

BUILDING APPROVALS AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 3 MAR 1998

JANUARY KEY FIGURES

TREND ESTIMATES	Jan 1998	% change Dec 1997 to Jan 1998	% change Jan 1997 to Jan 1998
Dwelling units approved			
Private sector houses	8 987	1.7	18.3
Total dwelling units	13 520	1.8	15.6

SEASONALLY ADJUSTED	Jan 1998	% change Dec 1997 to Jan 1998	% change Jan 1997 to Jan 1998
Dwelling units approved			
Private sector houses	8 953	-1.6	18.1
Total dwelling units	13 421	-1.5	15.3

JANUARY KEY POINTS

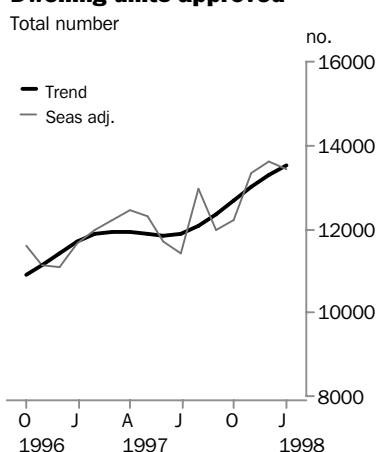
TREND ESTIMATES

- The trend for private sector houses increased by 12.7% in the last six months and 18.3% over the last year.
- The trend for other dwelling units has increased strongly over the last six months (17.1%) but by only 10.4% over the last year.
- The trend for total dwelling units increased by 15.6% over the last year. In January, the trend increased in all States and Territories apart from Western Australia (-0.2%), Tasmania (-0.9%) and the Australian Capital Territory (-2.3%).
- The trend for the value of non-residential building has fallen for the last six months and is 19.5% below the peak in July 1997. However the series is very volatile and heavily influenced by the timing and size of large projects.

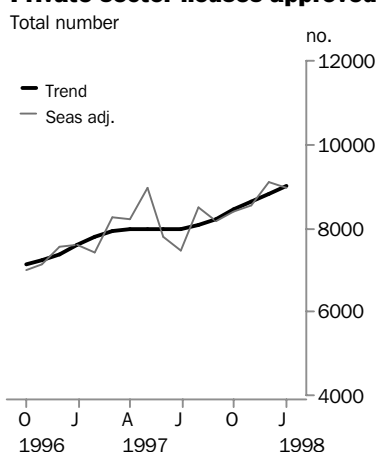
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate of private sector houses decreased by 1.6% in January following increases in the previous three months.

Dwelling units approved



Private sector houses approved



- For further information about these and related unpublished statistics, contact Richard Mason on 08 8237 7663.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
February 1998	31 March 1998
March 1998	5 May 1998
April 1998	2 June 1998
May 1998	1 July 1998
June 1998	30 July 1998
July 1998	1 September 1998



CHANGES IN THIS ISSUE

Changes have been made to the presentation of data in this issue.

- tables 1 to 3 in the previous issue have now become tables 1 to 6 with the addition of percentage change tables. These tables now also contain original data.
- the 'Conversions etc' category is no longer being used. From this issue each component (dwellings created by (a) alterations and additions to residential buildings, (b) conversion of non-residential buildings to residential buildings and (c) as part of non-residential building) are included in their own right. These components are shown in tables 7, 8, 12 and 13. Refer to paragraph 12 of the Explanatory Notes and the Glossary for more detail.
- there have been some minor changes and reordering of other tables.



DATA NOTES

There are no notes about the data for this issue.



SIGNIFICANT REVISIONS THIS MONTH

Series for Victoria for December have been revised upwards by 145 dwelling units and \$30.5 million of non-residential approvals.

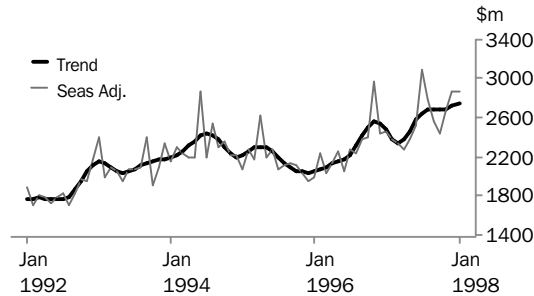


W. McLennan
Australian Statistician

VALUE OF BUILDING APPROVED

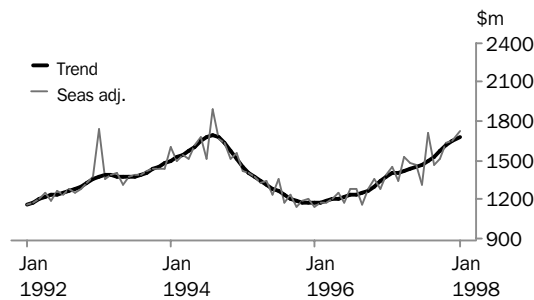
VALUE OF TOTAL BUILDING

The trend is now showing an increase of 2.5% in the last three months and 11.2% over the last year. Growth will continue unless the seasonally adjusted estimate in February falls by 18% (about twice the average monthly movement).



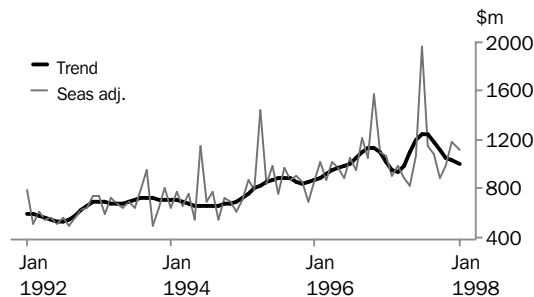
VALUE OF RESIDENTIAL BUILDING

The trend has increased steadily since late 1995 and has shown growth of 22.6% over the last year. Growth will continue unless the seasonally adjusted estimate in February falls by 7% (the average monthly movement is 5%).



VALUE OF NON-RESIDENTIAL BUILDING

The trend has grown strongly since late 1994 but is showing considerable volatility in the last year with a strong decline over the last six months. However, the current decline will be reversed unless the seasonally adjusted estimate in February falls by more than the average monthly movement (21%). The timing and size of large jobs has a significant impact on the series.



VALUE OF BUILDING APPROVED

AVERAGE 1989-90 PRICES

DECEMBER QUARTER 1997

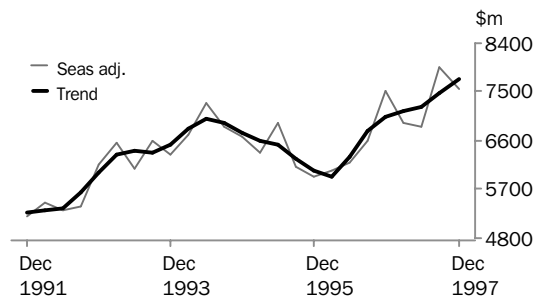
Changes in the trend estimates of value of building approvals in the December Quarter 1997 at average 1989-90 prices are summarised below.

