 398        | 11 170                   | 397                  | 11 567       |
| March               | 9 559                 | 9 754        | 3 759                 | 4 099        | 13 318                   | 535                  | 13 853       |
| April               | 8 913                 | 9 073        | 4 512                 | 4 926        | 13 425                   | 574                  | 13 999       |
| May                 | 9 329                 | 9 602        | 3 892                 | 4 266        | 13 221                   | 647                  | 13 868       |
| June                | 9 363                 | 10 017       | 4 229                 | 4 532        | 13 592                   | 957                  | 14 549       |
| July                | 9 038                 | 9 486        | 4 706                 | 4 890        | 13 744                   | 632                  | 14 376       |
| August              | 8 509                 | 8 657        | 3 596                 | 3 773        | 12 105                   | 325                  | 12 430       |
| September           | 9 038                 | 9 264        | 3 618                 | 3 751        | 12 656                   | 359                  | 13 015       |
| October             | 8 619                 | 8 805        | 3 298                 | 3 523        | 11 917                   | 411                  | 12 328       |
| November            | 8 476                 | 8 706        | 4 197                 | 4 416        | 12 673                   | 449                  | 13 122       |
| December            | 7 899                 | 8 020        | 4 193                 | 4 445        | 12 092                   | 373                  | 12 465       |
| .....               |                       |              |                       |              |                          |                      |              |
| SEASONALLY ADJUSTED |                       |              |                       |              |                          |                      |              |
| <b>1997</b>         |                       |              |                       |              |                          |                      |              |
| October             | 8 436                 | 8 613        | 3 550                 | 3 731        | 11 986                   | 357                  | 12 343       |
| November            | 8 567                 | 8 751        | 4 242                 | 4 455        | 12 809                   | 398                  | 13 206       |
| December            | 8 898                 | 9 077        | 3 954                 | 4 312        | 12 852                   | 537                  | 13 389       |
| <b>1998</b>         |                       |              |                       |              |                          |                      |              |
| January             | 9 013                 | 9 170        | 4 022                 | 4 183        | 13 035                   | 319                  | 13 354       |
| February            | 9 005                 | 9 170        | 3 270                 | 3 519        | 12 275                   | 414                  | 12 689       |
| March               | 9 153                 | 9 332        | 3 891                 | 4 221        | 13 044                   | 509                  | 13 553       |
| April               | 9 345                 | 9 468        | 4 473                 | 4 832        | 13 818                   | 482                  | 14 300       |
| May                 | 8 969                 | 9 247        | 3 643                 | 3 925        | 12 612                   | 560                  | 13 172       |
| June                | 8 944                 | 9 459        | 4 559                 | 4 748        | 13 504                   | 703                  | 14 207       |
| July                | 8 405                 | 8 880        | 4 157                 | 4 369        | 12 562                   | 687                  | 13 249       |
| August              | 8 200                 | 8 371        | 3 245                 | 3 430        | 11 446                   | 355                  | 11 800       |
| September           | 8 199                 | 8 424        | 3 539                 | 3 809        | 11 738                   | 495                  | 12 233       |
| October             | 8 323                 | 8 557        | 3 664                 | 3 929        | 11 987                   | 499                  | 12 486       |
| November            | 8 204                 | 8 454        | 3 813                 | 4 075        | 12 017                   | 512                  | 12 529       |
| December            | 8 469                 | 8 594        | 4 444                 | 4 731        | 12 914                   | 411                  | 13 325       |
| .....               |                       |              |                       |              |                          |                      |              |
| TREND ESTIMATES     |                       |              |                       |              |                          |                      |              |
| <b>1997</b>         |                       |              |                       |              |                          |                      |              |
| October             | 8 467                 | 8 643        | 3 805                 | 4 065        | 12 272                   | 436                  | 12 708       |
| November            | 8 651                 | 8 825        | 3 841                 | 4 099        | 12 492                   | 431                  | 12 924       |
| December            | 8 826                 | 8 990        | 3 849                 | 4 105        | 12 675                   | 421                  | 13 096       |
| <b>1998</b>         |                       |              |                       |              |                          |                      |              |
| January             | 8 991                 | 9 145        | 3 858                 | 4 123        | 12 850                   | 418                  | 13 267       |
| February            | 9 107                 | 9 270        | 3 889                 | 4 167        | 12 996                   | 440                  | 13 436       |
| March               | 9 135                 | 9 332        | 3 935                 | 4 222        | 13 070                   | 484                  | 13 554       |
| April               | 9 055                 | 9 305        | 3 975                 | 4 259        | 13 030                   | 534                  | 13 564       |
| May                 | 8 903                 | 9 205        | 3 998                 | 4 265        | 12 901                   | 568                  | 13 470       |
| June                | 8 714                 | 9 052        | 3 964                 | 4 210        | 12 678                   | 583                  | 13 261       |
| July                | 8 539                 | 8 881        | 3 875                 | 4 105        | 12 414                   | 572                  | 12 986       |
| August              | 8 415                 | 8 731        | 3 785                 | 4 010        | 12 200                   | 541                  | 12 740       |
| September           | 8 352                 | 8 624        | 3 757                 | 3 992        | 12 109                   | 507                  | 12 616       |
| October             | 8 329                 | 8 556        | 3 800                 | 4 051        | 12 129                   | 478                  | 12 607       |
| November            | 8 323                 | 8 512        | 3 890                 | 4 157        | 12 213                   | 456                  | 12 669       |
| December            | 8 337                 | 8 490        | 3 966                 | 4 248        | 12 303                   | 435                  | 12 738       |
| .....               |                       |              |                       |              |                          |                      |              |

## DWELLING UNITS APPROVED, Percentage Change

| Month                                               | HOUSES.....    |       | OTHER DWELLINGS.... |       | TOTAL DWELLING UNITS..... |               |       |
|-----------------------------------------------------|----------------|-------|---------------------|-------|---------------------------|---------------|-------|
|                                                     | Private sector | Total | Private sector      | Total | Private sector            | Public sector | Total |
| ORIGINAL (% change from preceding month)            |                |       |                     |       |                           |               |       |
| <b>1997</b>                                         |                |       |                     |       |                           |               |       |
| October                                             | -0.4           | -0.3  | -8.3                | -9.0  | -2.7                      | -11.0         | -2.9  |
| November                                            | -6.5           | -6.2  | 28.1                | 27.6  | 2.8                       | 12.7          | 3.0   |
| December                                            | -2.1           | -2.2  | -12.8               | -9.8  | -5.7                      | 29.7          | -4.8  |
| <b>1998</b>                                         |                |       |                     |       |                           |               |       |
| January                                             | -12.2          | -12.2 | -4.4                | -6.9  | -9.8                      | -31.6         | -10.5 |
| February                                            | 10.1           | 10.2  | -11.1               | -8.8  | 3.1                       | 28.9          | 3.8   |
| March                                               | 19.4           | 19.4  | 18.9                | 20.6  | 19.2                      | 34.8          | 19.8  |
| April                                               | -6.8           | -7.0  | 20.0                | 20.2  | 0.8                       | 7.3           | 1.1   |
| May                                                 | 4.7            | 5.8   | -13.7               | -13.4 | -1.5                      | 12.7          | -0.9  |
| June                                                | 0.4            | 4.3   | 8.7                 | 6.2   | 2.8                       | 47.9          | 4.9   |
| July                                                | -3.5           | -5.3  | 11.3                | 7.9   | 1.1                       | -34.0         | -1.2  |
| August                                              | -5.9           | -8.7  | -23.6               | -22.8 | -11.9                     | -48.6         | -13.5 |
| September                                           | 6.2            | 7.0   | 0.6                 | -0.6  | 4.6                       | 10.5          | 4.7   |
| October                                             | -4.6           | -5.0  | -8.8                | -6.1  | -5.8                      | 14.5          | -5.3  |
| November                                            | -1.7           | -1.1  | 27.3                | 25.3  | 6.3                       | 9.2           | 6.4   |
| December                                            | -6.8           | -7.9  | -0.1                | 0.7   | -4.6                      | -16.9         | -5.0  |
| SEASONALLY ADJUSTED (% change from preceding month) |                |       |                     |       |                           |               |       |
| <b>1997</b>                                         |                |       |                     |       |                           |               |       |
| October                                             | 2.9            | 3.0   | 5.2                 | -1.1  | 3.6                       | -36.5         | 1.7   |
| November                                            | 1.6            | 1.6   | 19.5                | 19.4  | 6.9                       | 11.3          | 7.0   |
| December                                            | 3.9            | 3.7   | -6.8                | -3.2  | 0.3                       | 35.1          | 1.4   |
| <b>1998</b>                                         |                |       |                     |       |                           |               |       |
| January                                             | 1.3            | 1.0   | 1.7                 | -3.0  | 1.4                       | -40.6         | -0.3  |
| February                                            | -0.1           | 0.0   | -18.7               | -15.9 | -5.8                      | 29.7          | -5.0  |
| March                                               | 1.6            | 1.8   | 19.0                | 20.0  | 6.3                       | 23.0          | 6.8   |
| April                                               | 2.1            | 1.4   | 14.9                | 14.5  | 5.9                       | -5.3          | 5.5   |
| May                                                 | -4.0           | -2.3  | -18.6               | -18.8 | -8.7                      | 16.2          | -7.9  |
| June                                                | -0.3           | 2.3   | 25.2                | 21.0  | 7.1                       | 25.6          | 7.9   |
| July                                                | -6.0           | -6.1  | -8.8                | -8.0  | -7.0                      | -2.3          | -6.7  |
| August                                              | -2.4           | -5.7  | -21.9               | -21.5 | -8.9                      | -48.4         | -10.9 |
| September                                           | 0.0            | 0.6   | 9.0                 | 11.1  | 2.6                       | 39.5          | 3.7   |
| October                                             | 1.5            | 1.6   | 3.6                 | 3.2   | 2.1                       | 0.9           | 2.1   |
| November                                            | -1.4           | -1.2  | 4.1                 | 3.7   | 0.2                       | 2.6           | 0.3   |
| December                                            | 3.2            | 1.7   | 16.6                | 16.1  | 7.5                       | -19.7         | 6.4   |
| TREND ESTIMATES (% change from preceding month)     |                |       |                     |       |                           |               |       |
| <b>1997</b>                                         |                |       |                     |       |                           |               |       |
| October                                             | 2.2            | 2.2   | 1.7                 | 1.7   | 2.0                       | 2.1           | 2.1   |
| November                                            | 2.2            | 2.1   | 1.0                 | 0.8   | 1.8                       | -1.0          | 1.7   |
| December                                            | 2.0            | 1.9   | 0.2                 | 0.2   | 1.5                       | -2.5          | 1.3   |
| <b>1998</b>                                         |                |       |                     |       |                           |               |       |
| January                                             | 1.9            | 1.7   | 0.3                 | 0.4   | 1.4                       | -0.6          | 1.3   |
| February                                            | 1.3            | 1.4   | 0.8                 | 1.1   | 1.1                       | 5.3           | 1.3   |
| March                                               | 0.3            | 0.7   | 1.2                 | 1.3   | 0.6                       | 10.1          | 0.9   |
| April                                               | -0.9           | -0.3  | 1.0                 | 0.9   | -0.3                      | 10.2          | 0.1   |
| May                                                 | -1.7           | -1.1  | 0.6                 | 0.1   | -1.0                      | 6.5           | -0.7  |
| June                                                | -2.1           | -1.7  | -0.9                | -1.3  | -1.7                      | 2.7           | -1.5  |
| July                                                | -2.0           | -1.9  | -2.2                | -2.5  | -2.1                      | -2.0          | -2.1  |
| August                                              | -1.5           | -1.7  | -2.3                | -2.3  | -1.7                      | -5.5          | -1.9  |
| September                                           | -0.7           | -1.2  | -0.7                | -0.4  | -0.7                      | -6.2          | -1.0  |
| October                                             | -0.3           | -0.8  | 1.1                 | 1.5   | 0.2                       | -5.6          | -0.1  |
| November                                            | -0.1           | -0.5  | 2.4                 | 2.6   | 0.7                       | -4.7          | 0.5   |
| December                                            | 0.2            | -0.3  | 1.9                 | 2.2   | 0.7                       | -4.6          | 0.5   |

