

BUILDING APPROVALS AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 1 SEPT 1998

JULY KEY FIGURES

TREND ESTIMATES

	Jul 1998	% change Jun 1998 to Jul 1998	% change Jul 1997 to Jul 1998
Dwelling units approved			
Private sector houses	8 782	-1.3	9.5
Total dwelling units	13 786	0.2	15.4

SEASONALLY ADJUSTED

	Jul 1998	% change Jun 1998 to Jul 1998	% change Jul 1997 to Jul 1998
Dwelling units approved			
Private sector houses	8 444	-5.6	8.7
Total dwelling units	13 280	-7.3	14.0

JULY KEY POINTS

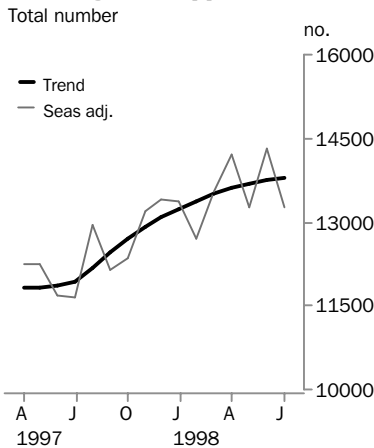
TREND ESTIMATES

- The trend for private sector houses has fallen over the last four months and is 3.8% below the level of March 1998. However it is still 9.5% above the level of a year ago.
- The trend for other dwelling units continues to grow, with current levels 21.5% higher than a year ago.
- The trend of total dwelling units continues to grow and is 15.4% higher than last year. However the monthly growth rate has eased over recent months to 0.2% this month. Growth occurred in July in all States and Territories apart from Victoria (-1.5%), Queensland (-6.7%) and Tasmania (-2.2%).
- The value of non-residential building has fallen 3.5% over the last two months but is still 22.1% higher than a year ago.

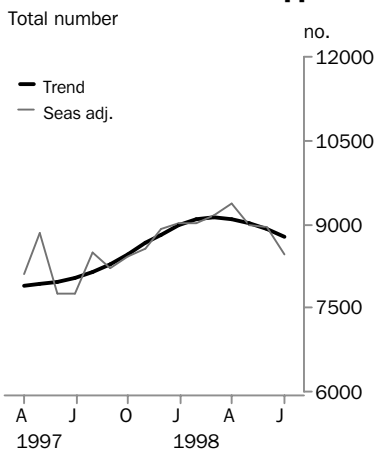
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate of private sector houses has fallen by 9.7% over the last three months.
- The seasonally adjusted estimate for other dwelling units fell by 9.8% in July following a rise of 21.3% in June. This is a volatile series with an average monthly movement of 10%.
- The seasonally adjusted estimate for the value of non-residential building has fallen by 29.9% in the last two months. This is a volatile series with an average monthly movement of 20%, so large monthly movements can be expected.

Dwelling units approved



Private sector houses approved



- 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>
August 1998	30 September 1998
September 1998	2 November 1998
October 1998	1 December 1998
November 1998	7 January 1999
December 1998	3 February 1999
January 1999	2 March 1999



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

Lidcombe Media Village - this month 166 transportable dwelling units out of a total of 411 dwelling units belonging to the Lidcombe Media Village for the Olympic Games have been included as public sector houses. The remaining 245 dwelling units, worth over \$20 million, will not be included because of their temporary nature and method of construction.

Private Certification of building applications was introduced in Queensland in May 1998 and New South Wales in July 1998. Fundamental changes such as these may be expected to have some temporary impact on monthly movements as administrative and computing systems are changed to cope with the legislative changes. This may lead to some revisions.

Table 10 (Constant Prices) - the 1997-98 financial year totals in the last publication were incorrect. They did not include the June quarter information.



SIGNIFICANT REVISIONS THIS MONTH

There are no significant revisions this month.



RELATED UNPUBLISHED STATISTICS

For information about related unpublished statistics see page 26 of this publication.

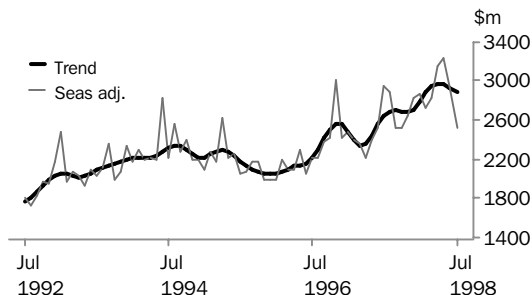


T. J. Skinner
Acting Australian Statistician

VALUE OF BUILDING APPROVED

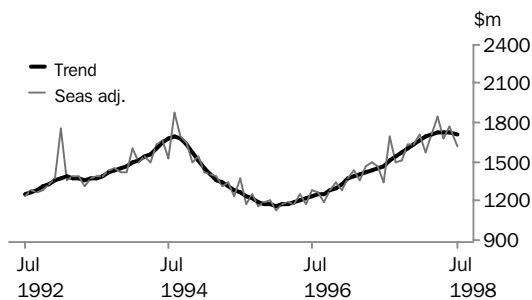
VALUE OF TOTAL BUILDING

The trend has fallen for the third consecutive month and is 3.2% below the level of April 1998. However it is still 9.3% above the level of a year ago.



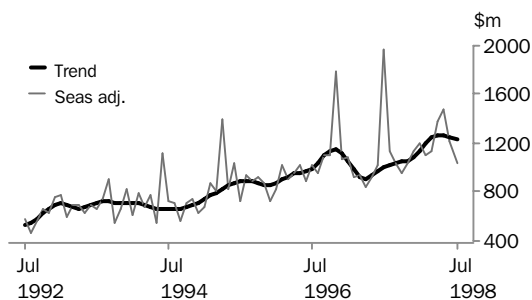
VALUE OF RESIDENTIAL BUILDING

The long term growth has been arrested and the series has declined by 1.1% over the last two months. However, it will only take an increase in the seasonally adjusted estimate of the order of 5% (the average monthly movement) to restore trend growth.