TREND ESTIMATES

	<i>Sep Qtr 1997 to Dec Qtr 1997</i>	<i>Dec Qtr 1996 to Dec Qtr 1997</i>
	% change	% change
New residential building	3.2	18.6
Alterations and additions to residential buildings	0.2	8.1
Non-residential building	2.6	3.7
Total building	3.8	10.2

The trend for the value of total building approved at average 1989-90 prices has shown strong growth since early 1996 and has increased by 10.2% over the last year. New residential building experienced 18.6% growth over the last year whereas non-residential building only grew by 3.7% over the year because of a fall of 2.0% in the first half of 1997.

QUARTERLY VALUE OF BUILDING APPROVED (at average 1989-90 prices)



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

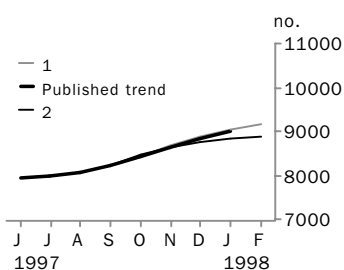
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

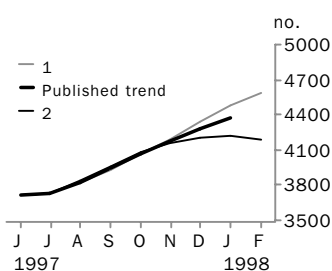
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the February seasonally adjusted estimate is higher than the January estimate by 3% for the number of private sector houses approved and 10% for other dwelling units approved; and that the February seasonally adjusted estimate is lower than the January 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	1 <i>rises by 3% on Jan 1998</i>		2 <i>falls by 3% on Jan 1998</i>	
	no.	% change	no.	% change	no.	% change
September 1997	8 232	2.1	8 215	2.0	8 240	2.2
October 1997	8 448	2.6	8 441	2.7	8 453	2.6
November 1997	8 651	2.4	8 664	2.6	8 632	2.1
December 1997	8 832	2.1	8 866	2.3	8 760	1.5
January 1998	8 987	1.7	9 050	2.1	8 850	1.0
February 1998	—	—	9 169	1.3	8 867	0.2

OTHER DWELLINGS(a)



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 10% on Jan 1998</i>		2 <i>falls by 10% on Jan 1998</i>	
	no.	% change	no.	% change	no.	% change
September 1997	3 947	3.2	3 932	3.1	3 964	3.4
October 1997	4 068	3.1	4 061	3.3	4 077	2.9
November 1997	4 180	2.8	4 195	3.3	4 152	1.8
December 1997	4 279	2.4	4 339	3.4	4 198	1.1
January 1998	4 374	2.2	4 484	3.3	4 219	0.5
February 1998	—	—	4 592	2.4	4 192	-0.6

(a) See Glossary for definition.

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS.....		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
	no.	no.	no.	no.	no.	no.	no.
ORIGINAL							
1996							
November	7 330	7 465	3 561	3 858	10 891	432	11 323
December	6 713	6 826	2 757	3 017	9 470	373	9 843
1997							
January	6 334	6 462	3 247	3 598	9 581	479	10 060
February	6 676	6 814	4 015	4 319	10 691	442	11 133
March	7 281	7 493	3 291	3 508	10 572	429	11 001
April	8 485	8 685	3 466	3 694	11 951	428	12 379
May	9 595	9 726	3 696	3 897	13 291	332	13 623
June	7 732	7 903	3 315	3 674	11 047	530	11 577
July	8 488	8 667	3 938	4 091	12 426	332	12 758
August	8 727	8 859	4 155	4 390	12 882	367	13 249
September	9 094	9 244	3 629	3 825	12 723	346	13 069
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	3 734	4 005	12 020	434	12 454
1998							
January	7 277	7 414	3 556	3 727	10 833	308	11 141
SEASONALLY ADJUSTED							
1996							
November	7 126	7 255	3 498	3 877	10 624	508	11 132
December	7 555	7 683	3 065	3 423	10 620	486	11 106
1997							
January	7 580	7 718	3 602	3 925	11 182	460	11 642
February	7 399	7 544	4 124	4 440	11 523	461	11 984
March	8 269	8 454	3 509	3 736	11 778	412	12 190
April	8 231	8 396	3 818	4 059	12 049	406	12 455
May	8 977	9 103	3 031	3 208	12 008	303	12 311
June	7 780	7 890	3 657	3 817	11 437	270	11 707
July	7 453	7 746	3 513	3 667	10 967	446	11 413
August	8 498	8 639	4 036	4 314	12 534	419	12 953
September	8 164	8 324	3 242	3 668	11 406	586	11 992
October	8 392	8 596	3 441	3 618	11 834	380	12 214
November	8 523	8 686	4 406	4 635	12 929	392	13 321
December	9 097	9 285	3 971	4 346	13 068	562	13 630
1998							
January	8 953	9 103	4 164	4 318	13 117	303	13 421
TREND ESTIMATES							
1996							
November	7 234	7 380	3 375	3 750	10 609	521	11 131
December	7 388	7 534	3 532	3 885	10 920	498	11 419
1997							
January	7 593	7 738	3 636	3 962	11 229	471	11 700
February	7 781	7 928	3 660	3 953	11 441	440	11 881
March	7 910	8 061	3 633	3 880	11 544	397	11 941
April	7 966	8 122	3 598	3 810	11 564	368	11 932
May	7 969	8 132	3 565	3 761	11 533	360	11 893
June	7 955	8 125	3 521	3 720	11 476	368	11 844
July	7 973	8 148	3 516	3 735	11 489	394	11 883
August	8 059	8 240	3 580	3 825	11 639	426	12 065
September	8 232	8 414	3 680	3 947	11 912	449	12 361
October	8 448	8 628	3 792	4 068	12 239	456	12 696
November	8 651	8 826	3 907	4 180	12 558	448	13 006
December	8 832	9 003	4 016	4 279	12 848	433	13 282
1998							
January	8 987	9 147	4 124	4 374	13 111	409	13 520

(a) See Glossary for definition.