## VALUE OF BUILDING APPROVED

| <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            |                                 |                                                              |                                   |                                 |                       |
| <b>1997</b>         |                                 |                                                              |                                   |                                 |                       |
| October             | 1 338.6                         | 261.3                                                        | 1 599.9                           | 1 236.7                         | 2 836.6               |
| November            | 1 390.4                         | 228.0                                                        | 1 618.4                           | 992.1                           | 2 610.5               |
| December            | 1 289.3                         | 211.3                                                        | 1 500.6                           | 1 059.4                         | 2 560.0               |
| <b>1998</b>         |                                 |                                                              |                                   |                                 |                       |
| January             | 1 181.8                         | 238.6                                                        | 1 420.4                           | 1 035.1                         | 2 455.5               |
| February            | 1 177.7                         | 240.1                                                        | 1 417.8                           | 1 165.9                         | 2 583.8               |
| March               | 1 452.1                         | 256.4                                                        | 1 708.6                           | 960.1                           | 2 668.7               |
| April               | 1 552.8                         | 280.6                                                        | 1 833.4                           | 1 249.0                         | 3 082.4               |
| May                 | 1 514.4                         | 292.2                                                        | 1 806.6                           | 1 481.9                         | 3 288.4               |
| June                | 1 512.9                         | 282.9                                                        | 1 795.8                           | 1 225.9                         | 3 021.8               |
| July                | 1 542.8                         | 282.8                                                        | 1 825.6                           | 880.9                           | 2 706.5               |
| August              | 1 364.2                         | 233.1                                                        | 1 597.3                           | 1 455.4                         | 3 052.7               |
| September           | 1 411.7                         | 263.6                                                        | 1 675.3                           | 949.3                           | 2 624.5               |
| October             | 1 391.3                         | 239.1                                                        | 1 630.4                           | 1 123.5                         | 2 753.8               |
| November            | 1 492.0                         | 247.7                                                        | 1 739.7                           | 1 109.2                         | 2 848.9               |
| December            | 1 366.2                         | 218.3                                                        | 1 584.4                           | 743.4                           | 2 327.9               |
| SEASONALLY ADJUSTED |                                 |                                                              |                                   |                                 |                       |
| <b>1997</b>         |                                 |                                                              |                                   |                                 |                       |
| October             | 1 302.7                         | 234.3                                                        | 1 512.8                           | 951.8                           | 2 519.8               |
| November            | 1 375.6                         | 215.8                                                        | 1 634.4                           | 1 038.7                         | 2 638.1               |
| December            | 1 393.7                         | 243.8                                                        | 1 634.6                           | 1 130.3                         | 2 836.3               |
| <b>1998</b>         |                                 |                                                              |                                   |                                 |                       |
| January             | 1 442.2                         | 295.4                                                        | 1 714.6                           | 1 193.2                         | 2 863.4               |
| February            | 1 284.7                         | 260.1                                                        | 1 566.7                           | 1 101.0                         | 2 724.4               |
| March               | 1 491.2                         | 249.3                                                        | 1 716.9                           | 1 135.5                         | 2 825.7               |
| April               | 1 607.2                         | 271.7                                                        | 1 850.9                           | 1 384.0                         | 3 148.2               |
| May                 | 1 392.2                         | 280.8                                                        | 1 678.0                           | 1 475.0                         | 3 240.9               |
| June                | 1 521.4                         | 297.4                                                        | 1 756.3                           | 1 223.7                         | 2 952.3               |
| July                | 1 345.0                         | 267.4                                                        | 1 610.9                           | 1 029.4                         | 2 519.4               |
| August              | 1 326.9                         | 236.1                                                        | 1 627.9                           | 1 151.7                         | 2 870.2               |
| September           | 1 305.9                         | 226.6                                                        | 1 542.6                           | 924.6                           | 2 496.2               |
| October             | 1 386.7                         | 230.4                                                        | 1 600.8                           | 939.9                           | 2 531.5               |
| November            | 1 441.3                         | 229.3                                                        | 1 695.1                           | 1 083.4                         | 2 776.4               |
| December            | 1 466.3                         | 256.6                                                        | 1 688.5                           | 831.7                           | 2 527.7               |
| TREND ESTIMATES     |                                 |                                                              |                                   |                                 |                       |
| <b>1997</b>         |                                 |                                                              |                                   |                                 |                       |
| October             | 1 331.9                         | 233.6                                                        | 1 574.1                           | 1 049.7                         | 2 689.3               |
| November            | 1 355.3                         | 240.6                                                        | 1 601.8                           | 1 057.1                         | 2 678.0               |
| December            | 1 377.5                         | 248.5                                                        | 1 628.7                           | 1 082.2                         | 2 706.2               |
| <b>1998</b>         |                                 |                                                              |                                   |                                 |                       |
| January             | 1 405.7                         | 256.5                                                        | 1 661.1                           | 1 133.2                         | 2 789.9               |
| February            | 1 434.8                         | 264.8                                                        | 1 691.3                           | 1 196.8                         | 2 888.5               |
| March               | 1 456.9                         | 272.2                                                        | 1 713.8                           | 1 256.0                         | 2 961.6               |
| April               | 1 459.8                         | 276.5                                                        | 1 717.6                           | 1 288.6                         | 2 990.9               |
| May                 | 1 446.2                         | 276.2                                                        | 1 706.0                           | 1 280.8                         | 2 969.4               |
| June                | 1 420.1                         | 270.6                                                        | 1 682.4                           | 1 237.7                         | 2 905.6               |
| July                | 1 392.2                         | 261.6                                                        | 1 654.9                           | 1 167.1                         | 2 814.8               |
| August              | 1 375.0                         | 250.7                                                        | 1 634.5                           | 1 086.3                         | 2 721.0               |
| September           | 1 378.0                         | 240.7                                                        | 1 629.9                           | 1 017.6                         | 2 653.2               |
| October             | 1 394.6                         | 234.8                                                        | 1 638.0                           | 969.5                           | 2 616.0               |
| November            | 1 416.3                         | 232.5                                                        | 1 651.6                           | 932.2                           | 2 592.1               |
| December            | 1 433.9                         | 232.4                                                        | 1 664.1                           | 914.4                           | 2 593.1               |

(a) Refer to Explanatory Notes paragraph 12.



## VALUE OF BUILDING APPROVED, Percentage Change

| Month                                    | New residential building | Alterations and additions to residential buildings(a) | Total residential building | Non-residential building | Total building |
|------------------------------------------|--------------------------|-------------------------------------------------------|----------------------------|--------------------------|----------------|
| ORIGINAL (% change from preceding month) |                          |                                                       |                            |                          |                |
| <b>1997</b>                              |                          |                                                       |                            |                          |                |
| October                                  | -1.3                     | 2.1                                                   | -0.7                       | 18.7                     | 6.9            |
| November                                 | 3.9                      | -12.7                                                 | 1.2                        | -19.8                    | -8.0           |
| December                                 | -7.3                     | -7.3                                                  | -7.3                       | 6.8                      | -1.9           |
| <b>1998</b>                              |                          |                                                       |                            |                          |                |
| January                                  | -8.3                     | 12.9                                                  | -5.3                       | -2.3                     | -4.1           |
| February                                 | -0.3                     | 0.6                                                   | -0.2                       | 12.6                     | 5.2            |
| March                                    | 23.3                     | 6.8                                                   | 20.5                       | -17.7                    | 3.3            |
| April                                    | 6.9                      | 9.4                                                   | 7.3                        | 30.1                     | 15.5           |
| May                                      | -2.5                     | 4.1                                                   | -1.5                       | 18.6                     | 6.7            |
| June                                     | -0.1                     | -3.2                                                  | -0.6                       | -17.3                    | -8.1           |
| July                                     | 2.0                      | -0.1                                                  | 1.7                        | -28.1                    | -10.4          |
| August                                   | -11.6                    | -17.6                                                 | -12.5                      | 65.2                     | 12.8           |
| September                                | 3.5                      | 13.1                                                  | 4.9                        | -34.8                    | -14.0          |
| October                                  | -1.4                     | -9.3                                                  | -2.7                       | 18.3                     | 4.9            |
| November                                 | 7.2                      | 3.6                                                   | 6.7                        | -1.3                     | 3.5            |
| December                                 | -8.4                     | -11.9                                                 | -8.9                       | -33.0                    | -18.3          |

| Month                                               | New residential building | Alterations and additions to residential buildings(a) | Total residential building | Non-residential building | Total building |
|-----------------------------------------------------|--------------------------|-------------------------------------------------------|----------------------------|--------------------------|----------------|
| SEASONALLY ADJUSTED (% change from preceding month) |                          |                                                       |                            |                          |                |
| <b>1997</b>                                         |                          |                                                       |                            |                          |                |
| October                                             | 4.1                      | 1.3                                                   | 1.4                        | -8.1                     | -0.3           |
| November                                            | 5.6                      | -7.9                                                  | 8.0                        | 9.1                      | 4.7            |
| December                                            | 1.3                      | 13.0                                                  | 0.0                        | 8.8                      | 7.5            |
| <b>1998</b>                                         |                          |                                                       |                            |                          |                |
| January                                             | 3.5                      | 21.2                                                  | 4.9                        | 5.6                      | 1.0            |
| February                                            | -10.9                    | -11.9                                                 | -8.6                       | -7.7                     | -4.9           |
| March                                               | 16.1                     | -4.2                                                  | 9.6                        | 3.1                      | 3.7            |
| April                                               | 7.8                      | 9.0                                                   | 7.8                        | 21.9                     | 11.4           |
| May                                                 | -13.4                    | 3.4                                                   | -9.3                       | 6.6                      | 2.9            |
| June                                                | 9.3                      | 5.9                                                   | 4.7                        | -17.0                    | -8.9           |
| July                                                | -11.6                    | -10.1                                                 | -8.3                       | -15.9                    | -14.7          |
| August                                              | -1.3                     | -11.7                                                 | 1.1                        | 11.9                     | 13.9           |
| September                                           | -1.6                     | -4.0                                                  | -5.2                       | -19.7                    | -13.0          |
| October                                             | 6.2                      | 1.6                                                   | 3.8                        | 1.7                      | 1.4            |
| November                                            | 3.9                      | -0.5                                                  | 5.9                        | 15.3                     | 9.7            |
| December                                            | 1.7                      | 11.9                                                  | -0.4                       | -23.2                    | -9.0           |

| Month                                           | New residential building | Alterations and additions to residential buildings(a) | Total residential building | Non-residential building | Total building |
|-------------------------------------------------|--------------------------|-------------------------------------------------------|----------------------------|--------------------------|----------------|
| TREND ESTIMATES (% change from preceding month) |                          |                                                       |                            |                          |                |
| <b>1997</b>                                     |                          |                                                       |                            |                          |                |
| October                                         | 2.1                      | 2.4                                                   | 2.0                        | 0.8                      | -0.4           |
| November                                        | 1.8                      | 3.0                                                   | 1.8                        | 0.7                      | -0.4           |
| December                                        | 1.6                      | 3.3                                                   | 1.7                        | 2.4                      | 1.1            |
| <b>1998</b>                                     |                          |                                                       |                            |                          |                |
| January                                         | 2.0                      | 3.2                                                   | 2.0                        | 4.7                      | 3.1            |
| February                                        | 2.1                      | 3.2                                                   | 1.8                        | 5.6                      | 3.5            |
| March                                           | 1.5                      | 2.8                                                   | 1.3                        | 5.0                      | 2.5            |
| April                                           | 0.2                      | 1.6                                                   | 0.2                        | 2.6                      | 1.0            |
| May                                             | -0.9                     | -0.1                                                  | -0.7                       | -0.6                     | -0.7           |
| June                                            | -1.8                     | -2.0                                                  | -1.4                       | -3.4                     | -2.1           |
| July                                            | -2.0                     | -3.3                                                  | -1.6                       | -5.7                     | -3.1           |
| August                                          | -1.2                     | -4.2                                                  | -1.2                       | -6.9                     | -3.3           |
| September                                       | 0.2                      | -4.0                                                  | -0.3                       | -6.3                     | -2.5           |
| October                                         | 1.2                      | -2.4                                                  | 0.5                        | -4.7                     | -1.4           |
| November                                        | 1.6                      | -1.0                                                  | 0.8                        | -3.8                     | -0.9           |
| December                                        | 1.2                      | -0.1                                                  | 0.8                        | -1.9                     | 0.0            |

(a) Refer to Explanatory Notes paragraph 12.