VALUE OF NON-RESIDENTIAL BUILDING

The trend has fallen for the last two months but the level is still 22.1% above the level of a year ago. This is a volatile series with an average monthly movement of 20%.



VALUE OF BUILDING APPROVED

AVERAGE 1989–90 PRICES

JUNE QUARTER 1998

Changes in the trend estimates for the value of building approved in the June Quarter 1998 at average 1989–90 prices are summarised below.

TREND ESTIMATES

	<i>Mar Qtr 98 to Jun Qtr 98</i>	<i>Jun Qtr 97 to Jun Qtr 98</i>
	% change	% change
New residential building	5.0	18.6
Alterations and additions to residential buildings	8.1	24.5
Non-residential building	2.4	9.3
Total building	3.8	15.4

1997–98 FINANCIAL YEAR

The annual movements in the value of building approved, at average 1989–90 prices, appear in the table below. The table shows the annual movements for the past three financial years in original terms.

ANNUAL MOVEMENT: ORIGINAL SERIES

	<i>1994–95 to 1995–96</i>	<i>1995–96 to 1996–97</i>	<i>1996–97 to 1997–98</i>
	% change	% change	% change
New residential building	-23.2	12.8	19.2
Alterations and additions to residential buildings	-7.7	12.1	16.2
Non-residential building	9.8	16.5	8.9
Total building	-9.7	14.4	14.2

The total value of building approved rose by 14.2% to \$31,802.6 million in 1997-98 following a similar increase in 1996-97. All sectors contributed to the growth but new residential building had the greatest growth (19.2%).

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

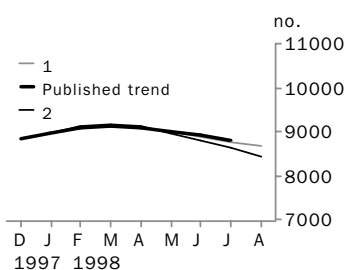
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

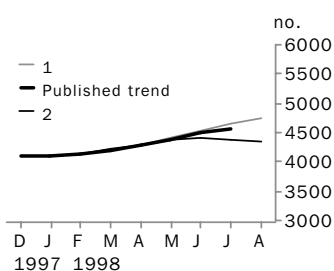
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the August seasonally adjusted estimate is higher than the July estimate by 3% for the number of private sector houses approved and 10% for other dwelling units approved; and that the August seasonally adjusted estimate is lower than the July 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 Jul 1998</i>	no.	% change	2 <i>falls by 3% on Jul 1998</i>	no.	% change
March 1998	9 127	0.4	9 140	0.5	9 159	0.6		
April 1998	9 090	-0.4	9 095	-0.5	9 104	-0.6		
May 1998	9 008	-0.9	8 999	-1.1	8 975	-1.4		
June 1998	8 899	-1.2	8 883	-1.3	8 803	-1.9		
July 1998	8 782	-1.3	8 767	-1.3	8 616	-2.1		
August 1998	n.y.a.	n.y.a.	8 661	-1.2	8 434	-2.1		

OTHER DWELLINGS(a)



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
	no.	% change	1 <i>rises by 10% on Jul 1998</i>	no.	% change	2 <i>falls by 10% on Jul 1998</i>	no.	% change
March 1998	4 198	1.5	4 188	1.4	4 221	1.8		
April 1998	4 285	2.1	4 280	2.2	4 296	1.8		
May 1998	4 392	2.5	4 410	3.1	4 367	1.7		
June 1998	4 489	2.2	4 538	2.9	4 395	0.6		
July 1998	4 573	1.9	4 647	2.4	4 378	-0.4		
August 1998	n.y.a.	n.y.a.	4 755	2.3	4 348	-0.7		

(a) See Glossary for definition.

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS....		
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>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							
1997							
May	9 590	9 721	3 696	3 897	13 286	332	13 618
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
February	8 009	8 169	3 161	3 398	11 170	397	11 567
March	9 559	9 754	3 759	4 089	13 318	525	13 843
April	8 924	9 073	4 432	4 846	13 356	563	13 919
May	9 330	9 602	3 982	4 356	13 312	646	13 958
June	9 364	10 017	4 335	4 638	13 699	956	14 655
July	9 080	9 504	4 726	4 910	13 806	608	14 414
SEASONALLY ADJUSTED							
1997							
May	8 831	8 954	3 153	3 305	11 984	275	12 259
June	7 758	7 896	3 569	3 771	11 327	340	11 668
July	7 766	7 955	3 524	3 694	11 291	358	11 649
August	8 491	8 644	4 061	4 310	12 552	402	12 954
September	8 198	8 365	3 376	3 772	11 574	563	12 137
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	3 971	4 309	12 869	517	13 386
1998							
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	4 211	13 044	499	13 544
April	9 356	9 471	4 394	4 753	13 750	473	14 224
May	8 970	9 247	3 727	4 009	12 697	559	13 256
June	8 945	9 459	4 674	4 862	13 619	702	14 321
July	8 444	8 894	4 175	4 386	12 619	662	13 280
TREND ESTIMATES							
1997							
May	7 930	8 085	3 552	3 746	11 482	349	11 831
June	7 963	8 119	3 531	3 729	11 494	353	11 848
July	8 023	8 181	3 549	3 765	11 572	374	11 946
August	8 128	8 292	3 637	3 877	11 765	403	12 168
September	8 283	8 453	3 743	3 999	12 027	426	12 452
October	8 467	8 643	3 809	4 066	12 276	433	12 709
November	8 651	8 825	3 846	4 099	12 496	427	12 924
December	8 821	8 985	3 844	4 095	12 665	415	13 080
1998							
January	8 978	9 131	3 844	4 103	12 822	412	13 234
February	9 090	9 248	3 865	4 136	12 954	429	13 384
March	9 127	9 313	3 916	4 198	13 043	469	13 512
April	9 090	9 326	4 004	4 285	13 094	518	13 612
May	9 008	9 308	4 121	4 392	13 130	571	13 700
June	8 899	9 266	4 235	4 489	13 135	620	13 755
July	8 782	9 212	4 331	4 573	13 113	672	13 786