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS.....		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
ORIGINAL (% change from preceding month)							
1996							
November	-4.9	-5.0	-5.9	-6.5	-5.2	-12.6	-5.5
December	-8.4	-8.6	-22.6	-21.8	-13.0	-13.7	-13.1
1997							
January	-5.6	-5.3	17.8	19.3	1.2	28.4	2.2
February	5.4	5.4	23.7	20.0	11.6	-7.7	10.7
March	9.1	10.0	-18.0	-18.8	-1.1	-2.9	-1.2
April	16.5	15.9	5.3	5.3	13.0	-0.2	12.5
May	13.1	12.0	6.6	5.5	11.2	-22.4	10.0
June	-19.4	-18.7	-10.3	-5.7	-16.9	59.6	-15.0
July	9.8	9.7	18.8	11.4	12.5	-37.4	10.2
August	2.8	2.2	5.5	7.3	3.7	10.5	3.8
September	4.2	4.3	-12.7	-12.9	-1.2	-5.7	-1.4
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	-12.4	-9.8	-5.6	25.1	-4.8
1998							
January	-12.2	-12.2	-4.8	-6.9	-9.9	-29.0	-10.5
SEASONALLY ADJUSTED (% change from preceding month)							
1996							
November	2.2	1.1	-13.6	-12.9	-3.6	-15.9	-4.2
December	6.0	5.9	-12.4	-11.7	0.0	-4.3	-0.2
1997							
January	0.3	0.5	17.5	14.7	5.3	-5.3	4.8
February	-2.4	-2.2	14.5	13.1	3.1	0.2	2.9
March	11.8	12.1	-14.9	-15.9	2.2	-10.7	1.7
April	-0.5	-0.7	8.8	8.6	2.3	-1.4	2.2
May	9.1	8.4	-20.6	-21.0	-0.3	-25.4	-1.2
June	-13.3	-13.3	20.7	19.0	-4.8	-10.9	-4.9
July	-4.2	-1.8	-3.9	-3.9	-4.1	65.1	-2.5
August	14.0	11.5	14.9	17.6	14.3	-6.0	13.5
September	-3.9	-3.6	-19.7	-15.0	-9.0	39.9	-7.4
October	2.8	3.3	6.2	-1.4	3.7	-35.2	1.8
November	1.6	1.0	28.0	28.1	9.3	3.2	9.1
December	6.7	6.9	-9.9	-6.2	1.1	43.4	2.3
1998							
January	-1.6	-2.0	4.8	-0.6	0.4	-46.0	-1.5
TREND ESTIMATES (% change from preceding month)							
1996							
November	1.4	1.3	4.6	4.0	2.4	-1.2	2.2
December	2.1	2.1	4.6	3.6	2.9	-4.4	2.6
1997							
January	2.8	2.7	2.9	2.0	2.8	-5.5	2.5
February	2.5	2.5	0.7	-0.2	1.9	-6.6	1.5
March	1.7	1.7	-0.7	-1.8	0.9	-9.7	0.5
April	0.7	0.8	-1.0	-1.8	0.2	-7.3	-0.1
May	0.0	0.1	-0.9	-1.3	-0.3	-2.2	-0.3
June	-0.2	-0.1	-1.2	-1.1	-0.5	2.2	-0.4
July	0.2	0.3	-0.1	0.4	0.1	7.0	0.3
August	1.1	1.1	1.8	2.4	1.3	8.1	1.5
September	2.1	2.1	2.8	3.2	2.3	5.6	2.5
October	2.6	2.5	3.0	3.1	2.8	1.5	2.7
November	2.4	2.3	3.0	2.8	2.6	-1.8	2.4
December	2.1	2.0	2.8	2.4	2.3	-3.3	2.1
1998							
January	1.7	1.6	2.7	2.2	2.0	-5.6	1.8

(a) See Glossary for definition.

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					
1996					
November	1 139.6	239.1	1 378.7	1 694.6	3 073.3
December	966.4	173.3	1 139.7	967.9	2 107.5
1997					
January	997.9	187.1	1 185.0	1 027.6	2 212.6
February	1 095.9	205.0	1 300.9	960.2	2 261.1
March	1 083.5	205.1	1 288.6	714.3	2 002.9
April	1 242.5	212.3	1 454.8	823.0	2 277.8
May	1 470.2	229.2	1 699.5	923.0	2 622.5
June	1 161.2	258.8	1 420.0	1 058.8	2 478.8
July	1 313.6	226.8	1 540.4	1 645.3	3 185.7
August	1 449.5	230.0	1 679.4	1 369.0	3 048.5
September	1 355.6	255.9	1 611.4	1 041.4	2 652.9
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
1998					
January	1 181.8	238.6	1 420.4	1 035.1	2 455.5
SEASONALLY ADJUSTED					
1996					
November	1 136.7	226.9	1 353.2	1 583.1	2 961.8
December	1 069.4	205.9	1 286.2	1 102.9	2 434.6
1997					
January	1 164.3	220.7	1 391.0	1 069.3	2 465.9
February	1 217.3	228.4	1 450.4	909.3	2 374.4
March	1 209.2	220.1	1 344.3	992.2	2 347.2
April	1 260.2	200.7	1 523.8	896.6	2 268.4
May	1 315.2	215.3	1 476.4	831.1	2 383.1
June	1 200.4	283.7	1 472.8	1 077.5	2 530.6
July	1 104.4	203.3	1 320.9	1 964.3	3 086.0
August	1 433.0	230.8	1 711.7	1 158.0	2 791.1
September	1 216.1	219.9	1 465.0	1 084.4	2 564.7
October	1 305.2	236.9	1 507.9	897.1	2 440.6
November	1 393.1	222.3	1 636.8	992.1	2 661.3
December	1 397.3	243.0	1 655.0	1 191.5	2 868.3
1998					
January	1 425.9	287.4	1 719.2	1 117.3	2 878.4
TREND ESTIMATES					
1996					
November	1 089.7	210.6	1 303.2	1 130.8	2 556.0
December	1 125.8	214.4	1 337.8	1 099.0	2 546.8
1997					
January	1 163.9	217.0	1 374.2	1 026.4	2 475.1
February	1 191.7	219.0	1 399.4	959.3	2 387.7
March	1 206.0	221.2	1 412.7	941.7	2 340.5
April	1 211.5	223.8	1 422.1	995.5	2 371.7
May	1 214.6	226.9	1 433.7	1 095.2	2 466.7
June	1 218.6	229.2	1 448.4	1 194.7	2 576.2
July	1 230.5	228.9	1 468.3	1 249.6	2 652.1
August	1 256.2	228.0	1 497.9	1 242.5	2 689.1
September	1 291.4	228.2	1 533.5	1 185.8	2 691.7
October	1 329.0	231.3	1 573.2	1 113.6	2 684.6
November	1 363.3	238.3	1 612.1	1 061.2	2 695.5
December	1 393.5	247.0	1 648.2	1 035.2	2 725.6
1998					
January	1 420.0	260.0	1 685.1	1 006.0	2 751.7

(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)					
1996					
November	-1.7	5.2	-0.6	22.3	10.8
December	-15.2	-27.5	-17.3	-42.9	-31.4
1997					
January	3.3	8.0	4.0	6.2	5.0
February	9.8	9.6	9.8	-6.6	2.2
March	-1.1	0.0	-0.9	-25.6	-11.4
April	14.7	3.5	12.9	15.2	13.7
May	18.3	8.0	16.8	12.2	15.1
June	-21.0	12.9	-16.4	14.7	-5.5
July	13.1	-12.3	8.5	55.4	28.5
August	10.3	1.4	9.0	-16.8	-4.3
September	-6.5	11.3	-4.1	-23.9	-13.0
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
1998					
January	-8.3	12.9	-5.3	-2.3	-4.1
SEASONALLY ADJUSTED (% change from preceding month)					
1996					
November	4.1	14.0	6.0	49.5	22.9
December	-5.9	-9.3	-4.9	-30.3	-17.8
1997					
January	8.9	7.2	8.1	-3.1	1.3
February	4.5	3.5	4.3	-15.0	-3.7
March	-0.7	-3.6	-7.3	9.1	-1.1
April	4.2	-8.8	13.4	-9.6	-3.4
May	4.4	7.3	-3.1	-7.3	5.1
June	-8.7	31.8	-0.2	29.6	6.2
July	-8.0	-28.3	-10.3	82.3	21.9
August	29.7	13.5	29.6	-41.0	-9.6
September	-15.1	-4.7	-14.4	-6.4	-8.1
October	7.3	7.7	2.9	-17.3	-4.8
November	6.7	-6.2	8.5	10.6	9.0
December	0.3	9.3	1.1	20.1	7.8
1998					
January	2.0	18.3	3.9	-6.2	0.4
TREND ESTIMATES (% change from preceding month)					
1996					
November	2.7	3.0	2.3	0.2	2.0
December	3.3	1.8	2.7	-2.8	-0.4
1997					
January	3.4	1.2	2.7	-6.6	-2.8
February	2.4	0.9	1.8	-6.5	-3.5
March	1.2	1.0	0.9	-1.8	-2.0
April	0.5	1.2	0.7	5.7	1.3
May	0.2	1.4	0.8	10.0	4.0
June	0.3	1.0	1.0	9.1	4.4
July	1.0	-0.1	1.4	4.6	2.9
August	2.1	-0.4	2.0	-0.6	1.4
September	2.8	0.1	2.4	-4.6	0.1
October	2.9	1.3	2.6	-6.1	-0.3
November	2.6	3.0	2.5	-4.7	0.4
December	2.2	3.7	2.2	-2.4	1.1
1998					
January	1.9	5.3	2.2	-2.8	1.0