## DWELLING UNITS APPROVED, By State

|                     | New South Wales | Victoria | Queensland | South Australia | Western Australia | Tasmania | Northern Territory | Australian Capital Territory |
|---------------------|-----------------|----------|------------|-----------------|-------------------|----------|--------------------|------------------------------|
| Month               | no.             | no.      | no.        | no.             | no.               | no.      | no.                | no.                          |
| ORIGINAL            |                 |          |            |                 |                   |          |                    |                              |
| <b>1997</b>         |                 |          |            |                 |                   |          |                    |                              |
| October             | 4 180           | 2 681    | 3 176      | 599             | 1 508             | 163      | 242                | 142                          |
| November            | 4 729           | 3 247    | 2 628      | 552             | 1 541             | 128      | 135                | 117                          |
| December            | 4 380           | 2 830    | 2 813      | 513             | 1 412             | 155      | 257                | 94                           |
| <b>1998</b>         |                 |          |            |                 |                   |          |                    |                              |
| January             | 3 753           | 2 439    | 2 935      | 431             | 1 155             | 133      | 207                | 88                           |
| February            | 3 536           | 2 757    | 2 763      | 666             | 1 441             | 121      | 188                | 95                           |
| March               | 4 350           | 3 546    | 3 064      | 738             | 1 747             | 125      | 179                | 104                          |
| April               | 4 943           | 3 313    | 3 280      | 502             | 1 576             | 133      | 159                | 93                           |
| May                 | 4 561           | 3 356    | 3 066      | 602             | 1 794             | 128      | 256                | 105                          |
| June                | 5 088           | 3 255    | 2 806      | 810             | 2 054             | 107      | 214                | 215                          |
| July                | 5 643           | 3 063    | 2 489      | 901             | 1 707             | 120      | 209                | 244                          |
| August              | 3 742           | 3 263    | 2 579      | 634             | 1 735             | 129      | 158                | 190                          |
| September           | 4 071           | 3 325    | 2 985      | 742             | 1 413             | 139      | 239                | 101                          |
| October             | 3 952           | 3 079    | 2 606      | 585             | 1 634             | 139      | 245                | 88                           |
| November            | 4 492           | 3 439    | 2 477      | 606             | 1 649             | 108      | 221                | 130                          |
| December            | 4 301           | 3 175    | 2 251      | 563             | 1 641             | 114      | 131                | 289                          |
| SEASONALLY ADJUSTED |                 |          |            |                 |                   |          |                    |                              |
| <b>1997</b>         |                 |          |            |                 |                   |          |                    |                              |
| October             | 4 077           | 2 423    | 2 999      | 575             | 1 444             | 138      | n.a.               | n.a.                         |
| November            | 4 470           | 3 266    | 2 560      | 541             | 1 600             | 138      | n.a.               | n.a.                         |
| December            | 4 620           | 2 906    | 3 129      | 570             | 1 477             | 145      | n.a.               | n.a.                         |
| <b>1998</b>         |                 |          |            |                 |                   |          |                    |                              |
| January             | 4 506           | 3 140    | 3 902      | 621             | 1 382             | 138      | n.a.               | n.a.                         |
| February            | 3 767           | 2 841    | 3 046      | 714             | 1 556             | 125      | n.a.               | n.a.                         |
| March               | 4 633           | 3 267    | 3 091      | 691             | 1 605             | 130      | n.a.               | n.a.                         |
| April               | 5 025           | 3 646    | 3 343      | 525             | 1 705             | 132      | n.a.               | n.a.                         |
| May                 | 4 047           | 3 284    | 2 819      | 583             | 1 649             | 131      | n.a.               | n.a.                         |
| June                | 5 246           | 3 183    | 2 741      | 772             | 1 836             | 120      | n.a.               | n.a.                         |
| July                | 4 920           | 2 982    | 2 290      | 813             | 1 623             | 113      | n.a.               | n.a.                         |
| August              | 3 776           | 3 244    | 2 499      | 568             | 1 780             | 135      | n.a.               | n.a.                         |
| September           | 3 857           | 3 106    | 2 653      | 673             | 1 372             | 132      | n.a.               | n.a.                         |
| October             | 4 138           | 2 933    | 2 559      | 603             | 1 599             | 124      | n.a.               | n.a.                         |
| November            | 4 260           | 3 415    | 2 442      | 568             | 1 648             | 109      | n.a.               | n.a.                         |
| December            | 4 636           | 3 235    | 2 420      | 646             | 1 676             | 113      | n.a.               | n.a.                         |
| TREND ESTIMATES     |                 |          |            |                 |                   |          |                    |                              |
| <b>1997</b>         |                 |          |            |                 |                   |          |                    |                              |
| October             | 4 293           | 2 912    | 3 019      | 551             | 1 427             | 141      | 168                | 124                          |
| November            | 4 334           | 2 940    | 3 094      | 575             | 1 454             | 139      | 184                | 130                          |
| December            | 4 361           | 2 987    | 3 177      | 599             | 1 478             | 137      | 199                | 125                          |
| <b>1998</b>         |                 |          |            |                 |                   |          |                    |                              |
| January             | 4 394           | 3 065    | 3 251      | 615             | 1 510             | 136      | 209                | 113                          |
| February            | 4 430           | 3 159    | 3 278      | 629             | 1 553             | 133      | 211                | 106                          |
| March               | 4 475           | 3 243    | 3 219      | 641             | 1 607             | 130      | 209                | 113                          |
| April               | 4 507           | 3 287    | 3 075      | 656             | 1 662             | 127      | 205                | 134                          |
| May                 | 4 528           | 3 279    | 2 882      | 670             | 1 701             | 126      | 202                | 160                          |
| June                | 4 510           | 3 238    | 2 706      | 678             | 1 705             | 125      | 205                | 173                          |
| July                | 4 446           | 3 174    | 2 596      | 679             | 1 677             | 126      | 211                | 171                          |
| August              | 4 364           | 3 127    | 2 533      | 671             | 1 639             | 125      | 216                | 163                          |
| September           | 4 318           | 3 122    | 2 501      | 652             | 1 611             | 124      | 215                | 163                          |
| October             | 4 310           | 3 149    | 2 488      | 628             | 1 598             | 122      | 210                | 179                          |
| November            | 4 331           | 3 189    | 2 479      | 609             | 1 598             | 119      | 202                | 211                          |
| December            | 4 331           | 3 229    | 2 469      | 589             | 1 600             | 117      | 196                | 245                          |

## DWELLING UNITS APPROVED, By State—Percentage Change

| Month                                               | New South Wales | Victoria | Queensland | South Australia | Western Australia | Tasmania | Northern Territory | Australian Capital Territory |
|-----------------------------------------------------|-----------------|----------|------------|-----------------|-------------------|----------|--------------------|------------------------------|
| ORIGINAL (% change from preceding month)            |                 |          |            |                 |                   |          |                    |                              |
| <b>1997</b>                                         |                 |          |            |                 |                   |          |                    |                              |
| October                                             | 0.5             | -15.2    | -9.0       | -0.2            | 13.6              | 9.4      | 146.9              | 71.1                         |
| November                                            | 13.1            | 21.1     | -17.3      | -7.8            | 2.2               | -21.5    | -44.2              | -17.6                        |
| December                                            | -7.4            | -12.8    | 7.0        | -7.1            | -8.4              | 21.1     | 90.4               | -19.7                        |
| <b>1998</b>                                         |                 |          |            |                 |                   |          |                    |                              |
| January                                             | -14.3           | -13.8    | 4.3        | -16.0           | -18.2             | -14.2    | -19.5              | -6.4                         |
| February                                            | -5.8            | 13.0     | -5.9       | 54.5            | 24.8              | -9.0     | -9.2               | 8.0                          |
| March                                               | 23.0            | 28.6     | 10.9       | 10.8            | 21.2              | 3.3      | -4.8               | 9.5                          |
| April                                               | 13.6            | -6.6     | 7.0        | -32.0           | -9.8              | 6.4      | -11.2              | -10.6                        |
| May                                                 | -7.7            | 1.3      | -6.5       | 19.9            | 13.8              | -3.8     | 61.0               | 12.9                         |
| June                                                | 11.6            | -3.0     | -8.5       | 34.6            | 14.5              | -16.4    | -16.4              | 104.8                        |
| July                                                | 10.9            | -5.9     | -11.3      | 11.2            | -16.9             | 12.1     | -2.3               | 13.5                         |
| August                                              | -33.7           | 6.5      | 3.6        | -29.6           | 1.6               | 7.5      | -24.4              | -22.1                        |
| September                                           | 8.8             | 1.9      | 15.7       | 17.0            | -18.6             | 7.8      | 51.3               | -46.8                        |
| October                                             | -2.9            | -7.4     | -12.7      | -21.2           | 15.6              | 0.0      | 2.5                | -12.9                        |
| November                                            | 13.7            | 11.7     | -5.0       | 3.6             | 0.9               | -22.3    | -9.8               | 47.7                         |
| December                                            | -4.3            | -7.7     | -9.1       | -7.1            | -0.5              | 5.6      | -40.7              | 122.3                        |
| SEASONALLY ADJUSTED (% change from preceding month) |                 |          |            |                 |                   |          |                    |                              |
| <b>1997</b>                                         |                 |          |            |                 |                   |          |                    |                              |
| October                                             | 2.9             | -21.1    | -7.3       | 5.0             | 12.9              | -1.8     | n.a.               | n.a.                         |
| November                                            | 9.6             | 34.8     | -14.6      | -5.9            | 10.8              | -0.5     | n.a.               | n.a.                         |
| December                                            | 3.4             | -11.0    | 22.2       | 5.5             | -7.7              | 5.5      | n.a.               | n.a.                         |
| <b>1998</b>                                         |                 |          |            |                 |                   |          |                    |                              |
| January                                             | -2.5            | 8.0      | 24.7       | 8.9             | -6.4              | -5.3     | n.a.               | n.a.                         |
| February                                            | -16.4           | -9.5     | -21.9      | 15.0            | 12.5              | -9.1     | n.a.               | n.a.                         |
| March                                               | 23.0            | 15.0     | 1.5        | -3.2            | 3.1               | 3.7      | n.a.               | n.a.                         |
| April                                               | 8.5             | 11.6     | 8.2        | -24.0           | 6.3               | 1.4      | n.a.               | n.a.                         |
| May                                                 | -19.5           | -9.9     | -15.7      | 11.1            | -3.3              | -0.6     | n.a.               | n.a.                         |
| June                                                | 29.6            | -3.1     | -2.7       | 32.3            | 11.3              | -8.6     | n.a.               | n.a.                         |
| July                                                | -6.2            | -6.3     | -16.5      | 5.4             | -11.6             | -5.8     | n.a.               | n.a.                         |
| August                                              | -23.2           | 8.8      | 9.1        | -30.1           | 9.6               | 20.3     | n.a.               | n.a.                         |
| September                                           | 2.1             | -4.2     | 6.2        | 18.4            | -22.9             | -2.5     | n.a.               | n.a.                         |
| October                                             | 7.3             | -5.6     | -3.5       | -10.4           | 16.5              | -5.7     | n.a.               | n.a.                         |
| November                                            | 2.9             | 16.4     | -4.6       | -5.8            | 3.1               | -12.1    | n.a.               | n.a.                         |
| December                                            | 8.8             | -5.3     | -0.9       | 13.8            | 1.7               | 3.7      | n.a.               | n.a.                         |
| TREND ESTIMATES (% change from preceding month)     |                 |          |            |                 |                   |          |                    |                              |
| <b>1997</b>                                         |                 |          |            |                 |                   |          |                    |                              |
| October                                             | 1.3             | 1.5      | 2.5        | 1.5             | 1.8               | -1.0     | 7.5                | 9.1                          |
| November                                            | 0.9             | 1.0      | 2.5        | 4.2             | 1.9               | -1.3     | 9.7                | 5.2                          |
| December                                            | 0.6             | 1.6      | 2.7        | 4.2             | 1.6               | -1.5     | 8.1                | -4.0                         |
| <b>1998</b>                                         |                 |          |            |                 |                   |          |                    |                              |
| January                                             | 0.8             | 2.6      | 2.3        | 2.7             | 2.2               | -1.3     | 4.7                | -9.7                         |
| February                                            | 0.8             | 3.0      | 0.8        | 2.3             | 2.8               | -1.6     | 1.1                | -5.8                         |
| March                                               | 1.0             | 2.7      | -1.8       | 2.0             | 3.4               | -2.4     | -0.9               | 6.4                          |
| April                                               | 0.7             | 1.4      | -4.5       | 2.2             | 3.4               | -2.2     | -1.7               | 18.4                         |
| May                                                 | 0.5             | -0.2     | -6.3       | 2.1             | 2.3               | -1.2     | -1.4               | 19.9                         |
| June                                                | -0.4            | -1.3     | -6.1       | 1.3             | 0.3               | -0.2     | 1.2                | 8.0                          |
| July                                                | -1.4            | -2.0     | -4.1       | 0.1             | -1.7              | 0.1      | 3.1                | -1.0                         |
| August                                              | -1.8            | -1.5     | -2.4       | -1.3            | -2.2              | -0.4     | 2.2                | -4.9                         |
| September                                           | -1.1            | -0.2     | -1.3       | -2.9            | -1.7              | -1.0     | -0.4               | -0.3                         |
| October                                             | -0.2            | 0.9      | -0.5       | -3.6            | -0.8              | -1.6     | -2.1               | 9.8                          |
| November                                            | 0.5             | 1.3      | -0.4       | -3.1            | 0.0               | -2.2     | -4.1               | 18.1                         |
| December                                            | 0.0             | 1.3      | -0.4       | -3.3            | 0.1               | -2.0     | -3.0               | 16.0                         |