(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)							
1997							
May	13.0	11.9	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
February	10.1	10.2	-11.1	-8.8	3.1	28.9	3.8
March	19.4	19.4	18.9	20.3	19.2	32.2	19.7
April	-6.6	-7.0	17.9	18.5	0.3	7.2	0.5
May	4.5	5.8	-10.2	-10.1	-0.3	14.7	0.3
June	0.4	4.3	8.9	6.5	2.9	48.0	5.0
July	-3.0	-5.1	9.0	5.9	0.8	-36.4	-1.6
SEASONALLY ADJUSTED (% change from preceding month)							
1997							
May	9.1	8.5	-16.2	-16.9	1.1	-26.8	0.2
June	-12.1	-11.8	13.2	14.1	-5.5	23.9	-4.8
July	0.1	0.7	-1.3	-2.1	-0.3	5.3	-0.2
August	9.3	8.7	15.2	16.7	11.2	12.2	11.2
September	-3.4	-3.2	-16.9	-12.5	-7.8	40.1	-6.3
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	-6.4	-3.3	0.5	30.0	1.4
1998							
January	1.3	1.0	1.3	-2.9	1.3	-38.4	-0.2
February	-0.1	0.0	-18.7	-15.9	-5.8	29.7	-5.0
March	1.6	1.8	19.0	19.7	6.3	20.7	6.7
April	2.2	1.5	12.9	12.9	5.4	-5.1	5.0
May	-4.1	-2.4	-15.2	-15.7	-7.7	18.0	-6.8
June	-0.3	2.3	25.4	21.3	7.3	25.7	8.0
July	-5.6	-6.0	-10.7	-9.8	-7.3	-5.8	-7.3
TREND ESTIMATES (% change from preceding month)							
1997							
May	0.4	0.4	-0.5	-0.8	0.1	-3.2	0.0
June	0.4	0.4	-0.6	-0.5	0.1	1.1	0.1
July	0.8	0.8	0.5	1.0	0.7	5.8	0.8
August	1.3	1.4	2.5	3.0	1.7	7.8	1.9
September	1.9	2.0	2.9	3.2	2.2	5.5	2.3
October	2.2	2.2	1.7	1.7	2.1	1.8	2.1
November	2.2	2.1	1.0	0.8	1.8	-1.4	1.7
December	2.0	1.8	0.0	-0.1	1.3	-2.9	1.2
1998							
January	1.8	1.6	0.0	0.2	1.2	-0.7	1.2
February	1.2	1.3	0.5	0.8	1.0	4.2	1.1
March	0.4	0.7	1.3	1.5	0.7	9.1	1.0
April	-0.4	0.1	2.2	2.1	0.4	10.5	0.7
May	-0.9	-0.2	2.9	2.5	0.3	10.2	0.7
June	-1.2	-0.5	2.8	2.2	0.0	8.7	0.4
July	-1.3	-0.6	2.3	1.9	-0.2	8.3	0.2

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
1997					
May	1 469.4	229.2	1 698.7	923.0	2 621.7
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
February	1 177.7	240.1	1 417.8	1 165.9	2 583.8
March	1 451.2	256.4	1 707.6	960.1	2 667.7
April	1 552.8	280.6	1 833.4	1 249.0	3 082.4
May	1 519.3	292.2	1 811.5	1 476.9	3 288.4
June	1 524.1	282.9	1 807.0	1 214.7	3 021.8
July	1 544.4	282.5	1 826.9	881.4	2 708.3
SEASONALLY ADJUSTED					
1997					
May	1 279.9	219.1	1 491.8	922.6	2 409.9
June	1 213.2	275.9	1 470.8	1 017.6	2 524.2
July	1 122.8	218.8	1 337.9	1 969.6	2 948.7
August	1 439.3	230.0	1 701.0	1 134.7	2 883.4
September	1 251.2	231.3	1 491.8	1 035.4	2 528.5
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	1 393.6	243.8	1 634.6	1 130.3	2 835.8
1998					
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	1 490.3	249.3	1 715.9	1 135.5	2 824.7
April	1 607.4	271.7	1 850.9	1 384.0	3 148.1
May	1 396.7	280.8	1 682.6	1 470.1	3 240.9
June	1 533.0	297.4	1 767.3	1 212.6	2 952.3
July	1 345.5	267.2	1 612.1	1 029.9	2 520.9
TREND ESTIMATES					
1997					
May	1 205.9	213.9	1 429.9	935.2	2 446.4
June	1 218.0	217.6	1 449.4	973.2	2 556.2
July	1 238.1	220.8	1 473.9	1 004.4	2 638.4
August	1 270.2	223.8	1 507.8	1 027.5	2 687.9
September	1 304.6	228.0	1 544.0	1 041.7	2 701.4
October	1 331.9	233.6	1 574.1	1 049.7	2 689.3
November	1 355.2	240.6	1 601.7	1 057.2	2 677.9
December	1 376.0	248.5	1 627.3	1 082.6	2 704.9
1998					
January	1 402.6	256.5	1 658.0	1 133.5	2 786.9
February	1 431.9	263.7	1 689.2	1 194.1	2 886.2
March	1 456.0	269.3	1 713.2	1 243.1	2 953.7
April	1 468.1	273.2	1 723.6	1 267.4	2 980.0
May	1 470.9	276.3	1 725.9	1 270.4	2 973.6
June	1 464.6	278.7	1 720.3	1 254.8	2 937.1
July	1 452.0	279.3	1 707.2	1 226.3	2 884.3