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED, By State

	<i>New South Wales</i>	<i>Victoria</i>	<i>Queensland</i>	<i>South Australia</i>	<i>Western Australia</i>	<i>Tasmania</i>	<i>Northern Territory</i>	<i>Australian Capital Territory</i>
<i>Month</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL								
1996								
November	4 080	1 921	2 855	488	1 366	168	228	217
December	3 517	2 005	2 312	410	1 242	153	123	81
1997								
January	3 767	2 113	2 239	351	1 182	153	120	135
February	3 872	2 516	2 700	472	1 047	153	106	267
March	3 542	2 456	2 846	543	1 216	125	151	122
April	4 272	2 537	2 748	628	1 626	196	234	138
May	5 242	2 676	3 014	620	1 576	147	132	216
June	4 187	2 568	2 546	597	1 254	118	253	54
July	4 189	2 632	3 363	634	1 531	165	137	107
August	4 559	3 220	3 094	568	1 373	136	146	153
September	4 158	3 162	3 491	600	1 328	149	98	83
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
1998								
January	3 753	2 439	2 935	431	1 155	133	207	88
SEASONALLY ADJUSTED								
1996								
November	3 984	1 858	2 808	455	1 325	160	n.a.	n.a.
December	3 957	2 100	2 637	453	1 336	157	n.a.	n.a.
1997								
January	4 191	2 593	2 839	454	1 379	154	n.a.	n.a.
February	4 308	2 563	3 001	509	1 146	155	n.a.	n.a.
March	3 995	2 638	3 033	572	1 406	147	n.a.	n.a.
April	4 326	2 460	2 694	630	1 577	176	n.a.	n.a.
May	4 442	2 502	2 762	618	1 387	152	n.a.	n.a.
June	4 389	2 672	2 524	569	1 208	125	n.a.	n.a.
July	3 744	2 397	2 977	578	1 506	166	n.a.	n.a.
August	4 862	3 215	2 856	502	1 374	138	n.a.	n.a.
September	3 567	3 157	3 264	549	1 226	139	n.a.	n.a.
October	4 111	2 497	3 021	623	1 474	146	n.a.	n.a.
November	4 507	3 265	2 625	515	1 604	132	n.a.	n.a.
December	4 822	2 835	3 153	568	1 503	155	n.a.	n.a.
1998								
January	4 350	3 088	3 855	588	1 380	139	n.a.	n.a.
TREND ESTIMATES								
1996								
November	3 836	2 259	2 803	476	1 314	160	166	172
December	3 989	2 330	2 846	479	1 324	160	158	176
1997								
January	4 112	2 418	2 871	494	1 336	158	152	177
February	4 154	2 487	2 869	523	1 352	156	151	173
March	4 133	2 522	2 835	557	1 371	155	158	163
April	4 102	2 549	2 797	582	1 387	154	168	143
May	4 081	2 586	2 788	592	1 389	152	174	124
June	4 062	2 648	2 802	586	1 379	149	173	109
July	4 069	2 735	2 829	572	1 373	146	162	103
August	4 115	2 832	2 880	559	1 378	143	153	108
September	4 187	2 909	2 949	554	1 401	142	153	117
October	4 275	2 957	3 026	557	1 436	142	165	125
November	4 365	2 986	3 119	562	1 462	142	186	130
December	4 446	3 006	3 234	568	1 480	143	209	132
1998								
January	4 543	3 028	3 339	573	1 476	141	238	129

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)								
1996								
November	6.6	-21.2	-13.5	-13.8	-0.7	-11.6	34.9	82.4
December	-13.8	4.4	-19.0	-16.0	-9.1	-8.9	-46.1	-62.7
1997								
January	7.1	5.4	-3.2	-14.4	-4.8	0.0	-2.4	66.7
February	2.8	19.1	20.6	34.5	-11.4	0.0	-11.7	97.8
March	-8.5	-2.4	5.4	15.0	16.1	-18.3	42.5	-54.3
April	20.6	3.3	-3.4	15.7	33.7	56.8	55.0	13.1
May	22.7	5.5	9.7	-1.3	-3.1	-25.0	-43.6	56.5
June	-20.1	-4.0	-15.5	-3.7	-20.4	-19.7	91.7	-75.0
July	0.0	2.5	32.1	6.2	22.1	39.8	-45.8	98.1
August	8.8	22.3	-8.0	-10.4	-10.3	-17.6	6.6	43.0
September	-8.8	-1.8	12.8	5.6	-3.3	9.6	-32.9	-45.8
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
1998								
January	-14.3	-13.8	4.3	-16.0	-18.2	-14.2	-19.5	-6.4
SEASONALLY ADJUSTED (% change from preceding month)								
1996								
November	5.3	-14.9	-8.0	-22.1	-3.3	-8.6	n.a.	n.a.
December	-0.7	13.0	-6.1	-0.6	0.9	-2.2	n.a.	n.a.
1997								
January	5.9	23.5	7.6	0.3	3.2	-1.6	n.a.	n.a.
February	2.8	-1.1	5.7	12.2	-16.9	0.4	n.a.	n.a.
March	-7.2	2.9	1.1	12.3	22.7	-5.0	n.a.	n.a.
April	8.3	-6.7	-11.2	10.2	12.1	19.3	n.a.	n.a.
May	2.7	1.7	2.5	-1.9	-12.1	-13.3	n.a.	n.a.
June	-1.2	6.8	-8.6	-7.9	-12.9	-17.8	n.a.	n.a.
July	-14.7	-10.3	17.9	1.5	24.7	32.8	n.a.	n.a.
August	29.9	34.1	-4.1	-13.0	-8.8	-17.2	n.a.	n.a.
September	-26.6	-1.8	14.3	9.3	-10.8	1.3	n.a.	n.a.
October	15.3	-20.9	-7.4	13.5	20.3	4.6	n.a.	n.a.
November	9.6	30.8	-13.1	-17.4	8.8	-9.4	n.a.	n.a.
December	7.0	-13.2	20.1	10.3	-6.3	17.6	n.a.	n.a.
1998								
January	-9.8	8.9	22.3	3.4	-8.2	-10.8	n.a.	n.a.
TREND ESTIMATES (% change from preceding month)								
1996								
November	3.7	2.4	1.5	-1.1	0.7	0.1	-0.8	2.7
December	4.0	3.2	1.5	0.5	0.8	-0.3	-4.6	2.0
1997								
January	3.1	3.8	0.9	3.2	0.9	-0.8	-4.1	0.5
February	1.0	2.8	-0.1	6.0	1.2	-1.3	-0.2	-1.9
March	-0.5	1.4	-1.2	6.4	1.4	-0.5	4.6	-6.0
April	-0.8	1.1	-1.3	4.5	1.2	-0.9	5.9	-12.1
May	-0.5	1.4	-0.3	1.8	0.2	-1.2	3.9	-13.7
June	-0.5	2.4	0.5	-1.0	-0.7	-2.0	-0.9	-12.1
July	0.2	3.3	1.0	-2.4	-0.5	-2.2	-6.2	-5.6
August	1.1	3.5	1.8	-2.3	0.4	-1.7	-5.6	4.9
September	1.8	2.7	2.4	-0.9	1.7	-0.8	0.4	9.1
October	2.1	1.6	2.6	0.5	2.5	0.0	7.9	6.6
November	2.1	1.0	3.1	1.0	1.8	0.1	12.4	3.8
December	1.9	0.7	3.7	1.0	1.2	0.2	12.2	2.0
1998								
January	2.2	0.7	3.2	0.9	-0.2	-0.9	14.2	-2.3