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

| Period                  | New houses | New other residential building | Alterations and additions to residential buildings | Conversion(a) | Non-residential building(a) | Total dwelling units |
|-------------------------|------------|--------------------------------|----------------------------------------------------|---------------|-----------------------------|----------------------|
| PRIVATE SECTOR (Number) |            |                                |                                                    |               |                             |                      |
| <b>1995-96</b>          | 85 803     | 31 275                         | 1 592                                              | (b) 0         | 282                         | <b>118 952</b>       |
| <b>1996-97</b>          | 90 765     | 36 948                         | 853                                                | 2 231         | 461                         | <b>131 258</b>       |
| <b>1997-98</b>          | 104 461    | 42 381                         | 788                                                | 2 456         | 621                         | <b>150 707</b>       |
| <b>1997</b>             |            |                                |                                                    |               |                             |                      |
| December                | 8 275      | 3 582                          | 61                                                 | 66            | 20                          | <b>12 004</b>        |
| <b>1998</b>             |            |                                |                                                    |               |                             |                      |
| January                 | 7 269      | 3 185                          | 34                                                 | 310           | 35                          | <b>10 833</b>        |
| February                | 7 999      | 2 823                          | 48                                                 | 279           | 21                          | <b>11 170</b>        |
| March                   | 9 547      | 3 568                          | 58                                                 | 76            | 69                          | <b>13 318</b>        |
| April                   | 8 904      | 4 154                          | 75                                                 | 280           | 12                          | <b>13 425</b>        |
| May                     | 9 317      | 3 501                          | 139                                                | 230           | 34                          | <b>13 221</b>        |
| June                    | 9 354      | 3 713                          | 140                                                | 375           | 10                          | <b>13 592</b>        |
| July                    | 9 028      | 4 328                          | 58                                                 | 314           | 16                          | <b>13 744</b>        |
| August                  | 8 500      | 3 279                          | 87                                                 | 123           | 116                         | <b>12 105</b>        |
| September               | 9 029      | 3 191                          | 43                                                 | 372           | 21                          | <b>12 656</b>        |
| October                 | 8 612      | 3 161                          | 43                                                 | 85            | 16                          | <b>11 917</b>        |
| November                | 8 469      | 3 729                          | 75                                                 | 381           | 19                          | <b>12 673</b>        |
| December                | 7 886      | 3 843                          | 37                                                 | 266           | 60                          | <b>12 092</b>        |
| PUBLIC SECTOR (Number)  |            |                                |                                                    |               |                             |                      |
| <b>1995-96</b>          | 1 755      | 3 862                          | 138                                                | (b) 0         | 5                           | <b>5 760</b>         |
| <b>1996-97</b>          | 1 768      | 3 469                          | 73                                                 | 38            | 19                          | <b>5 367</b>         |
| <b>1997-98</b>          | 2 530      | 2 989                          | 35                                                 | 1             | 13                          | <b>5 568</b>         |
| <b>1997</b>             |            |                                |                                                    |               |                             |                      |
| December                | 163        | 286                            | 0                                                  | 0             | 1                           | <b>450</b>           |
| <b>1998</b>             |            |                                |                                                    |               |                             |                      |
| January                 | 137        | 171                            | 0                                                  | 0             | 0                           | <b>308</b>           |
| February                | 160        | 237                            | 0                                                  | 0             | 0                           | <b>397</b>           |
| March                   | 195        | 339                            | 1                                                  | 0             | 0                           | <b>535</b>           |
| April                   | 160        | 414                            | 0                                                  | 0             | 0                           | <b>574</b>           |
| May                     | 273        | 347                            | 27                                                 | 0             | 0                           | <b>647</b>           |
| June                    | 654        | 293                            | 7                                                  | 1             | 2                           | <b>957</b>           |
| July                    | 448        | 182                            | 1                                                  | 0             | 1                           | <b>632</b>           |
| August                  | 148        | 177                            | 0                                                  | 0             | 0                           | <b>325</b>           |
| September               | 226        | 132                            | 0                                                  | 0             | 1                           | <b>359</b>           |
| October                 | 186        | 216                            | 9                                                  | 0             | 0                           | <b>411</b>           |
| November                | 230        | 212                            | 7                                                  | 0             | 0                           | <b>449</b>           |
| December                | 121        | 250                            | 0                                                  | 2             | 0                           | <b>373</b>           |
| TOTAL (Number)          |            |                                |                                                    |               |                             |                      |
| <b>1995-96</b>          | 87 558     | 35 137                         | 1 730                                              | (b) 0         | 287                         | <b>124 712</b>       |
| <b>1996-97</b>          | 92 533     | 40 417                         | 926                                                | 2 269         | 480                         | <b>136 625</b>       |
| <b>1997-98</b>          | 106 991    | 45 370                         | 823                                                | 2 457         | 634                         | <b>156 275</b>       |
| <b>1997</b>             |            |                                |                                                    |               |                             |                      |
| December                | 8 438      | 3 868                          | 61                                                 | 66            | 21                          | <b>12 454</b>        |
| <b>1998</b>             |            |                                |                                                    |               |                             |                      |
| January                 | 7 406      | 3 356                          | 34                                                 | 310           | 35                          | <b>11 141</b>        |
| February                | 8 159      | 3 060                          | 48                                                 | 279           | 21                          | <b>11 567</b>        |
| March                   | 9 742      | 3 907                          | 59                                                 | 76            | 69                          | <b>13 853</b>        |
| April                   | 9 064      | 4 568                          | 75                                                 | 280           | 12                          | <b>13 999</b>        |
| May                     | 9 590      | 3 848                          | 166                                                | 230           | 34                          | <b>13 868</b>        |
| June                    | 10 008     | 4 006                          | 147                                                | 376           | 12                          | <b>14 549</b>        |
| July                    | 9 476      | 4 510                          | 59                                                 | 314           | 17                          | <b>14 376</b>        |
| August                  | 8 648      | 3 456                          | 87                                                 | 123           | 116                         | <b>12 430</b>        |
| September               | 9 255      | 3 323                          | 43                                                 | 372           | 22                          | <b>13 015</b>        |
| October                 | 8 798      | 3 377                          | 52                                                 | 85            | 16                          | <b>12 328</b>        |
| November                | 8 699      | 3 941                          | 82                                                 | 381           | 19                          | <b>13 122</b>        |
| December                | 8 007      | 4 093                          | 37                                                 | 268           | 60                          | <b>12 465</b>        |

(a) See Glossary for definition.