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change

Month	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non- residential building</i>	<i>Total building</i>
ORIGINAL (% change from preceding month)					
1997					
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
February	-0.3	0.6	-0.2	12.6	5.2
March	23.2	6.8	20.4	-17.7	3.2
April	7.0	9.4	7.4	30.1	15.5
May	-2.2	4.1	-1.2	18.2	6.7
June	0.3	-3.2	-0.2	-17.8	-8.1
July	1.3	-0.1	1.1	-27.4	-10.4
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
May	2.8	14.1	1.3	10.3	8.6
June	-5.2	25.9	-1.4	10.3	4.7
July	-7.4	-20.7	-9.0	93.5	16.8
August	28.2	5.1	27.1	-42.4	-2.2
September	-13.1	0.6	-12.3	-8.7	-12.3
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
1998					
January	3.5	21.2	4.9	5.6	1.0
February	-10.9	-11.9	-8.6	-7.7	-4.9
March	16.0	-4.2	9.5	3.1	3.7
April	7.9	9.0	7.9	21.9	11.4
May	-13.1	3.4	-9.1	6.2	2.9
June	9.8	5.9	5.0	-17.5	-8.9
July	-12.2	-10.2	-8.8	-15.1	-14.6
TREND ESTIMATES (% change from preceding month)					
1997					
May	0.6	0.9	1.1	2.3	3.7
June	1.0	1.7	1.4	4.1	4.5
July	1.7	1.5	1.7	3.2	3.2
August	2.6	1.4	2.3	2.3	1.9
September	2.7	1.9	2.4	1.4	0.5
October	2.1	2.4	2.0	0.8	-0.4
November	1.7	3.0	1.7	0.7	-0.4
December	1.5	3.3	1.6	2.4	1.0
1998					
January	1.9	3.2	1.9	4.7	3.0
February	2.1	2.8	1.9	5.3	3.6
March	1.7	2.1	1.4	4.1	2.3
April	0.8	1.4	0.6	2.0	0.9
May	0.2	1.1	0.1	0.2	-0.2
June	-0.4	0.9	-0.3	-1.2	-1.2
July	-0.9	0.2	-0.8	-2.3	-1.8

(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								
1997								
May	5 237	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
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	94
April	4 943	3 313	3 200	502	1 576	133	159	93
May	4 651	3 356	3 066	602	1 794	128	256	105
June	5 194	3 255	2 806	810	2 054	107	214	215
July	5 661	3 063	2 489	921	1 707	120	209	244
SEASONALLY ADJUSTED								
1997								
May	4 553	2 531	2 727	606	1 358	151	n.a.	n.a.
June	4 277	2 704	2 643	560	1 252	133	n.a.	n.a.
July	3 700	2 478	2 912	586	1 479	166	n.a.	n.a.
August	4 742	3 087	2 893	514	1 384	139	n.a.	n.a.
September	3 961	3 070	3 236	548	1 279	141	n.a.	n.a.
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.
1998								
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	3 260	525	1 705	132	n.a.	n.a.
May	4 127	3 284	2 819	583	1 649	131	n.a.	n.a.
June	5 357	3 183	2 741	772	1 836	120	n.a.	n.a.
July	4 936	2 982	2 290	831	1 623	113	n.a.	n.a.
TREND ESTIMATES								
1997								
May	4 032	2 607	2 798	588	1 379	153	173	125
June	4 040	2 651	2 809	584	1 378	150	174	107
July	4 075	2 714	2 830	569	1 379	147	165	98
August	4 154	2 797	2 876	553	1 385	144	157	102
September	4 239	2 870	2 945	543	1 401	143	156	114
October	4 293	2 912	3 020	551	1 427	141	168	124
November	4 332	2 940	3 097	575	1 454	139	184	130
December	4 347	2 987	3 177	599	1 478	137	199	124
1998								
January	4 368	3 065	3 245	615	1 510	136	209	111
February	4 413	3 158	3 260	625	1 554	134	209	103
March	4 494	3 236	3 194	635	1 599	131	207	107
April	4 604	3 269	3 053	650	1 647	128	206	127
May	4 740	3 272	2 875	674	1 689	125	208	157
June	4 873	3 253	2 693	705	1 720	122	211	190
July	5 002	3 203	2 512	737	1 740	119	214	227