DWELLING UNITS APPROVED, Private and Public Sector: Original

Month	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1994-95	112 467	47 355	(b)3 457	(b)	334	163 613
1995-96	85 803	31 275	(b)1 592	(b)	282	118 952
1996-97	90 788	36 950	853	2 231	461	131 283
1997						
January	6 327	3 084	50	87	33	9 581
February	6 665	3 701	51	267	7	10 691
March	7 276	3 072	167	20	37	10 572
April	8 477	3 316	39	91	28	11 951
May	9 584	3 491	37	156	23	13 291
June	7 721	2 614	99	515	98	11 047
July	8 482	3 492	42	56	354	12 426
August	8 713	3 879	48	227	15	12 882
September	9 088	3 321	53	241	20	12 723
October	9 050	3 110	38	165	20	12 383
November	8 463	4 053	52	151	11	12 730
December	8 275	3 598	61	66	20	12 020
1998						
January	7 269	3 185	34	310	35	10 833
PUBLIC SECTOR (Number)						
1994-95	2 551	4 870	(b)45	(b)	4	7 470
1995-96	1 755	3 862	(b)138	(b)	5	5 760
1996-97	1 768	3 469	73	38	19	5 367
1997						
January	128	345	0	5	1	479
February	138	304	0	0	0	442
March	212	205	0	4	8	429
April	200	221	0	4	3	428
May	131	178	0	22	1	332
June	171	315	44	0	0	530
July	179	148	0	0	5	332
August	132	231	0	0	4	367
September	150	196	0	0	0	346
October	157	151	0	0	0	308
November	170	176	0	0	1	347
December	163	270	0	0	1	434
1998						
January	137	171	0	0	0	308
TOTAL (Number)						
1994-95	115 018	52 225	(b)3 502	(b)	338	171 083
1995-96	87 558	35 137	(b)1 730	(b)	287	124 712
1996-97	92 556	40 419	926	2 269	480	136 650
1997						
January	6 455	3 429	50	92	34	10 060
February	6 803	4 005	51	267	7	11 133
March	7 488	3 277	167	24	45	11 001
April	8 677	3 537	39	95	31	12 379
May	9 715	3 669	37	178	24	13 623
June	7 892	2 929	143	515	98	11 577
July	8 661	3 640	42	56	359	12 758
August	8 845	4 110	48	227	19	13 249
September	9 238	3 517	53	241	20	13 069
October	9 207	3 261	38	165	20	12 691
November	8 633	4 229	52	151	12	13 077
December	8 438	3 868	61	66	21	12 454
1998						
January	7 406	3 356	34	310	35	11 141

(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

Month	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
1994-95	10 715.3	4 163.0	(b)291.0	2 103.7	(b)	17 274.2	6 791.4	24 065.8
1995-96	8 641.3	3 017.5	(b)85.5	2 119.7	(b)	13 873.0	7 657.0	21 530.0
1996-97	9 691.0	3 524.6	62.8	2 232.6	203.4	15 714.7	9 209.7	24 924.0
1997								
January	668.8	288.1	2.9	172.3	7.5	1 139.7	692.3	1 831.9
February	711.5	345.3	3.8	171.5	25.2	1 257.3	632.4	1 889.7
March	781.3	263.4	14.0	186.6	1.7	1 247.0	528.0	1 775.0
April	908.4	292.9	3.2	196.7	8.3	1 409.5	650.7	2 060.2
May	1 071.7	371.8	3.2	203.1	13.3	1 663.1	621.2	2 284.3
June	838.8	272.9	6.2	185.1	63.0	1 365.9	676.6	2 042.5
July	933.2	353.3	3.1	213.8	6.9	1 510.3	1 132.0	2 642.2
August	946.5	465.2	3.6	204.4	19.1	1 638.8	753.1	2 391.8
September	1 013.9	309.5	3.6	236.5	10.9	1 574.4	827.5	2 401.9
October	988.2	321.9	3.6	231.8	14.5	1 560.0	903.4	2 463.4
November	931.2	431.1	3.8	206.0	14.2	1 586.3	827.4	2 413.7
December	918.7	335.3	5.2	194.1	5.0	1 458.4	866.0	2 324.4
1998								
January	819.4	336.6	2.6	178.9	47.6	1 385.0	739.1	2 124.0
PUBLIC SECTOR (\$ million)								
1994-95	227.1	365.1	(b)2.4	34.7	(b)	629.3	2 823.3	3 452.6
1995-96	171.1	288.6	(b)12.3	55.2	(b)	530.0	3 072.3	3 602.2
1996-97	189.0	276.0	2.0	58.3	2.2	527.3	3 520.3	4 047.6
1997								
January	15.0	26.0	0.0	4.1	0.4	45.4	335.3	380.6
February	13.8	25.4	0.0	4.3	0.2	43.6	327.8	371.4
March	22.9	15.9	0.0	2.6	0.2	41.7	186.3	228.0
April	23.2	18.0	0.0	4.0	0.1	45.3	172.3	217.6
May	13.0	13.8	0.0	9.4	0.2	36.4	301.8	338.2
June	18.6	30.9	0.9	3.6	0.0	54.0	382.3	436.3
July	16.6	10.6	0.0	3.0	0.0	30.2	513.4	543.5
August	16.3	21.5	0.0	2.9	0.0	40.7	616.0	656.6
September	16.7	15.5	0.0	4.8	0.0	37.0	214.0	251.0
October	17.7	10.8	0.0	11.4	0.0	39.9	333.3	373.2
November	16.0	12.1	0.0	4.0	0.0	32.1	164.7	196.8
December	17.3	17.9	0.0	7.0	0.0	42.1	193.5	235.6
1998								
January	13.8	12.1	0.0	9.5	0.0	35.4	296.0	331.5
TOTAL (\$ million)								
1994-95	10 942.4	4 528.1	(b)293.5	2 138.5	(b)	17 903.7	9 614.6	27 518.4
1995-96	8 812.5	3 306.3	(b)97.7	2 174.6	(b)	14 402.8	10 729.2	25 132.0
1996-97	9 880.0	3 800.4	64.7	2 291.0	205.7	16 241.9	12 729.9	28 971.6
1997								
January	683.8	314.1	2.9	176.4	7.9	1 185.0	1 027.6	2 212.6
February	725.3	370.6	3.8	175.9	25.4	1 300.9	960.2	2 261.1
March	804.2	279.3	14.0	189.2	1.9	1 288.6	714.3	2 002.9
April	931.6	310.9	3.2	200.7	8.5	1 454.8	823.0	2 277.8
May	1 084.7	385.6	3.2	212.5	13.5	1 699.5	923.0	2 622.5
June	857.4	303.8	7.1	188.7	63.0	1 420.0	1 058.8	2 478.8
July	949.7	363.9	3.1	216.9	6.9	1 540.4	1 645.3	3 185.7
August	962.8	486.7	3.6	207.3	19.1	1 679.4	1 369.0	3 048.5
September	1 030.6	324.9	3.6	241.3	10.9	1 611.4	1 041.4	2 652.9
October	1 005.9	332.7	3.6	243.2	14.5	1 599.9	1 236.7	2 836.6
November	947.3	443.2	3.8	210.1	14.2	1 618.4	992.1	2 610.5
December	936.1	353.2	5.2	201.1	5.0	1 500.6	1 059.4	2 560.0
1998								
January	833.1	348.6	2.6	188.4	47.6	1 420.4	1 035.1	2 455.5