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

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

| Period                      | New houses | New other residential building | Alterations and additions creating dwellings | Alterations and additions not creating dwellings | Conversion(a) | Total residential building | Non-residential building(a) | Total building  |
|-----------------------------|------------|--------------------------------|----------------------------------------------|--------------------------------------------------|---------------|----------------------------|-----------------------------|-----------------|
| PRIVATE SECTOR (\$ million) |            |                                |                                              |                                                  |               |                            |                             |                 |
| <b>1995-96</b>              | 8 641.3    | 3 017.5                        | 85.5                                         | 2 119.7                                          | (b) 0.0       | 13 873.0                   | 7 657.0                     | <b>21 530.0</b> |
| <b>1996-97</b>              | 9 688.2    | 3 524.5                        | 62.8                                         | 2 232.6                                          | 203.4         | 15 711.7                   | 9 209.7                     | <b>24 921.1</b> |
| <b>1997-98</b>              | 11 654.3   | 4 400.7                        | 87.8                                         | 2 573.4                                          | 238.5         | 18 954.8                   | 10 276.7                    | <b>29 231.1</b> |
| <b>1997</b>                 |            |                                |                                              |                                                  |               |                            |                             |                 |
| December                    | 918.7      | 334.0                          | 5.2                                          | 194.1                                            | 5.0           | 1 457.1                    | 866.0                       | <b>2 323.0</b>  |
| <b>1998</b>                 |            |                                |                                              |                                                  |               |                            |                             |                 |
| January                     | 819.4      | 336.6                          | 2.6                                          | 178.9                                            | 47.6          | 1 385.0                    | 739.1                       | <b>2 124.0</b>  |
| February                    | 885.4      | 256.4                          | 4.6                                          | 200.3                                            | 23.6          | 1 370.3                    | 732.8                       | <b>2 103.1</b>  |
| March                       | 1 081.7    | 327.8                          | 4.6                                          | 232.9                                            | 6.9           | 1 653.9                    | 543.6                       | <b>2 197.5</b>  |
| April                       | 1 007.5    | 499.2                          | 4.7                                          | 220.3                                            | 40.0          | 1 771.7                    | 846.3                       | <b>2 618.0</b>  |
| May                         | 1 058.4    | 402.7                          | 11.4                                         | 231.5                                            | 36.5          | 1 740.5                    | 1 181.3                     | <b>2 921.8</b>  |
| June                        | 1 070.2    | 363.0                          | 37.0                                         | 222.9                                            | 13.3          | 1 706.5                    | 924.2                       | <b>2 630.7</b>  |
| July                        | 1 047.5    | 437.7                          | 3.9                                          | 236.8                                            | 32.3          | 1 758.3                    | 699.8                       | <b>2 458.1</b>  |
| August                      | 979.2      | 353.8                          | 14.4                                         | 200.2                                            | 16.0          | 1 563.6                    | 875.5                       | <b>2 439.0</b>  |
| September                   | 1 052.5    | 323.8                          | 3.3                                          | 216.1                                            | 37.6          | 1 633.3                    | 719.5                       | <b>2 352.8</b>  |
| October                     | 1 000.9    | 353.3                          | 4.0                                          | 223.6                                            | 4.8           | 1 586.7                    | 738.7                       | <b>2 325.3</b>  |
| November                    | 990.4      | 462.1                          | 7.4                                          | 203.1                                            | 26.9          | 1 689.8                    | 861.0                       | <b>2 550.9</b>  |
| December                    | 923.8      | 405.0                          | 3.3                                          | 185.3                                            | 24.1          | 1 541.4                    | 510.6                       | <b>2 052.0</b>  |
| PUBLIC SECTOR (\$ million)  |            |                                |                                              |                                                  |               |                            |                             |                 |
| <b>1995-96</b>              | 171.1      | 288.6                          | 12.3                                         | 55.2                                             | (b) 0.0       | 530.0                      | 3 072.3                     | <b>3 602.2</b>  |
| <b>1996-97</b>              | 189.0      | 276.0                          | 2.0                                          | 58.3                                             | 2.2           | 527.3                      | 3 520.3                     | <b>4 047.6</b>  |
| <b>1997-98</b>              | 249.2      | 224.6                          | 2.7                                          | 101.7                                            | 0.1           | 578.3                      | 4 185.6                     | <b>4 763.6</b>  |
| <b>1997</b>                 |            |                                |                                              |                                                  |               |                            |                             |                 |
| December                    | 17.3       | 19.2                           | 0.0                                          | 7.0                                              | 0.0           | 43.5                       | 193.5                       | <b>237.0</b>    |
| <b>1998</b>                 |            |                                |                                              |                                                  |               |                            |                             |                 |
| January                     | 13.8       | 12.1                           | 0.0                                          | 9.5                                              | 0.0           | 35.4                       | 296.0                       | <b>331.5</b>    |
| February                    | 17.0       | 18.9                           | 0.0                                          | 11.6                                             | 0.0           | 47.6                       | 433.2                       | <b>480.7</b>    |
| March                       | 19.1       | 23.5                           | 1.2                                          | 10.9                                             | 0.0           | 54.7                       | 416.5                       | <b>471.2</b>    |
| April                       | 15.6       | 30.5                           | 0.0                                          | 15.6                                             | 0.0           | 61.7                       | 402.7                       | <b>464.3</b>    |
| May                         | 25.3       | 28.0                           | 1.0                                          | 11.8                                             | 0.0           | 66.1                       | 300.6                       | <b>366.7</b>    |
| June                        | 57.8       | 21.9                           | 0.5                                          | 9.2                                              | 0.1           | 89.4                       | 301.7                       | <b>391.1</b>    |
| July                        | 41.4       | 16.2                           | 0.5                                          | 9.2                                              | 0.0           | 67.3                       | 181.2                       | <b>248.5</b>    |
| August                      | 17.1       | 14.1                           | 0.0                                          | 2.5                                              | 0.0           | 33.7                       | 580.0                       | <b>613.7</b>    |
| September                   | 25.1       | 10.3                           | 0.0                                          | 6.6                                              | 0.0           | 42.0                       | 229.7                       | <b>271.7</b>    |
| October                     | 21.9       | 15.2                           | 1.0                                          | 5.6                                              | 0.0           | 43.7                       | 384.8                       | <b>428.5</b>    |
| November                    | 23.2       | 16.4                           | 0.4                                          | 9.9                                              | 0.0           | 49.8                       | 248.2                       | <b>298.0</b>    |
| December                    | 13.9       | 23.5                           | 0.0                                          | 5.6                                              | 0.1           | 43.0                       | 232.8                       | <b>275.8</b>    |
| TOTAL (\$ million)          |            |                                |                                              |                                                  |               |                            |                             |                 |
| <b>1995-96</b>              | 8 812.5    | 3 306.3                        | 97.7                                         | 2 174.6                                          | (b) 0.0       | 14 402.8                   | 10 729.2                    | <b>25 132.0</b> |
| <b>1996-97</b>              | 9 877.1    | 3 800.3                        | 64.7                                         | 2 291.0                                          | 205.7         | 16 239.0                   | 12 729.9                    | <b>28 968.7</b> |
| <b>1997-98</b>              | 11 903.5   | 4 625.2                        | 90.4                                         | 2 675.2                                          | 238.5         | 19 532.7                   | 14 461.8                    | <b>33 994.8</b> |
| <b>1997</b>                 |            |                                |                                              |                                                  |               |                            |                             |                 |
| December                    | 936.1      | 353.2                          | 5.2                                          | 201.1                                            | 5.0           | 1 500.6                    | 1 059.4                     | <b>2 560.0</b>  |
| <b>1998</b>                 |            |                                |                                              |                                                  |               |                            |                             |                 |
| January                     | 833.1      | 348.6                          | 2.6                                          | 188.4                                            | 47.6          | 1 420.4                    | 1 035.1                     | <b>2 455.5</b>  |
| February                    | 902.4      | 275.4                          | 4.6                                          | 211.9                                            | 23.6          | 1 417.8                    | 1 165.9                     | <b>2 583.8</b>  |
| March                       | 1 100.8    | 351.3                          | 5.7                                          | 243.8                                            | 6.9           | 1 708.6                    | 960.1                       | <b>2 668.7</b>  |
| April                       | 1 023.1    | 529.7                          | 4.7                                          | 235.8                                            | 40.0          | 1 833.4                    | 1 249.0                     | <b>3 082.4</b>  |
| May                         | 1 083.7    | 430.7                          | 12.4                                         | 243.3                                            | 36.5          | 1 806.6                    | 1 481.9                     | <b>3 288.4</b>  |
| June                        | 1 128.0    | 384.9                          | 37.5                                         | 232.1                                            | 13.3          | 1 795.8                    | 1 225.9                     | <b>3 021.8</b>  |
| July                        | 1 088.9    | 453.9                          | 4.4                                          | 246.1                                            | 32.3          | 1 825.6                    | 880.9                       | <b>2 706.5</b>  |
| August                      | 996.3      | 367.9                          | 14.4                                         | 202.7                                            | 16.0          | 1 597.3                    | 1 455.4                     | <b>3 052.7</b>  |
| September                   | 1 077.6    | 334.1                          | 3.3                                          | 222.7                                            | 37.6          | 1 675.3                    | 949.3                       | <b>2 624.5</b>  |
| October                     | 1 022.8    | 368.5                          | 5.0                                          | 229.2                                            | 4.8           | 1 630.4                    | 1 123.5                     | <b>2 753.8</b>  |
| November                    | 1 013.5    | 478.5                          | 7.9                                          | 212.9                                            | 26.9          | 1 739.7                    | 1 109.2                     | <b>2 848.9</b>  |
| December                    | 937.7      | 428.5                          | 3.3                                          | 190.9                                            | 24.1          | 1 584.4                    | 743.4                       | <b>2 327.9</b>  |

(a) See Glossary for definition.

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

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

## NEW OTHER RESIDENTIAL BUILDING.....

| Period                   | New houses | Semi-detached, row or terrace houses, townhouses, etc. of..... |                     | Total  | Flats, units or apartments in a building of..... |               |                      | Total  | Total new residential building |                |
|--------------------------|------------|----------------------------------------------------------------|---------------------|--------|--------------------------------------------------|---------------|----------------------|--------|--------------------------------|----------------|
|                          |            | One storey                                                     | Two or more storeys |        | One or two storeys                               | Three storeys | Four or more storeys |        |                                |                |
| NUMBER OF DWELLING UNITS |            |                                                                |                     |        |                                                  |               |                      |        |                                |                |
| <b>1995-96</b>           | 87 558     | 12 427                                                         | 7 499               | 19 926 | 4 388                                            | 4 027         | 6 796                | 15 211 | 35 137                         | <b>122 695</b> |
| <b>1996-97</b>           | 92 533     | 10 698                                                         | 8 920               | 19 618 | 4 777                                            | 5 464         | 10 558               | 20 799 | 40 417                         | <b>132 950</b> |
| <b>1997-98</b>           | 106 991    | 11 376                                                         | 10 403              | 21 779 | 5 116                                            | 6 064         | 12 411               | 23 591 | 45 370                         | <b>152 361</b> |
| <b>1997</b>              |            |                                                                |                     |        |                                                  |               |                      |        |                                |                |
| October                  | 9 207      | 915                                                            | 828                 | 1 743  | 304                                              | 622           | 592                  | 1 518  | 3 261                          | <b>12 468</b>  |
| November                 | 8 633      | 913                                                            | 783                 | 1 696  | 454                                              | 651           | 1 428                | 2 533  | 4 229                          | <b>12 862</b>  |
| December                 | 8 438      | 1 106                                                          | 916                 | 2 022  | 414                                              | 654           | 778                  | 1 846  | 3 868                          | <b>12 306</b>  |
| <b>1998</b>              |            |                                                                |                     |        |                                                  |               |                      |        |                                |                |
| January                  | 7 406      | 743                                                            | 580                 | 1 323  | 355                                              | 413           | 1 265                | 2 033  | 3 356                          | <b>10 762</b>  |
| February                 | 8 159      | 856                                                            | 955                 | 1 811  | 290                                              | 522           | 437                  | 1 249  | 3 060                          | <b>11 219</b>  |
| March                    | 9 742      | 1 227                                                          | 833                 | 2 060  | 605                                              | 639           | 603                  | 1 847  | 3 907                          | <b>13 649</b>  |
| April                    | 9 064      | 1 109                                                          | 958                 | 2 067  | 439                                              | 515           | 1 547                | 2 501  | 4 568                          | <b>13 632</b>  |
| May                      | 9 590      | 839                                                            | 878                 | 1 717  | 563                                              | 322           | 1 246                | 2 131  | 3 848                          | <b>13 438</b>  |
| June                     | 10 008     | 924                                                            | 1 116               | 2 040  | 384                                              | 362           | 1 220                | 1 966  | 4 006                          | <b>14 014</b>  |
| July                     | 9 476      | 976                                                            | 991                 | 1 967  | 461                                              | 428           | 1 654                | 2 543  | 4 510                          | <b>13 986</b>  |
| August                   | 8 648      | 838                                                            | 850                 | 1 688  | 427                                              | 429           | 912                  | 1 768  | 3 456                          | <b>12 104</b>  |
| September                | 9 255      | 879                                                            | 1 329               | 2 208  | 300                                              | 320           | 495                  | 1 115  | 3 323                          | <b>12 578</b>  |
| October                  | 8 798      | 823                                                            | 959                 | 1 782  | 243                                              | 307           | 1 045                | 1 595  | 3 377                          | <b>12 175</b>  |
| November                 | 8 699      | 719                                                            | 1 088               | 1 807  | 314                                              | 410           | 1 410                | 2 134  | 3 941                          | <b>12 640</b>  |
| December                 | 8 007      | 884                                                            | 879                 | 1 763  | 506                                              | 558           | 1 266                | 2 330  | 4 093                          | <b>12 100</b>  |

## VALUE (\$ million)

|                |          |       |       |         |       |       |         |         |         |                 |
|----------------|----------|-------|-------|---------|-------|-------|---------|---------|---------|-----------------|
| <b>1995-96</b> | 8 812.5  | 882.5 | 656.9 | 1 539.2 | 339.3 | 324.8 | 1 103.1 | 1 766.9 | 3 306.3 | <b>12 118.6</b> |
| <b>1996-97</b> | 9 877.1  | 753.1 | 809.5 | 1 562.7 | 351.4 | 480.0 | 1 406.2 | 2 237.8 | 3 800.3 | <b>13 677.5</b> |
| <b>1997-98</b> | 11 903.5 | 822.7 | 958.4 | 1 780.9 | 423.2 | 548.3 | 1 872.4 | 2 844.1 | 4 625.2 | <b>16 528.7</b> |
| <b>1997</b>    |          |       |       |         |       |       |         |         |         |                 |
| October        | 1 005.9  | 65.3  | 69.6  | 134.9   | 21.7  | 52.9  | 123.1   | 197.8   | 332.7   | <b>1 338.6</b>  |
| November       | 947.3    | 63.9  | 78.8  | 142.7   | 36.8  | 51.8  | 211.8   | 300.5   | 443.2   | <b>1 390.4</b>  |
| December       | 936.1    | 70.1  | 78.7  | 148.8   | 37.0  | 59.6  | 107.7   | 204.4   | 353.2   | <b>1 289.3</b>  |
| <b>1998</b>    |          |       |       |         |       |       |         |         |         |                 |
| January        | 833.1    | 53.1  | 58.9  | 112.0   | 25.1  | 44.8  | 166.7   | 236.7   | 348.6   | <b>1 181.8</b>  |
| February       | 902.4    | 59.1  | 88.8  | 147.9   | 25.3  | 50.0  | 52.2    | 127.4   | 275.4   | <b>1 177.7</b>  |
| March          | 1 100.8  | 90.7  | 78.0  | 168.7   | 54.1  | 50.0  | 78.5    | 182.6   | 351.3   | <b>1 452.1</b>  |
| April          | 1 023.1  | 89.1  | 87.0  | 176.1   | 34.4  | 52.5  | 266.7   | 353.5   | 529.7   | <b>1 552.8</b>  |
| May            | 1 083.7  | 63.0  | 90.0  | 153.0   | 49.2  | 29.5  | 199.0   | 277.7   | 430.7   | <b>1 514.4</b>  |
| June           | 1 128.0  | 66.6  | 97.9  | 164.4   | 31.2  | 33.4  | 155.9   | 220.4   | 384.9   | <b>1 512.9</b>  |
| July           | 1 088.9  | 72.9  | 108.2 | 181.1   | 41.3  | 37.2  | 194.2   | 272.8   | 453.9   | <b>1 542.8</b>  |
| August         | 996.3    | 67.2  | 72.1  | 139.3   | 39.1  | 47.8  | 141.6   | 228.6   | 367.9   | <b>1 364.2</b>  |
| September      | 1 077.6  | 68.2  | 124.1 | 192.3   | 22.1  | 32.1  | 87.7    | 141.8   | 334.1   | <b>1 411.7</b>  |
| October        | 1 022.8  | 63.0  | 85.2  | 148.2   | 18.2  | 29.0  | 173.1   | 220.3   | 368.5   | <b>1 391.3</b>  |
| November       | 1 013.5  | 56.1  | 109.2 | 165.3   | 25.9  | 42.7  | 244.6   | 313.2   | 478.5   | <b>1 492.0</b>  |
| December       | 937.7    | 66.9  | 87.8  | 154.7   | 39.7  | 53.0  | 181.1   | 273.8   | 428.5   | <b>1 366.2</b>  |

(a) See Glossary for definition.