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)								
1997								
May	22.6	5.5	9.7	-1.3	-3.1	-25.0	-43.6	56.5
June	-20.0	-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
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	-1.1
April	13.6	-6.6	4.4	-32.0	-9.8	6.4	-11.2	-1.1
May	-5.9	1.3	-4.2	19.9	13.8	-3.8	61.0	12.9
June	11.7	-3.0	-8.5	34.6	14.5	-16.4	-16.4	104.8
July	9.0	-5.9	-11.3	13.7	-16.9	12.1	-2.3	13.5
SEASONALLY ADJUSTED (% change from preceding month)								
1997								
May	8.4	4.9	5.5	-5.4	-12.5	-9.0	n.a.	n.a.
June	-6.1	6.8	-3.1	-7.6	-7.8	-11.7	n.a.	n.a.
July	-13.5	-8.4	10.1	4.8	18.2	24.7	n.a.	n.a.
August	28.2	24.6	-0.6	-12.3	-6.4	-16.1	n.a.	n.a.
September	-16.5	-0.5	11.9	6.5	-7.6	1.3	n.a.	n.a.
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.
1998								
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	5.5	-24.0	6.3	1.4	n.a.	n.a.
May	-17.9	-9.9	-13.5	11.1	-3.3	-0.6	n.a.	n.a.
June	29.8	-3.1	-2.7	32.3	11.3	-8.6	n.a.	n.a.
July	-7.9	-6.3	-16.5	7.7	-11.6	-5.8	n.a.	n.a.
TREND ESTIMATES (% change from preceding month)								
1997								
May	-0.3	1.1	-0.4	1.9	0.6	-0.9	4.9	-15.0
June	0.2	1.7	0.4	-0.7	-0.1	-1.7	0.6	-14.2
July	0.9	2.4	0.7	-2.5	0.0	-2.1	-5.1	-8.0
August	1.9	3.0	1.6	-3.0	0.5	-1.7	-5.1	3.8
September	2.0	2.6	2.4	-1.7	1.1	-1.2	-0.2	11.2
October	1.3	1.5	2.5	1.5	1.8	-1.0	7.5	9.2
November	0.9	1.0	2.5	4.2	1.9	-1.3	9.7	4.9
December	0.4	1.6	2.6	4.2	1.6	-1.5	8.1	-4.5
1998								
January	0.5	2.6	2.1	2.7	2.2	-1.3	4.7	-10.5
February	1.0	3.0	0.5	1.7	2.9	-1.4	0.3	-7.4
March	1.8	2.5	-2.0	1.6	2.9	-2.1	-1.2	4.2
April	2.4	1.0	-4.4	2.5	3.0	-2.3	-0.4	17.9
May	3.0	0.1	-5.8	3.7	2.6	-2.4	1.0	23.7
June	2.8	-0.6	-6.3	4.6	1.8	-2.6	1.6	21.1
July	2.6	-1.5	-6.7	4.6	1.2	-2.2	1.2	19.5

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)						
1995-96	85 803	31 275	1 592	(b) 0	282	118 952
1996-97	90 765	36 948	853	2 231	461	131 258
1997-98	104 474	42 513	788	2 456	621	150 852
1997						
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
February	7 999	2 823	48	279	21	11 170
March	9 547	3 568	58	76	69	13 318
April	8 915	4 074	75	280	12	13 356
May	9 318	3 591	139	230	34	13 312
June	9 355	3 819	140	375	10	13 699
July	9 070	4 328	78	314	16	13 806
PUBLIC SECTOR (Number)						
1995-96	1 755	3 862	138	(b) 0	5	5 760
1996-97	1 768	3 469	73	38	19	5 367
1997-98	2 517	2 963	35	1	13	5 529
1997						
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
February	160	237	0	0	0	397
March	195	329	1	0	0	525
April	149	414	0	0	0	563
May	272	347	27	0	0	646
June	653	293	7	1	2	956
July	424	182	1	0	1	608
TOTAL (Number)						
1995-96	87 558	35 137	1 730	(b) 0	287	124 712
1996-97	92 533	40 417	926	2 269	480	136 625
1997-98	106 991	45 476	823	2 457	634	156 381
1997						
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
February	8 159	3 060	48	279	21	11 567
March	9 742	3 897	59	76	69	13 843
April	9 064	4 488	75	280	12	13 919
May	9 590	3 938	166	230	34	13 958
June	10 008	4 112	147	376	12	14 655
July	9 494	4 510	79	314	17	14 414

(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	Total building
PRIVATE SECTOR (\$ million)								
1995-96	8 641.3	3 017.5	85.5	2 119.7	(b) 0.0	13 873.0	7 657.0	21 530.0
1996-97	9 688.2	3 524.5	62.8	2 232.6	203.4	15 711.7	9 209.7	24 921.1
1997-98	11 655.3	4 418.1	87.8	2 573.4	238.5	18 973.3	10 260.5	29 233.6
1997								
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
February	885.4	256.4	4.6	200.3	23.6	1 370.3	732.8	2 103.1
March	1 081.7	327.8	4.6	232.9	6.9	1 653.9	543.6	2 197.5
April	1 008.3	499.2	4.7	220.3	40.0	1 772.5	846.3	2 618.9
May	1 058.5	407.6	11.4	231.5	36.5	1 745.6	1 176.3	2 921.9
June	1 070.3	374.2	37.0	222.9	13.3	1 717.8	913.0	2 630.8
July	1 050.6	437.7	4.0	236.6	32.3	1 761.1	699.7	2 460.9
PUBLIC SECTOR (\$ million)								
1995-96	171.1	288.6	12.3	55.2	(b) 0.0	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
1997-98	248.2	222.3	2.7	101.7	0.1	574.8	4 185.6	4 760.2
1997								
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
February	17.0	18.9	0.0	11.6	0.0	47.6	433.2	480.7
March	19.1	22.5	1.2	10.9	0.0	53.7	416.5	470.2
April	14.8	30.5	0.0	15.6	0.0	60.8	402.7	463.5
May	25.2	28.0	1.0	11.8	0.0	66.0	300.6	366.6
June	57.7	21.9	0.5	9.2	0.1	89.3	301.7	391.0
July	39.9	16.2	0.5	9.2	0.0	65.8	181.6	247.4
TOTAL (\$ million)								
1995-96	8 812.5	3 306.3	97.7	2 174.6	(b) 0.0	14 402.8	10 729.2	25 132.0
1996-97	9 877.1	3 800.3	64.7	2 291.0	205.7	16 239.0	12 729.9	28 968.7
1997-98	11 903.5	4 640.4	90.4	2 675.2	238.5	19 547.8	14 445.6	33 993.8
1997								
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
February	902.4	275.4	4.6	211.9	23.6	1 417.8	1 165.9	2 583.8
March	1 100.8	350.4	5.7	243.8	6.9	1 707.6	960.1	2 667.7
April	1 023.1	529.7	4.7	235.8	40.0	1 833.4	1 249.0	3 082.4
May	1 083.7	435.6	12.4	243.3	36.5	1 811.5	1 476.9	3 288.4
June	1 128.0	396.1	37.5	232.1	13.3	1 807.0	1 214.7	3 021.8
July	1 090.5	453.9	4.4	245.8	32.3	1 826.9	881.4	2 708.3