(a) See Glossary for definition.

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

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
1994-95	115 018	19 500	10 237	29 737	7 435	4 879	10 174	22 488	52 225	167 243
1995-96	87 558	12 427	7 499	19 926	4 388	4 027	6 796	15 211	35 137	122 695
1996-97	92 556	10 700	8 920	19 620	4 777	5 464	10 558	20 799	40 419	132 975
1996										
November	7 461	884	501	1 385	533	590	839	1 962	3 347	10 808
December	6 818	578	614	1 192	392	576	532	1 500	2 692	9 510
1997										
January	6 455	888	904	1 792	540	462	635	1 637	3 429	9 884
February	6 803	1 036	878	1 914	316	512	1 263	2 091	4 005	10 808
March	7 488	822	697	1 519	313	366	1 079	1 758	3 277	10 765
April	8 677	1 064	664	1 728	499	414	896	1 809	3 537	12 214
May	9 715	935	1 018	1 953	251	572	893	1 716	3 669	13 384
June	7 892	639	847	1 486	339	441	663	1 443	2 929	10 821
July	8 661	1 008	928	1 936	448	385	871	1 704	3 640	12 301
August	8 845	945	916	1 861	481	448	1 320	2 249	4 110	12 955
September	9 238	791	712	1 503	379	531	1 104	2 014	3 517	12 755
October	9 207	915	828	1 743	304	622	592	1 518	3 261	12 468
November	8 633	913	783	1 696	454	651	1 428	2 533	4 229	12 862
December	8 438	1 106	916	2 022	414	654	778	1 846	3 868	12 306
1998										
January	7 406	743	580	1 323	355	413	1 265	2 033	3 356	10 762
VALUE (\$ million)										
1994-95	10 942.4	1 319.9	890.5	2 210.3	506.5	384.7	1 426.3	2 317.9	4 528.1	15 470.5
1995-96	8 812.5	882.5	656.9	1 539.2	339.3	324.8	1 103.1	1 766.9	3 306.3	12 118.6
1996-97	9 880.0	753.2	809.5	1 562.8	351.4	480.0	1 406.2	2 237.8	3 800.4	13 680.5
1996										
November	780.8	64.0	48.1	112.1	37.8	53.0	155.7	246.6	358.7	1 139.6
December	735.8	40.7	50.6	91.3	27.3	45.9	66.1	139.3	230.6	966.4
1997										
January	683.8	64.9	83.9	148.9	39.6	36.6	89.0	165.2	314.1	997.9
February	725.3	74.8	81.5	156.2	26.3	50.2	137.9	214.4	370.6	1 095.9
March	804.2	57.5	63.5	121.1	24.8	31.8	101.6	158.3	279.3	1 083.5
April	931.6	74.0	58.3	132.3	40.6	31.1	107.0	178.6	310.9	1 242.5
May	1 084.7	68.9	96.8	165.8	17.8	57.7	144.3	219.8	385.6	1 470.2
June	857.4	46.7	76.1	122.8	26.8	41.4	112.8	181.1	303.8	1 161.2
July	949.7	72.1	90.6	162.7	35.5	31.1	134.6	201.2	363.9	1 313.6
August	962.8	70.1	77.0	147.1	43.6	54.3	241.7	339.6	486.7	1 449.5
September	1 030.6	59.6	63.1	122.6	29.3	38.4	134.5	202.3	324.9	1 355.6
October	1 005.9	65.3	69.6	134.9	21.7	52.9	123.1	197.8	332.7	1 338.6
November	947.3	63.9	78.8	142.7	36.8	51.8	211.8	300.5	443.2	1 390.4
December	936.1	70.1	78.7	148.8	37.0	59.6	107.7	204.4	353.2	1 289.3
1998										
January	833.1	53.1	58.9	112.0	25.1	44.8	166.7	236.7	348.6	1 181.8