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

| Period                                            | New houses | New other residential building | New residential building | Alterations and additions to residential buildings(b) | Total residential building | Non-residential building | Total building |
|---------------------------------------------------|------------|--------------------------------|--------------------------|-------------------------------------------------------|----------------------------|--------------------------|----------------|
| ORIGINAL (\$ million)                             |            |                                |                          |                                                       |                            |                          |                |
| <b>1995-96</b>                                    | 8 813.8    | 3 362.2                        | 12 176.3                 | 2 287.1                                               | 14 463.4                   | 10 950.7                 | 25 417.7       |
| <b>1996-97</b>                                    | 9 877.1    | 3 800.4                        | 13 677.5                 | 2 561.3                                               | 16 238.9                   | 12 729.8                 | 28 968.7       |
| <b>1997-98</b>                                    | 11 835.6   | 4 443.7                        | 16 279.3                 | 2 976.2                                               | 19 255.5                   | 13 906.6                 | 33 162.1       |
| <b>1997</b>                                       |            |                                |                          |                                                       |                            |                          |                |
| June                                              | 2 874.5    | 986.6                          | 3 862.3                  | 699.8                                                 | 4 562.0                    | 2 765.0                  | 7 331.5        |
| September                                         | 2 944.3    | 1 145.5                        | 4 089.8                  | 710.5                                                 | 4 800.2                    | 3 954.2                  | 8 754.4        |
| December                                          | 2 871.1    | 1 086.9                        | 3 958.0                  | 693.7                                                 | 4 651.6                    | 3 172.4                  | 7 824.0        |
| <b>1998</b>                                       |            |                                |                          |                                                       |                            |                          |                |
| March                                             | 2 817.1    | 936.2                          | 3 753.3                  | 727.1                                                 | 4 480.4                    | 3 027.0                  | 7 507.4        |
| June                                              | 3 203.2    | 1 275.1                        | 4 478.3                  | 844.9                                                 | 5 323.2                    | 3 753.0                  | 9 076.2        |
| September                                         | 3 117.9    | 1 087.0                        | 4 204.9                  | 766.8                                                 | 4 971.8                    | 3 090.7                  | 8 062.4        |
| SEASONALLY ADJUSTED (\$ million)                  |            |                                |                          |                                                       |                            |                          |                |
| <b>1997</b>                                       |            |                                |                          |                                                       |                            |                          |                |
| June                                              | 2 767.2    | 992.0                          | 3 711.4                  | 682.1                                                 | 4 413.2                    | 2 713.2                  | 7 089.2        |
| September                                         | 2 716.5    | 1 030.2                        | 3 767.5                  | 673.2                                                 | 4 488.7                    | 3 977.7                  | 8 217.6        |
| December                                          | 2 900.1    | 1 072.7                        | 3 988.1                  | 681.6                                                 | 4 698.4                    | 2 952.7                  | 7 789.1        |
| <b>1998</b>                                       |            |                                |                          |                                                       |                            |                          |                |
| March                                             | 3 062.0    | 1 039.3                        | 4 128.4                  | 789.4                                                 | 4 908.4                    | 3 211.7                  | 8 170.2        |
| June                                              | 3 156.2    | 1 299.5                        | 4 392.6                  | 832.0                                                 | 5 157.3                    | 3 780.4                  | 8 998.4        |
| September                                         | 2 911.2    | 942.5                          | 3 862.1                  | 714.0                                                 | 4 652.5                    | 2 919.2                  | 7 576.2        |
| TREND ESTIMATES (\$ million)                      |            |                                |                          |                                                       |                            |                          |                |
| <b>1997</b>                                       |            |                                |                          |                                                       |                            |                          |                |
| June                                              | 2 669.6    | 1 019.1                        | 3 688.1                  | 666.5                                                 | 4 362.7                    | 3 178.8                  | 7 490.1        |
| September                                         | 2 790.5    | 1 019.4                        | 3 815.6                  | 676.4                                                 | 4 529.1                    | 3 210.2                  | 7 673.8        |
| December                                          | 2 923.4    | 1 070.1                        | 4 004.3                  | 719.6                                                 | 4 742.2                    | 3 368.4                  | 8 103.9        |
| <b>1998</b>                                       |            |                                |                          |                                                       |                            |                          |                |
| March                                             | 3 026.1    | 1 117.9                        | 4 145.6                  | 764.6                                                 | 4 900.8                    | 3 353.7                  | 8 317.3        |
| June                                              | 3 063.8    | 1 120.5                        | 4 168.8                  | 784.0                                                 | 4 943.8                    | 3 305.4                  | 8 312.6        |
| September                                         | 3 028.8    | 1 082.0                        | 4 086.9                  | 775.4                                                 | 4 879.1                    | 3 291.1                  | 8 189.1        |
| TREND ESTIMATES (% change from preceding quarter) |            |                                |                          |                                                       |                            |                          |                |
| <b>1997</b>                                       |            |                                |                          |                                                       |                            |                          |                |
| June                                              | 5.8        | 3.4                            | 4.8                      | 1.5                                                   | 4.8                        | -1.8                     | 1.2            |
| September                                         | 4.5        | 0.0                            | 3.5                      | 1.5                                                   | 3.8                        | 1.0                      | 2.5            |
| December                                          | 4.8        | 5.0                            | 4.9                      | 6.4                                                   | 4.7                        | 4.9                      | 5.6            |
| <b>1998</b>                                       |            |                                |                          |                                                       |                            |                          |                |
| March                                             | 3.5        | 4.5                            | 3.5                      | 6.3                                                   | 3.3                        | -0.4                     | 2.6            |
| June                                              | 1.2        | 0.2                            | 0.6                      | 2.5                                                   | 0.9                        | -1.4                     | -0.1           |
| September                                         | -1.1       | -3.4                           | -2.0                     | -1.1                                                  | -1.3                       | -0.4                     | -1.5           |

(a) Reference year for chain volume measures is 1996-97. See paragraphs 20 - 21 of the Explanatory Notes. (b) Refer to Explanatory Notes paragraph 12.

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

| Period                        | Hotels, motels and other short term accommodation.... |         | Shops..... |         | Factories..... |         | Offices..... |         | Other business premises..... |         | Educational..... |         |
|-------------------------------|-------------------------------------------------------|---------|------------|---------|----------------|---------|--------------|---------|------------------------------|---------|------------------|---------|
|                               | no.                                                   | \$m     | no.        | \$m     | no.            | \$m     | no.          | \$m     | no.                          | \$m     | no.              | \$m     |
| Value—\$50,000—\$199,999      |                                                       |         |            |         |                |         |              |         |                              |         |                  |         |
| <b>1998</b>                   |                                                       |         |            |         |                |         |              |         |                              |         |                  |         |
| October                       | 29                                                    | 2.7     | 346        | 30.1    | 77             | 8.1     | 159          | 17.0    | 124                          | 12.4    | 45               | 4.7     |
| November                      | 23                                                    | 2.1     | 367        | 33.8    | 97             | 9.8     | 171          | 16.6    | 142                          | 14.8    | 67               | 6.7     |
| December                      | 16                                                    | 1.7     | 247        | 21.5    | 88             | 9.2     | 171          | 16.7    | 129                          | 13.5    | 95               | 9.9     |
| Value—\$200,000—\$499,999     |                                                       |         |            |         |                |         |              |         |                              |         |                  |         |
| <b>1998</b>                   |                                                       |         |            |         |                |         |              |         |                              |         |                  |         |
| October                       | 5                                                     | 1.5     | 70         | 20.7    | 49             | 14.6    | 74           | 22.3    | 44                           | 12.5    | 26               | 8.6     |
| November                      | 18                                                    | 5.1     | 67         | 18.5    | 51             | 15.9    | 67           | 19.4    | 61                           | 19.1    | 38               | 12.5    |
| December                      | 16                                                    | 4.7     | 58         | 17.4    | 42             | 12.1    | 38           | 11.2    | 58                           | 16.8    | 36               | 10.7    |
| Value—\$500,000—\$999,999     |                                                       |         |            |         |                |         |              |         |                              |         |                  |         |
| <b>1998</b>                   |                                                       |         |            |         |                |         |              |         |                              |         |                  |         |
| October                       | 4                                                     | 2.2     | 17         | 10.6    | 24             | 15.4    | 26           | 17.3    | 23                           | 15.4    | 17               | 11.2    |
| November                      | 4                                                     | 2.5     | 28         | 18.9    | 28             | 18.5    | 19           | 11.9    | 29                           | 18.8    | 21               | 14.2    |
| December                      | 4                                                     | 3.3     | 19         | 11.8    | 23             | 15.9    | 13           | 7.5     | 20                           | 14.1    | 22               | 15.4    |
| Value—\$1,000,000—\$4,999,999 |                                                       |         |            |         |                |         |              |         |                              |         |                  |         |
| <b>1998</b>                   |                                                       |         |            |         |                |         |              |         |                              |         |                  |         |
| October                       | 11                                                    | 22.5    | 16         | 30.5    | 15             | 28.6    | 13           | 28.9    | 22                           | 40.9    | 15               | 26.8    |
| November                      | 2                                                     | 2.7     | 21         | 45.2    | 12             | 21.2    | 20           | 42.6    | 36                           | 90.6    | 25               | 51.8    |
| December                      | 7                                                     | 13.7    | 24         | 45.6    | 8              | 13.5    | 17           | 38.8    | 18                           | 33.5    | 26               | 56.2    |
| Value—\$5,000,000 and over    |                                                       |         |            |         |                |         |              |         |                              |         |                  |         |
| <b>1998</b>                   |                                                       |         |            |         |                |         |              |         |                              |         |                  |         |
| October                       | 2                                                     | 79.0    | 3          | 83.6    | 1              | 14.3    | 3            | 60.3    | 5                            | 57.9    | 3                | 93.1    |
| November                      | 3                                                     | 41.0    | 7          | 116.3   | 1              | 12.0    | 7            | 81.8    | 9                            | 79.3    | 1                | 5.1     |
| December                      | 2                                                     | 17.5    | 3          | 36.0    | 1              | 6.0     | 3            | 23.9    | 3                            | 21.6    | 6                | 45.0    |
| Value—Total                   |                                                       |         |            |         |                |         |              |         |                              |         |                  |         |
| <b>1995-96</b>                | 578                                                   | 657.9   | 4 098      | 1 811.3 | 2 246          | 989.1   | 3 461        | 1 801.3 | 2 646                        | 1 719.8 | 1 505            | 1 255.2 |
| <b>1996-97</b>                | 665                                                   | 912.5   | 4 183      | 2 180.3 | 2 313          | 1 132.5 | 3 479        | 2 293.3 | 2 861                        | 1 627.8 | 1 528            | 1 407.4 |
| <b>1997-98</b>                | 666                                                   | 1 340.7 | 4 718      | 2 025.2 | 2 221          | 992.8   | 3 419        | 2 518.5 | 2 980                        | 2 122.2 | 1 488            | 1 369.0 |
| <b>1998</b>                   |                                                       |         |            |         |                |         |              |         |                              |         |                  |         |
| October                       | 51                                                    | 107.9   | 452        | 175.5   | 166            | 81.0    | 275          | 145.8   | 218                          | 139.0   | 106              | 144.4   |
| November                      | 50                                                    | 53.4    | 490        | 232.7   | 189            | 77.3    | 284          | 172.2   | 277                          | 222.5   | 152              | 90.2    |
| December                      | 45                                                    | 40.8    | 351        | 132.3   | 162            | 56.8    | 242          | 98.1    | 228                          | 99.4    | 185              | 137.2   |