(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										
1995-96	87 558	12 427	7 499	19 926	4 388	4 027	6 796	15 211	35 137	122 695
1996-97	92 533	10 698	8 920	19 618	4 777	5 464	10 558	20 799	40 417	132 950
1997-98	106 991	11 376	10 403	21 779	5 106	6 064	12 527	23 697	45 476	152 467
1997										
May	9 710	935	1 018	1 953	251	572	893	1 716	3 669	13 379
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
February	8 159	856	955	1 811	290	522	437	1 249	3 060	11 219
March	9 742	1 227	833	2 060	595	639	603	1 837	3 897	13 639
April	9 064	1 109	958	2 067	439	515	1 467	2 421	4 488	13 552
May	9 590	839	878	1 717	563	322	1 336	2 221	3 938	13 528
June	10 008	924	1 116	2 040	384	362	1 326	2 072	4 112	14 120
July	9 494	976	991	1 967	461	428	1 654	2 543	4 510	14 004
VALUE (\$ million)										
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	9 877.1	753.1	809.5	1 562.7	351.4	480.0	1 406.2	2 237.8	3 800.3	13 677.5
1997-98	11 903.5	822.7	958.4	1 780.9	422.3	548.3	1 888.5	2 859.3	4 640.4	16 543.9
1997										
May	1 083.8	68.9	96.8	165.8	17.8	57.7	144.3	219.8	385.6	1 469.4
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
February	902.4	59.1	88.8	147.9	25.3	50.0	52.2	127.4	275.4	1 177.7
March	1 100.8	90.7	78.0	168.7	53.2	50.0	78.5	181.7	350.4	1 451.2
April	1 023.1	89.1	87.0	176.1	34.4	52.5	266.7	353.5	529.7	1 552.8
May	1 083.7	63.0	90.0	153.0	49.2	29.5	203.9	282.6	435.6	1 519.3
June	1 128.0	66.6	97.9	164.4	31.2	33.4	167.1	231.6	396.1	1 524.1
July	1 090.5	72.9	108.2	181.1	41.3	37.2	194.2	272.8	453.9	1 544.4

(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>
ORIGINAL (\$million)							
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	8 916.8	3 846.1	12 763.0	2 304.6	15 067.5	12 774.4	27 842.0
1997-98	10 710.5	4 499.1	15 209.6	2 678.4	17 888.0	13 914.5	31 802.6
1997							
March	2 001.9	973.9	2 975.9	538.7	3 514.6	2 743.3	6 257.9
June	2 599.9	1 000.0	3 599.9	630.1	4 230.0	2 804.8	7 034.8
September	2 660.7	1 155.6	3 816.3	639.9	4 456.2	3 913.1	8 369.2
December	2 598.9	1 100.9	3 699.7	625.2	4 324.9	3 240.1	7 565.0
1998							
March	2 546.1	946.4	3 492.5	654.3	4 146.8	3 019.6	7 166.4
June	2 904.8	1 296.3	4 201.1	759.0	4 960.1	3 741.8	8 701.9
SEASONALLY ADJUSTED (\$million)							
1997							
March	2 267.7	1 038.5	3 348.0	589.4	3 893.9	2 985.1	6 981.2
June	2 506.1	1 019.2	3 474.5	618.1	4 102.3	2 776.8	6 820.2
September	2 458.0	1 053.6	3 533.3	610.8	4 179.0	3 994.1	7 873.4
December	2 628.1	1 101.3	3 749.1	619.2	4 382.5	3 075.1	7 552.4
1998							
March	2 770.4	1 065.0	3 865.0	716.3	4 558.6	3 276.1	7 822.4
June	2 865.1	1 340.6	4 147.0	753.8	4 822.6	3 861.5	8 654.4
TREND ESTIMATES (\$million)							
1997							
March	2 283.1	1 007.9	3 296.8	594.6	3 873.6	3 273.7	7 147.3
June	2 416.3	1 044.2	3 458.7	604.4	4 061.9	3 235.1	7 222.0
September	2 526.2	1 045.4	3 578.4	613.9	4 216.4	3 275.3	7 386.1
December	2 628.0	1 080.1	3 723.6	646.5	4 380.5	3 398.4	7 716.5
1998							
March	2 747.8	1 155.2	3 907.9	696.3	4 578.8	3 454.0	8 030.2
June	2 876.7	1 249.0	4 102.0	752.5	4 787.4	3 536.4	8 335.8
TREND ESTIMATES (% change from preceding quarter)							
1997							
March	6.6	4.6	5.9	4.7	5.7	-2.2	1.5
June	5.8	3.6	4.9	1.6	4.9	-1.2	1.0
September	4.5	0.1	3.5	1.6	3.8	1.2	2.3
December	4.0	3.3	4.1	5.3	3.9	3.8	4.5
1998							
March	4.6	6.9	5.0	7.7	4.5	1.6	4.1
June	4.7	8.1	5.0	8.1	4.6	2.4	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												
1998												
May	20	1.9	251	22.5	96	10.0	204	19.2	153	14.6	35	3.3
June	28	2.5	273	24.5	92	9.1	204	20.1	142	14.2	40	4.1
July	26	2.6	296	27.2	92	10.1	165	15.8	148	14.0	28	3.4
Value—\$200,000—\$499,999												
1998												
May	7	2.4	65	19.2	61	18.2	64	20.2	85	24.5	30	9.4
June	15	5.1	57	16.4	50	15.0	59	18.3	64	18.7	40	12.2
July	14	4.0	62	18.0	41	12.5	68	19.7	43	12.1	30	9.6
Value—\$500,000—\$999,999												
1998												
May	5	3.1	28	19.3	28	18.5	26	18.5	35	23.3	19	12.7
June	6	3.9	36	22.8	26	16.3	21	14.6	23	16.6	15	10.3
July	7	4.6	31	22.2	20	13.3	18	11.7	26	17.6	17	12.0
Value—\$1,000,000—\$4,999,999												
1998												
May	7	18.2	20	42.0	14	22.6	19	39.5	28	62.4	13	27.0
June	9	23.4	30	66.1	10	15.5	25	43.3	25	46.6	21	44.7
July	3	3.8	25	45.1	14	31.1	21	40.2	21	41.0	21	42.3
Value—\$5,000,000 and over												
1998												
May	2	22.0	6	97.7	0	0.0	11	421.3	11	102.7	5	45.7
June	5	135.6	6	49.4	1	5.1	6	71.6	8	93.2	11	151.8
July	2	72.5	5	53.7	2	17.0	6	110.1	3	20.5	3	26.1
Value—Total												
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
1997-98	666	1 335.7	4 718	2 025.2	2 221	992.8	3 418	2 507.3	2 980	2 122.2	1 488	1 369.0
1998												
May	41	47.5	370	200.8	199	69.4	324	518.8	312	227.5	102	98.1
June	63	170.5	402	179.1	179	61.0	315	167.9	262	189.2	127	223.0
July	52	87.6	419	166.3	169	83.9	278	197.5	241	105.2	99	93.3