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Average 1989–90 Prices

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL							
1994-95	10 023.6	4 693.6	14 717.2	2 227.6	16 944.7	9 984.6	26 929.3
1995-96	7 948.4	3 361.4	11 309.7	2 055.2	13 364.9	10 965.2	24 330.1
1996-97	8 919.4	3 846.3	12 765.7	2 304.6	15 070.3	12 775.2	27 845.5
1996							
September	2 208.7	935.0	3 143.7	559.5	3 703.2	3 171.3	6 874.5
December	2 108.1	937.3	3 045.3	576.3	3 621.6	4 055.0	7 676.6
1997							
March	2 002.1	973.9	2 976.0	538.7	3 514.7	2 743.3	6 258.1
June	2 600.6	1 000.0	3 600.6	630.1	4 230.7	2 805.6	7 036.3
September	2 660.7	1 156.7	3 817.4	639.9	4 457.3	3 913.4	8 370.6
December	2 598.9	1 105.0	3 703.9	625.2	4 329.1	3 246.9	7 576.0
SEASONALLY ADJUSTED							
1996							
September	2 053.4	871.9	2 888.6	521.6	3 460.4	3 235.8	6 595.8
December	2 111.5	972.9	3 076.4	569.1	3 632.1	3 750.5	7 534.4
1997							
March	2 258.1	1 011.6	3 363.2	603.6	3 897.5	3 016.2	6 945.0
June	2 503.9	1 016.9	3 509.5	629.5	4 137.1	2 805.9	6 848.5
September	2 475.8	1 080.0	3 479.0	587.2	4 149.5	4 059.0	7 951.3
December	2 616.7	1 129.5	3 775.2	626.6	4 403.2	3 042.0	7 541.1
TREND ESTIMATES							
1996							
September	2 038.6	896.6	2 929.1	537.0	3 463.2	3 316.2	6 768.1
December	2 139.9	963.4	3 118.8	567.6	3 666.4	3 317.0	7 030.4
1997							
March	2 282.6	998.2	3 304.7	598.4	3 881.2	3 249.1	7 136.9
June	2 419.6	1 037.7	3 460.6	611.0	4 070.1	3 251.0	7 241.4
September	2 527.2	1 076.3	3 583.3	612.6	4 225.9	3 350.8	7 466.9
December	2 609.1	1 117.6	3 699.3	613.8	4 361.3	3 439.0	7 750.6
TREND ESTIMATES (% change from preceding quarter)							
1996							
September	2.3	11.1	4.6	2.3	4.3	10.4	7.5
December	5.0	7.5	6.5	5.7	5.9	0.0	3.9
1997							
March	6.7	3.6	6.0	5.4	5.9	-2.0	1.5
June	6.0	4.0	4.7	2.1	4.9	0.1	1.5
September	4.4	3.7	3.5	0.3	3.8	3.1	3.1
December	3.2	3.8	3.2	0.2	3.2	2.6	3.8

(a) 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												
1997												
November	12	1.2	298	27.2	113	11.9	167	15.7	129	12.4	65	6.2
December	26	2.3	216	19.5	94	10.4	168	16.9	117	11.4	74	7.8
1998												
January	18	1.7	181	16.9	84	8.7	125	13.2	86	8.0	60	6.3
Value—\$200,000—\$499,999												
1997												
November	15	4.3	57	15.3	59	17.7	65	19.4	67	18.9	48	15.9
December	13	3.7	38	10.9	68	18.8	65	18.3	50	16.2	50	14.9
1998												
January	7	2.0	43	13.2	49	14.7	46	13.8	46	14.9	43	14.8
Value—\$500,000—\$999,999												
1997												
November	7	4.8	28	17.4	20	12.8	18	12.5	29	20.6	13	9.1
December	9	6.0	20	13.4	14	9.3	12	8.9	30	19.3	17	11.8
1998												
January	3	1.8	18	11.5	23	15.8	23	16.3	30	19.7	17	11.1
Value—\$1,000,000—\$4,999,999												
1997												
November	13	28.9	16	30.7	19	31.5	14	25.1	18	31.9	24	45.3
December	3	3.5	10	19.6	10	19.3	8	16.5	16	30.3	19	38.9
1998												
January	8	19.2	11	21.7	15	31.3	16	24.5	25	53.9	17	35.5
Value—\$5,000,000 and over												
1997												
November	9	263.4	2	12.3	1	6.2	4	51.4	4	35.4	2	15.3
December	4	52.6	2	39.1	0	0.0	4	43.2	5	50.0	4	22.0
1998												
January	6	119.3	6	100.7	2	18.2	3	39.7	6	65.7	7	51.8
Value—Total												
1994-95	501	611.1	3 715	1 802.5	2 274	870.0	3 324	1 472.4	2 541	1 158.2	1 478	1 203.1
1995-96	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
1996-97	665	912.5	4 183	2 180.3	2 313	1 132.5	3 479	2 293.3	2 861	1 627.9	1 528	1 407.5
1997												
November	56	302.6	401	102.8	212	80.1	268	124.2	247	119.3	152	91.8
December	55	68.0	286	102.6	186	57.7	257	103.8	218	127.2	164	95.3
1998												
January	42	143.9	259	164.0	173	88.7	213	107.6	193	162.2	144	119.5

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non- residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
1997										
November	4	0.6	32	3.5	45	4.7	50	5.0	915	88.3
December	2	0.3	29	2.9	31	3.0	48	4.6	805	79.1
1998										
January	7	0.7	25	2.5	32	3.6	44	4.1	662	65.7
Value—\$200,000–\$499,999										
1997										
November	7	2.3	18	5.5	20	5.9	25	8.3	381	113.6
December	9	2.6	16	4.7	18	5.3	17	4.3	344	99.7
1998										
January	3	0.8	15	4.4	13	3.8	15	4.7	280	87.2
Value—\$500,000–\$999,999										
1997										
November	1	0.5	8	4.7	8	5.0	3	2.0	135	89.6
December	1	0.9	5	3.9	11	7.7	3	1.9	122	83.2
1998										
January	5	3.6	11	7.8	9	6.5	4	2.6	143	96.7
Value—\$1,000,000–\$4,999,999										
1997										
November	3	4.9	9	19.1	12	27.9	4	6.7	132	252.0
December	2	6.0	10	19.0	7	16.4	8	18.1	93	187.6
1998										
January	0	0.0	6	11.9	13	30.7	6	16.8	117	245.4
Value—\$5,000,000 and over										
1997										
November	0	0.0	4	29.9	2	15.5	2	19.2	30	448.6
December	0	0.0	1	9.1	3	367.3	3	26.7	26	609.9
1998										
January	1	6.7	5	114.9	1	6.7	1	16.5	38	540.3
Value—Total										
1994-95	208	73.0	578	635.9	1 040	1 167.2	1 105	621.3	16 764	9 614.6
1995-96	205	85.8	661	765.8	1 070	936.7	1 310	706.3	17 780	10 729.2
1996-97	193	56.3	778	982.3	1 143	1 321.2	1 328	816.7	18 471	12 729.9
1997										
November	15	8.3	71	62.8	87	59.0	84	41.2	1 593	992.1
December	14	9.8	61	39.6	70	399.7	79	55.6	1 390	1 059.4
1998										
January	16	11.8	62	141.4	68	51.3	70	44.7	1 240	1 035.1

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</i>	<i>Non-residential building</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>
PRIVATE SECTOR						
New South Wales	2 181	1 148	13	269	8	3 619
Victoria	1 788	517	12	41	24	2 382
Queensland	1 718	1 183	7	0	2	2 910
South Australia	364	55	1	0	0	420
Western Australia	953	162	0	0	1	1 116
Tasmania	122	10	0	0	0	132
Northern Territory	62	103	1	0	0	166
Australian Capital Territory	81	7	0	0	0	88
Australia	7 269	3 185	34	310	35	10 833
PUBLIC SECTOR						
New South Wales	29	105	0	0	0	134
Victoria	22	35	0	0	0	57
Queensland	13	12	0	0	0	25
South Australia	8	3	0	0	0	11
Western Australia	23	16	0	0	0	39
Tasmania	1	0	0	0	0	1
Northern Territory	41	0	0	0	0	41
Australian Capital Territory	0	0	0	0	0	0
Australia	137	171	0	0	0	308
TOTAL						
New South Wales	2 210	1 253	13	269	8	3 753
Victoria	1 810	552	12	41	24	2 439
Queensland	1 731	1 195	7	0	2	2 935
South Australia	372	58	1	0	0	431
Western Australia	976	178	0	0	1	1 155
Tasmania	123	10	0	0	0	133
Northern Territory	103	103	1	0	0	207
Australian Capital Territory	81	7	0	0	0	88
Australia	7 406	3 356	34	310	35	11 141