| Period                        | Religious..... |      | Health..... |         | Entertainment<br>and recreational.... |         | Miscellaneous..... |       | Total non-<br>residential building..... |          |
|-------------------------------|----------------|------|-------------|---------|---------------------------------------|---------|--------------------|-------|-----------------------------------------|----------|
|                               | no.            | \$m  | no.         | \$m     | no.                                   | \$m     | no.                | \$m   | no.                                     | \$m      |
| Value—\$50,000–\$199,999      |                |      |             |         |                                       |         |                    |       |                                         |          |
| <b>1998</b>                   |                |      |             |         |                                       |         |                    |       |                                         |          |
| October                       | 13             | 1.4  | 32          | 3.6     | 42                                    | 4.2     | 62                 | 6.1   | 929                                     | 90.2     |
| November                      | 15             | 1.6  | 34          | 3.5     | 42                                    | 4.2     | 46                 | 3.9   | 1 004                                   | 96.8     |
| December                      | 6              | 0.7  | 28          | 2.5     | 39                                    | 3.8     | 46                 | 4.2   | 865                                     | 83.5     |
| Value—\$200,000–\$499,999     |                |      |             |         |                                       |         |                    |       |                                         |          |
| <b>1998</b>                   |                |      |             |         |                                       |         |                    |       |                                         |          |
| October                       | 4              | 1.3  | 20          | 5.6     | 22                                    | 6.6     | 20                 | 6.2   | 334                                     | 99.9     |
| November                      | 3              | 0.8  | 9           | 2.7     | 19                                    | 6.4     | 20                 | 6.3   | 353                                     | 106.6    |
| December                      | 1              | 0.3  | 20          | 6.0     | 17                                    | 5.1     | 21                 | 5.8   | 307                                     | 90.1     |
| Value—\$500,000–\$999,999     |                |      |             |         |                                       |         |                    |       |                                         |          |
| <b>1998</b>                   |                |      |             |         |                                       |         |                    |       |                                         |          |
| October                       | 1              | 0.5  | 7           | 5.2     | 7                                     | 4.6     | 3                  | 2.2   | 129                                     | 84.6     |
| November                      | 3              | 1.5  | 10          | 6.4     | 8                                     | 5.4     | 11                 | 7.9   | 161                                     | 105.9    |
| December                      | 1              | 0.7  | 10          | 6.5     | 8                                     | 4.5     | 9                  | 6.0   | 129                                     | 85.7     |
| Value—\$1,000,000–\$4,999,999 |                |      |             |         |                                       |         |                    |       |                                         |          |
| <b>1998</b>                   |                |      |             |         |                                       |         |                    |       |                                         |          |
| October                       | 2              | 5.2  | 9           | 23.7    | 11                                    | 25.6    | 9                  | 26.0  | 123                                     | 258.5    |
| November                      | 3              | 6.7  | 16          | 30.6    | 13                                    | 26.5    | 3                  | 5.7   | 151                                     | 323.5    |
| December                      | 2              | 3.2  | 10          | 21.6    | 18                                    | 43.6    | 7                  | 20.0  | 137                                     | 289.6    |
| Value—\$5,000,000 and over    |                |      |             |         |                                       |         |                    |       |                                         |          |
| <b>1998</b>                   |                |      |             |         |                                       |         |                    |       |                                         |          |
| October                       | 0              | 0.0  | 3           | 31.4    | 5                                     | 157.9   | 1                  | 12.8  | 26                                      | 590.2    |
| November                      | 0              | 0.0  | 5           | 114.3   | 2                                     | 15.2    | 2                  | 11.5  | 37                                      | 476.4    |
| December                      | 0              | 0.0  | 1           | 5.0     | 3                                     | 34.2    | 1                  | 5.1   | 23                                      | 194.4    |
| Value—Total                   |                |      |             |         |                                       |         |                    |       |                                         |          |
| <b>1995-96</b>                | 205            | 85.8 | 661         | 765.8   | 1 070                                 | 936.7   | 1 310              | 706.3 | 17 780                                  | 10 729.2 |
| <b>1996-97</b>                | 193            | 56.3 | 778         | 982.3   | 1 143                                 | 1 321.2 | 1 328              | 816.7 | 18 471                                  | 12 729.9 |
| <b>1997-98</b>                | 219            | 79.5 | 771         | 1 773.6 | 1 034                                 | 1 496.3 | 1 134              | 744.0 | 18 650                                  | 14 461.8 |
| <b>1998</b>                   |                |      |             |         |                                       |         |                    |       |                                         |          |
| October                       | 20             | 8.3  | 71          | 69.4    | 87                                    | 199.0   | 95                 | 53.2  | 1 541                                   | 1 123.5  |
| November                      | 24             | 10.6 | 74          | 157.4   | 84                                    | 57.6    | 82                 | 35.3  | 1 706                                   | 1 109.2  |
| December                      | 10             | 4.8  | 69          | 41.6    | 85                                    | 91.2    | 84                 | 41.2  | 1 461                                   | 743.4    |

## DWELLING UNITS APPROVED, By State: Original

| <i>State/Territory</i>       | <i>New houses</i> | <i>New other residential building</i> | <i>Alterations and additions to residential buildings</i> | <i>Conversion(a)</i> | <i>Non-residential building(a)</i> | <i>Total dwelling units</i> |
|------------------------------|-------------------|---------------------------------------|-----------------------------------------------------------|----------------------|------------------------------------|-----------------------------|
| <i>no.</i>                   | <i>no.</i>        | <i>no.</i>                            | <i>no.</i>                                                | <i>no.</i>           | <i>no.</i>                         | <i>no.</i>                  |
| <b>PRIVATE SECTOR</b>        |                   |                                       |                                                           |                      |                                    |                             |
| New South Wales              | 2 280             | 1 793                                 | 15                                                        | 5                    | 10                                 | <b>4 103</b>                |
| Victoria                     | 2 144             | 811                                   | 13                                                        | 98                   | 46                                 | <b>3 112</b>                |
| Queensland                   | 1 343             | 875                                   | 3                                                         | 10                   | 0                                  | <b>2 231</b>                |
| South Australia              | 486               | 62                                    | 4                                                         | 3                    | 1                                  | <b>556</b>                  |
| Western Australia            | 1 381             | 175                                   | 2                                                         | 15                   | 2                                  | <b>1 575</b>                |
| Tasmania                     | 112               | 2                                     | 0                                                         | 0                    | 0                                  | <b>114</b>                  |
| Northern Territory           | 75                | 36                                    | 0                                                         | 2                    | 1                                  | <b>114</b>                  |
| Australian Capital Territory | 65                | 89                                    | 0                                                         | 133                  | 0                                  | <b>287</b>                  |
| Australia                    | 7 886             | 3 843                                 | 37                                                        | 266                  | 60                                 | <b>12 092</b>               |
| <b>PUBLIC SECTOR</b>         |                   |                                       |                                                           |                      |                                    |                             |
| New South Wales              | 23                | 175                                   | 0                                                         | 0                    | 0                                  | <b>198</b>                  |
| Victoria                     | 56                | 5                                     | 0                                                         | 2                    | 0                                  | <b>63</b>                   |
| Queensland                   | 8                 | 12                                    | 0                                                         | 0                    | 0                                  | <b>20</b>                   |
| South Australia              | 7                 | 0                                     | 0                                                         | 0                    | 0                                  | <b>7</b>                    |
| Western Australia            | 10                | 56                                    | 0                                                         | 0                    | 0                                  | <b>66</b>                   |
| Tasmania                     | 0                 | 0                                     | 0                                                         | 0                    | 0                                  | <b>0</b>                    |
| Northern Territory           | 15                | 2                                     | 0                                                         | 0                    | 0                                  | <b>17</b>                   |
| Australian Capital Territory | 2                 | 0                                     | 0                                                         | 0                    | 0                                  | <b>2</b>                    |
| Australia                    | 121               | 250                                   | 0                                                         | 2                    | 0                                  | <b>373</b>                  |
| <b>TOTAL</b>                 |                   |                                       |                                                           |                      |                                    |                             |
| New South Wales              | 2 303             | 1 968                                 | 15                                                        | 5                    | 10                                 | <b>4 301</b>                |
| Victoria                     | 2 200             | 816                                   | 13                                                        | 100                  | 46                                 | <b>3 175</b>                |
| Queensland                   | 1 351             | 887                                   | 3                                                         | 10                   | 0                                  | <b>2 251</b>                |
| South Australia              | 493               | 62                                    | 4                                                         | 3                    | 1                                  | <b>563</b>                  |
| Western Australia            | 1 391             | 231                                   | 2                                                         | 15                   | 2                                  | <b>1 641</b>                |
| Tasmania                     | 112               | 2                                     | 0                                                         | 0                    | 0                                  | <b>114</b>                  |
| Northern Territory           | 90                | 38                                    | 0                                                         | 2                    | 1                                  | <b>131</b>                  |
| Australian Capital Territory | 67                | 89                                    | 0                                                         | 133                  | 0                                  | <b>289</b>                  |
| Australia                    | 8 007             | 4 093                                 | 37                                                        | 268                  | 60                                 | <b>12 465</b>               |

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED, By State: Original

| <i>State/Territory</i>       | <i>New houses</i> | <i>New other residential building</i> | <i>Alterations and additions creating dwellings</i> | <i>Alterations and additions not creating dwellings</i> | <i>Conversion(a)</i> | <i>Total residential building</i> | <i>Non-residential building(a)</i> | <i>Total building</i> |
|------------------------------|-------------------|---------------------------------------|-----------------------------------------------------|---------------------------------------------------------|----------------------|-----------------------------------|------------------------------------|-----------------------|
| <i>\$m</i>                   | <i>\$m</i>        | <i>\$m</i>                            | <i>\$m</i>                                          | <i>\$m</i>                                              | <i>\$m</i>           | <i>\$m</i>                        | <i>\$m</i>                         | <i>\$m</i>            |
| <b>PRIVATE SECTOR</b>        |                   |                                       |                                                     |                                                         |                      |                                   |                                    |                       |
| New South Wales              | 296.6             | 205.7                                 | 2.0                                                 | 77.4                                                    | 0.4                  | 582.2                             | 181.0                              | 763.2                 |
| Victoria                     | 250.5             | 98.1                                  | 0.9                                                 | 54.7                                                    | 12.3                 | 416.6                             | 136.2                              | 552.7                 |
| Queensland                   | 148.3             | 64.2                                  | 0.2                                                 | 16.5                                                    | 0.2                  | 229.4                             | 84.0                               | 313.4                 |
| South Australia              | 45.3              | 4.5                                   | 0.1                                                 | 9.8                                                     | 0.0                  | 59.8                              | 24.7                               | 84.5                  |
| Western Australia            | 153.9             | 20.9                                  | 0.1                                                 | 18.0                                                    | 1.2                  | 194.0                             | 54.4                               | 248.4                 |
| Tasmania                     | 11.3              | 0.1                                   | 0.0                                                 | 2.9                                                     | 0.0                  | 14.3                              | 2.4                                | 16.7                  |
| Northern Territory           | 8.9               | 3.4                                   | 0.0                                                 | 1.5                                                     | 0.1                  | 13.9                              | 6.2                                | 20.1                  |
| Australian Capital Territory | 8.9               | 8.1                                   | 0.0                                                 | 4.5                                                     | 9.9                  | 31.3                              | 21.7                               | 53.1                  |
| Australia                    | 923.8             | 405.0                                 | 3.3                                                 | 185.3                                                   | 24.1                 | 1 541.4                           | 510.6                              | 2 052.0               |
| <b>PUBLIC SECTOR</b>         |                   |                                       |                                                     |                                                         |                      |                                   |                                    |                       |
| New South Wales              | 2.8               | 18.0                                  | 0.0                                                 | 0.8                                                     | 0.0                  | 21.6                              | 71.0                               | 92.6                  |
| Victoria                     | 5.7               | 0.6                                   | 0.0                                                 | 2.1                                                     | 0.1                  | 8.5                               | 41.2                               | 49.7                  |
| Queensland                   | 0.9               | 1.0                                   | 0.0                                                 | 1.5                                                     | 0.0                  | 3.3                               | 52.0                               | 55.3                  |
| South Australia              | 0.5               | 0.0                                   | 0.0                                                 | 0.1                                                     | 0.0                  | 0.5                               | 28.7                               | 29.2                  |
| Western Australia            | 1.5               | 3.8                                   | 0.0                                                 | 0.0                                                     | 0.0                  | 5.3                               | 17.1                               | 22.5                  |
| Tasmania                     | 0.0               | 0.0                                   | 0.0                                                 | 0.0                                                     | 0.0                  | 0.0                               | 4.3                                | 4.3                   |
| Northern Territory           | 2.3               | 0.2                                   | 0.0                                                 | 1.1                                                     | 0.0                  | 3.5                               | 9.2                                | 12.7                  |
| Australian Capital Territory | 0.2               | 0.0                                   | 0.0                                                 | 0.0                                                     | 0.0                  | 0.2                               | 9.4                                | 9.6                   |
| Australia                    | 13.9              | 23.5                                  | 0.0                                                 | 5.6                                                     | 0.1                  | 43.0                              | 232.8                              | 275.8                 |
| <b>TOTAL</b>                 |                   |                                       |                                                     |                                                         |                      |                                   |                                    |                       |
| New South Wales              | 299.4             | 223.7                                 | 2.0                                                 | 78.2                                                    | 0.4                  | 603.8                             | 252.0                              | 855.8                 |
| Victoria                     | 256.3             | 98.6                                  | 0.9                                                 | 56.9                                                    | 12.4                 | 425.1                             | 177.4                              | 602.4                 |
| Queensland                   | 149.2             | 65.2                                  | 0.2                                                 | 18.0                                                    | 0.2                  | 232.7                             | 136.0                              | 368.7                 |
| South Australia              | 45.8              | 4.5                                   | 0.1                                                 | 9.9                                                     | 0.0                  | 60.3                              | 53.5                               | 113.7                 |
| Western Australia            | 155.4             | 24.7                                  | 0.1                                                 | 18.0                                                    | 1.2                  | 199.4                             | 71.5                               | 270.8                 |
| Tasmania                     | 11.3              | 0.1                                   | 0.0                                                 | 2.9                                                     | 0.0                  | 14.3                              | 6.7                                | 20.9                  |
| Northern Territory           | 11.2              | 3.6                                   | 0.0                                                 | 2.5                                                     | 0.1                  | 17.4                              | 15.4                               | 32.8                  |
| Australian Capital Territory | 9.1               | 8.1                                   | 0.0                                                 | 4.5                                                     | 9.9                  | 31.5                              | 31.1                               | 62.6                  |
| Australia                    | 937.7             | 428.5                                 | 3.3                                                 | 190.9                                                   | 24.1                 | 1 584.4                           | 743.4                              | 2 327.9               |