Period	Religious.....		Health.....		Entertainment and recreational....		Miscellaneous.....		Total non- residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
1998										
May	8	1.0	22	2.0	41	4.0	65	6.6	895	85.2
June	14	1.4	24	2.5	40	3.7	55	4.7	912	86.8
July	15	1.5	34	3.4	41	3.7	59	5.8	904	87.6
Value—\$200,000–\$499,999										
1998										
May	4	1.2	13	3.8	19	5.5	29	9.6	377	114.0
June	7	2.1	19	5.8	22	6.2	25	7.0	358	106.7
July	7	2.2	13	4.0	17	4.8	24	6.9	319	93.8
Value—\$500,000–\$999,999										
1998										
May	4	2.6	3	1.7	4	2.8	7	4.6	159	107.0
June	1	0.6	10	7.3	15	10.3	9	6.4	162	109.0
July	1	0.7	6	4.1	7	4.8	5	3.5	138	94.4
Value—\$1,000,000–\$4,999,999										
1998										
May	1	1.0	4	9.2	14	33.7	8	19.2	128	274.8
June	0	0.0	8	17.4	14	30.0	5	12.4	147	299.4
July	1	1.3	9	17.7	12	24.8	7	14.1	134	261.3
Value—\$5,000,000 and over										
1998										
May	0	0.0	8	109.9	7	91.4	1	5.2	51	896.0
June	0	0.0	2	72.7	1	6.7	2	26.8	42	612.8
July	0	0.0	1	5.4	3	39.0	0	0.0	25	344.3
Value—Total										
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
1997-98	219	79.5	771	1 773.6	1 034	1 496.3	1 134	744.0	18 649	14 445.6
1998										
May	17	5.7	50	126.6	85	137.4	110	45.1	1 610	1 476.9
June	22	4.1	63	105.6	92	56.8	96	57.3	1 621	1 214.7
July	24	5.6	63	34.6	80	77.1	95	30.3	1 520	881.4

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</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	2 471	2 647	30	194	3	5 345
Victoria	2 338	512	11	117	10	2 988
Queensland	1 768	682	9	0	1	2 460
South Australia	652	239	20	2	0	913
Western Australia	1 459	134	6	1	1	1 601
Tasmania	117	2	1	0	0	120
Northern Territory	99	34	1	0	1	135
Australian Capital Territory	166	78	0	0	0	244
Australia	9 070	4 328	78	314	16	13 806
PUBLIC SECTOR						
New South Wales	179	135	1	0	1	316
Victoria	49	26	0	0	0	75
Queensland	27	2	0	0	0	29
South Australia	6	2	0	0	0	8
Western Australia	89	17	0	0	0	106
Tasmania	0	0	0	0	0	0
Northern Territory	74	0	0	0	0	74
Australian Capital Territory	0	0	0	0	0	0
Australia	424	182	1	0	1	608
TOTAL						
New South Wales	2 650	2 782	31	194	4	5 661
Victoria	2 387	538	11	117	10	3 063
Queensland	1 795	684	9	0	1	2 489
South Australia	658	241	20	2	0	921
Western Australia	1 548	151	6	1	1	1 707
Tasmania	117	2	1	0	0	120
Northern Territory	173	34	1	0	1	209
Australian Capital Territory	166	78	0	0	0	244
Australia	9 494	4 510	79	314	17	14 414