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</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>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
PRIVATE SECTOR								
New South Wales	264.9	99.0	1.2	85.4	45.0	495.5	346.1	841.6
Victoria	197.3	80.7	1.1	46.0	2.6	327.6	201.7	529.3
Queensland	193.4	113.6	0.2	18.5	0.0	325.7	114.2	439.9
South Australia	32.6	4.2	0.1	7.1	0.0	44.1	7.9	51.9
Western Australia	103.7	16.2	0.0	13.8	0.0	133.6	46.3	179.9
Tasmania	10.9	0.7	0.0	3.1	0.0	14.7	10.0	24.7
Northern Territory	6.9	21.7	0.0	1.3	0.0	29.8	2.9	32.7
Australian Capital Territory	9.6	0.6	0.0	3.8	0.0	14.0	10.0	24.0
Australia	819.4	336.6	2.6	178.9	47.6	1 385.0	739.1	2 124.0
PUBLIC SECTOR								
New South Wales	2.8	8.0	0.0	0.7	0.0	11.5	131.0	142.4
Victoria	1.8	1.9	0.0	7.2	0.0	10.9	32.4	43.3
Queensland	1.5	1.0	0.0	1.1	0.0	3.6	85.9	89.5
South Australia	0.4	0.2	0.0	0.0	0.0	0.6	8.3	8.9
Western Australia	1.5	1.0	0.0	0.0	0.0	2.5	11.3	13.8
Tasmania	0.1	0.0	0.0	0.1	0.0	0.1	3.1	3.2
Northern Territory	5.8	0.0	0.0	0.5	0.0	6.2	13.5	19.7
Australian Capital Territory	0.0	0.0	0.0	0.0	0.0	0.0	10.6	10.6
Australia	13.8	12.1	0.0	9.5	0.0	35.4	296.0	331.5
TOTAL								
New South Wales	267.7	106.9	1.2	86.1	45.0	507.0	477.0	984.0
Victoria	199.1	82.6	1.1	53.1	2.6	338.5	234.1	572.6
Queensland	194.9	114.6	0.2	19.6	0.0	329.3	200.1	529.4
South Australia	33.0	4.4	0.1	7.1	0.0	44.7	16.1	60.8
Western Australia	105.1	17.2	0.0	13.8	0.0	136.1	57.6	193.7
Tasmania	11.0	0.7	0.0	3.1	0.0	14.8	13.1	27.9
Northern Territory	12.6	21.7	0.0	1.8	0.0	36.1	16.4	52.4
Australian Capital Territory	9.6	0.6	0.0	3.8	0.0	14.0	20.6	34.6
Australia	833.1	348.6	2.6	188.4	47.6	1 420.4	1 035.1	2 455.5

VALUE OF NON-RESIDENTIAL BUILDING APPROVED, By State Original

State/Territory	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total non- residential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
New South Wales	86.5	92.2	30.5	54.4	56.7	7.9	7.8	2.5	3.5	3.9	346.1
Victoria	40.1	27.1	32.9	20.8	34.3	4.3	1.0	17.1	5.0	19.1	201.7
Queensland	12.5	31.0	15.4	8.8	17.6	4.5	2.8	1.7	18.1	1.9	114.2
South Australia	0.1	1.6	1.3	0.3	1.7	0.5	0.0	0.9	1.3	0.3	7.9
Western Australia	2.2	5.9	5.3	8.1	11.9	1.9	0.2	8.2	1.9	0.8	46.3
Tasmania	0.1	1.6	2.2	1.0	1.7	3.3	0.0	0.0	0.0	0.2	10.0
Northern Territory	0.0	0.2	0.3	1.0	0.9	0.3	0.0	0.2	0.1	0.0	2.9
Australian Capital Territory	2.5	0.3	0.0	0.4	0.3	0.1	0.0	0.6	5.8	0.0	10.0
Australia	143.9	160.0	87.9	94.8	125.0	22.8	11.8	31.1	35.7	26.1	739.1
PUBLIC SECTOR											
New South Wales	0.0	0.1	0.3	2.4	5.7	48.0	0.0	63.2	2.8	8.6	131.0
Victoria	0.0	3.3	0.0	2.6	0.2	23.3	0.0	0.8	1.7	0.5	32.4
Queensland	0.0	0.5	0.3	0.2	31.0	1.4	0.0	45.2	0.4	7.0	85.9
South Australia	0.0	0.0	0.1	0.9	0.3	6.0	0.0	0.8	0.0	0.2	8.3
Western Australia	0.0	0.2	0.0	4.6	0.1	5.8	0.0	0.0	0.7	0.1	11.3
Tasmania	0.0	0.0	0.2	0.0	0.0	2.6	0.0	0.1	0.1	0.1	3.1
Northern Territory	0.0	0.0	0.0	0.6	0.0	7.4	0.0	0.1	3.2	2.1	13.5
Australian Capital Territory	0.0	0.0	0.0	1.4	0.1	2.3	0.0	0.2	6.7	0.0	10.6
Australia	0.0	4.0	0.9	12.7	37.2	96.8	0.0	110.3	15.6	18.6	296.0
TOTAL											
New South Wales	86.5	92.3	30.8	56.8	62.4	55.9	7.8	65.7	6.2	12.6	477.0
Victoria	40.1	30.4	32.9	23.4	34.4	27.6	1.0	17.9	6.7	19.6	234.1
Queensland	12.5	31.5	15.7	9.0	48.6	5.9	2.8	46.9	18.5	8.9	200.1
South Australia	0.1	1.6	1.4	1.3	1.9	6.5	0.0	1.6	1.3	0.4	16.1
Western Australia	2.2	6.1	5.3	12.6	11.9	7.6	0.2	8.2	2.6	0.9	57.6
Tasmania	0.1	1.6	2.4	1.0	1.7	5.9	0.0	0.1	0.1	0.3	13.1
Northern Territory	0.0	0.2	0.3	1.6	0.9	7.7	0.0	0.3	3.3	2.1	16.4
Australian Capital Territory	2.5	0.3	0.0	1.8	0.3	2.4	0.0	0.7	12.5	0.0	20.6
Australia	143.9	164.0	88.7	107.6	162.2	119.5	11.8	141.4	51.3	44.7	1 035.1

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

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.

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

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

18 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For the quarterly, constant prices, trend series shown in table 7, 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 two 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 *A Guide to Interpreting Time Series—Monitoring ‘Trends’: an Overview* (1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

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

CONSTANT PRICE ESTIMATES

20 Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate ‘Gross fixed capital expenditure’.

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

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

ROUNDING

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

SYMBOLS AND OTHER USAGES

— nil or rounded to zero
n.a. not available

G L O S S A R Y

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

G L O S S A R Y



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



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ISSN 1031-0177

RRP \$17.00