(a) See Glossary for definition.

## VALUE OF NON-RESIDENTIAL BUILDING APPROVED, By State: Original

| State/Territory              | Hotels, motels<br>and other<br>short term<br>accommodation | Shops | Factories | Offices | Other<br>business<br>premises | Educational | Religious | Health | Entertain-<br>ment and<br>recreational | Miscell-<br>aneous | Total non-<br>residential<br>building |
|------------------------------|------------------------------------------------------------|-------|-----------|---------|-------------------------------|-------------|-----------|--------|----------------------------------------|--------------------|---------------------------------------|
|                              | \$m                                                        | \$m   | \$m       | \$m     | \$m                           | \$m         | \$m       | \$m    | \$m                                    | \$m                | \$m                                   |
| PRIVATE SECTOR               |                                                            |       |           |         |                               |             |           |        |                                        |                    |                                       |
| New South Wales              | 8.9                                                        | 46.6  | 18.8      | 15.6    | 40.2                          | 9.7         | 3.2       | 10.5   | 23.8                                   | 3.8                | 181.0                                 |
| Victoria                     | 4.0                                                        | 22.7  | 18.8      | 25.7    | 17.2                          | 9.7         | 1.2       | 14.9   | 14.1                                   | 7.8                | 136.2                                 |
| Queensland                   | 8.4                                                        | 21.7  | 11.7      | 10.2    | 15.5                          | 5.5         | 0.3       | 4.7    | 5.4                                    | 0.5                | 84.0                                  |
| South Australia              | 0.0                                                        | 8.3   | 0.7       | 1.3     | 3.8                           | 6.5         | 0.0       | 2.8    | 0.1                                    | 1.2                | 24.7                                  |
| Western Australia            | 8.2                                                        | 18.6  | 3.8       | 5.3     | 3.7                           | 3.1         | 0.0       | 2.8    | 8.5                                    | 0.4                | 54.4                                  |
| Tasmania                     | 0.2                                                        | 0.2   | 0.2       | 0.6     | 0.5                           | 0.0         | 0.1       | 0.0    | 0.1                                    | 0.6                | 2.4                                   |
| Northern Territory           | 0.0                                                        | 0.4   | 0.2       | 0.8     | 1.5                           | 0.1         | 0.0       | 0.0    | 2.7                                    | 0.6                | 6.2                                   |
| Australian Capital Territory | 0.1                                                        | 12.0  | 0.0       | 0.7     | 8.4                           | 0.2         | 0.0       | 0.2    | 0.1                                    | 0.0                | 21.7                                  |
| Australia                    | 29.7                                                       | 130.6 | 54.2      | 60.0    | 90.9                          | 34.8        | 4.8       | 35.9   | 54.6                                   | 14.9               | 510.6                                 |
| PUBLIC SECTOR                |                                                            |       |           |         |                               |             |           |        |                                        |                    |                                       |
| New South Wales              | 11.0                                                       | 0.4   | 0.0       | 8.4     | 0.9                           | 21.4        | 0.0       | 2.9    | 23.4                                   | 2.6                | 71.0                                  |
| Victoria                     | 0.1                                                        | 0.3   | 2.2       | 5.7     | 4.5                           | 18.5        | 0.0       | 2.4    | 1.5                                    | 6.1                | 41.2                                  |
| Queensland                   | 0.0                                                        | 0.7   | 0.0       | 8.5     | 0.9                           | 38.8        | 0.0       | 0.0    | 0.4                                    | 2.7                | 52.0                                  |
| South Australia              | 0.0                                                        | 0.4   | 0.3       | 4.1     | 0.1                           | 16.7        | 0.0       | 0.0    | 2.2                                    | 4.9                | 28.7                                  |
| Western Australia            | 0.0                                                        | 0.0   | 0.0       | 9.5     | 0.0                           | 4.0         | 0.0       | 0.0    | 0.1                                    | 3.5                | 17.1                                  |
| Tasmania                     | 0.0                                                        | 0.0   | 0.0       | 1.3     | 0.2                           | 2.4         | 0.0       | 0.2    | 0.0                                    | 0.3                | 4.3                                   |
| Northern Territory           | 0.0                                                        | 0.0   | 0.0       | 0.7     | 1.8                           | 0.5         | 0.0       | 0.0    | 0.0                                    | 6.1                | 9.2                                   |
| Australian Capital Territory | 0.0                                                        | 0.0   | 0.0       | 0.0     | 0.0                           | 0.1         | 0.0       | 0.2    | 9.0                                    | 0.0                | 9.4                                   |
| Australia                    | 11.1                                                       | 1.7   | 2.6       | 38.0    | 8.5                           | 102.4       | 0.0       | 5.7    | 36.6                                   | 26.2               | 232.8                                 |
| TOTAL                        |                                                            |       |           |         |                               |             |           |        |                                        |                    |                                       |
| New South Wales              | 19.9                                                       | 46.9  | 18.8      | 24.0    | 41.1                          | 31.1        | 3.2       | 13.4   | 47.2                                   | 6.4                | 252.0                                 |
| Victoria                     | 4.0                                                        | 23.0  | 21.0      | 31.4    | 21.7                          | 28.1        | 1.2       | 17.3   | 15.7                                   | 13.9               | 177.4                                 |
| Queensland                   | 8.4                                                        | 22.4  | 11.7      | 18.6    | 16.5                          | 44.4        | 0.3       | 4.7    | 5.7                                    | 3.2                | 136.0                                 |
| South Australia              | 0.0                                                        | 8.7   | 1.1       | 5.4     | 3.9                           | 23.2        | 0.0       | 2.8    | 2.3                                    | 6.2                | 53.5                                  |
| Western Australia            | 8.2                                                        | 18.6  | 3.8       | 14.7    | 3.7                           | 7.1         | 0.0       | 2.8    | 8.7                                    | 3.9                | 71.5                                  |
| Tasmania                     | 0.2                                                        | 0.2   | 0.2       | 1.8     | 0.7                           | 2.4         | 0.1       | 0.2    | 0.1                                    | 0.9                | 6.7                                   |
| Northern Territory           | 0.0                                                        | 0.4   | 0.2       | 1.4     | 3.4                           | 0.6         | 0.0       | 0.0    | 2.7                                    | 6.7                | 15.4                                  |
| Australian Capital Territory | 0.1                                                        | 12.0  | 0.0       | 0.7     | 8.4                           | 0.4         | 0.0       | 0.5    | 9.1                                    | 0.0                | 31.1                                  |
| Australia                    | 40.8                                                       | 132.3 | 56.8      | 98.1    | 99.4                          | 137.2       | 4.8       | 41.6   | 91.2                                   | 41.2               | 743.4                                 |

# 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 and licensed building surveyors;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- major building activity in areas not subject to normal administrative approval e.g. building on remote mine sites.

**3** The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (Cat. no. 8762.0).

## VALUE DATA

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

## OWNERSHIP

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

## BUILDING CLASSIFICATIONS

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

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

## EXPLANATORY NOTES

### BUILDING CLASSIFICATIONS

*continued*

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

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

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

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

**12** The Type of Work classification refers to the building activity carried out: New; Alterations and additions; or Conversion. See the Glossary for definitions of these terms. Prior to the January 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the January 1998 issue onwards, Conversion jobs are shown separately in tables 7, 8, 12 and 13. However, in other tables they are included within existing categories, as follows: in tables 1 and 2 they are included in the appropriate Type of Building category, and in tables 3, 4 and 10 they are included in the 'Alterations and additions to residential buildings' category.

### SEASONAL ADJUSTMENT

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

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

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

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

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

## EXPLANATORY NOTES

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TREND ESTIMATES          | <p><b>18</b> Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For the quarterly, chain volume measures, trend series shown in table 10, the trend estimates are derived by applying a 7-term Henderson-weighted moving average to all quarters of the respective seasonally adjusted series except the last three quarters. Trend series are created for these last three quarters by applying surrogates of the Henderson moving average seasonally adjusted series. For further information, see <i>A Guide to Interpreting Time Series—Monitoring ‘Trends’: an Overview</i> (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.</p> <p><b>19</b> While the smoothing techniques described in paragraph 18 enable trend estimates to be produced for the latest few periods, they 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.</p> |
| CHAIN VOLUME MEASURES    | <p><b>20</b> The chain volume measures appearing in this publication are annually reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1996–97). 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.</p> <p><b>21</b> Further information on the nature and concepts of chain volume measures is contained in the ABS publication <i>Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts</i> (Cat. no. 5248.0).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| UNPUBLISHED DATA         | <p><b>22</b> 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| RELATED PUBLICATIONS     | <p><b>23</b> Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"> <li>▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (Cat. no. 8750.0)</li> <li>▪ <i>Building Activity, Australia</i> (Cat. no. 8752.0)</li> <li>▪ <i>Engineering Construction Activity, Australia</i> (Cat. no. 8762.0)</li> <li>▪ <i>House Price Indexes: Eight Capital Cities</i> (Cat. no. 6416.0)</li> <li>▪ <i>Housing Finance for Owner Occupation, Australia</i> (Cat. no. 5609.0)</li> <li>▪ <i>Price Index of Materials Used in Building Other than House Building</i> (Cat. no. 6407.0)</li> <li>▪ <i>Price Index of Materials Used in House Building</i> (Cat. no. 6408.0).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| ROUNDING                 | <p>When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| SYMBOLS AND OTHER USAGES | <p>n.a.            not available</p> <p>n.y.a.         not yet available</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

## G L O S S A R Y

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



## GLOSSARY

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





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2873100012987  
ISSN 1031-0177

RRP \$17.00

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Produced by the Australian Bureau of Statistics