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	315.6	288.8	2.6	112.6	24.7	744.3	281.8	1 026.1
Victoria	278.6	42.9	0.6	62.6	7.5	392.1	174.0	566.2
Queensland	199.4	59.0	0.4	25.3	0.0	284.1	125.4	409.6
South Australia	57.9	20.4	0.0	10.9	0.1	89.3	31.6	120.9
Western Australia	155.1	14.7	0.3	16.0	0.0	186.1	65.5	251.6
Tasmania	10.4	0.1	0.0	3.0	0.0	13.6	8.5	22.1
Northern Territory	13.9	3.5	0.0	1.9	0.0	19.3	6.8	26.1
Australian Capital Territory	19.7	8.1	0.0	4.4	0.0	32.2	6.0	38.2
Australia	1 050.6	437.7	4.0	236.6	32.3	1 761.1	699.7	2 460.9
PUBLIC SECTOR								
New South Wales	13.2	12.9	0.5	3.7	0.0	30.3	48.0	78.3
Victoria	3.2	1.6	0.0	2.3	0.0	7.1	22.7	29.7
Queensland	3.6	0.2	0.0	0.4	0.0	4.1	24.1	28.2
South Australia	0.3	0.1	0.0	0.8	0.0	1.1	8.5	9.7
Western Australia	8.1	1.5	0.0	1.2	0.0	10.8	20.8	31.6
Tasmania	0.0	0.0	0.0	0.4	0.0	0.4	3.2	3.6
Northern Territory	11.4	0.0	0.0	0.5	0.0	12.0	32.8	44.8
Australian Capital Territory	0.0	0.0	0.0	0.0	0.0	0.0	21.6	21.6
Australia	39.9	16.2	0.5	9.2	0.0	65.8	181.6	247.4
TOTAL								
New South Wales	328.9	301.7	3.0	116.3	24.7	774.6	329.8	1 104.4
Victoria	281.8	44.5	0.6	64.8	7.5	399.2	196.7	595.9
Queensland	203.0	59.2	0.4	25.6	0.0	288.3	149.5	437.8
South Australia	58.1	20.5	0.0	11.7	0.1	90.4	40.2	130.6
Western Australia	163.2	16.3	0.3	17.2	0.0	196.9	86.3	283.2
Tasmania	10.4	0.1	0.0	3.4	0.0	14.0	11.7	25.7
Northern Territory	25.4	3.5	0.0	2.4	0.0	31.3	39.6	70.9
Australian Capital Territory	19.7	8.1	0.0	4.4	0.0	32.2	27.6	59.7
Australia	1 090.5	453.9	4.4	245.8	32.3	1 826.9	881.4	2 708.3

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	62.9	28.3	29.8	110.4	15.8	8.9	1.8	1.4	15.9	6.8	281.8
Victoria	5.2	47.2	16.5	22.7	33.7	16.2	2.6	3.8	24.0	2.1	174.0
Queensland	2.5	60.5	14.4	11.3	12.6	7.7	0.8	2.5	11.1	2.0	125.4
South Australia	13.1	2.5	0.9	2.4	10.6	0.9	0.1	0.1	0.1	1.0	31.6
Western Australia	2.7	21.3	14.0	3.3	13.6	4.1	0.1	1.9	3.2	1.2	65.5
Tasmania	0.1	2.5	1.5	0.2	0.9	0.4	0.0	2.4	0.0	0.6	8.5
Northern Territory	0.0	0.8	0.2	4.7	1.0	0.0	0.0	0.0	0.0	0.2	6.8
Australian Capital Territory	0.0	0.7	0.0	4.2	1.0	0.0	0.2	0.0	0.0	0.0	6.0
Australia	86.5	163.9	77.3	159.1	89.1	38.1	5.6	12.1	54.3	13.8	699.7
PUBLIC SECTOR											
New South Wales	0.0	0.0	1.6	5.5	4.3	6.2	0.0	10.8	14.6	5.1	48.0
Victoria	0.2	2.2	2.6	2.7	0.3	9.6	0.0	1.6	1.6	1.9	22.7
Queensland	0.0	0.1	0.0	0.8	4.1	10.2	0.0	3.2	4.9	0.8	24.1
South Australia	0.3	0.0	0.0	0.8	5.4	0.4	0.0	0.0	0.7	0.9	8.5
Western Australia	0.5	0.2	2.4	5.7	0.0	6.9	0.0	0.0	0.4	4.7	20.8
Tasmania	0.0	0.0	0.0	0.2	2.0	0.1	0.0	0.0	0.6	0.3	3.2
Northern Territory	0.0	0.0	0.0	22.8	0.0	2.7	0.0	4.7	0.0	2.6	32.8
Australian Capital Territory	0.0	0.0	0.0	0.0	0.0	19.2	0.0	2.2	0.0	0.3	21.6
Australia	1.1	2.4	6.6	38.4	16.1	55.3	0.0	22.4	22.8	16.5	181.6
TOTAL											
New South Wales	62.9	28.3	31.4	115.9	20.1	15.1	1.8	12.2	30.5	11.8	329.8
Victoria	5.4	49.4	19.2	25.4	34.0	25.7	2.6	5.4	25.6	3.9	196.7
Queensland	2.5	60.6	14.4	12.1	16.7	17.9	0.8	5.7	16.0	2.8	149.5
South Australia	13.4	2.5	0.9	3.1	16.0	1.3	0.1	0.1	0.8	1.9	40.2
Western Australia	3.3	21.5	16.4	9.0	13.6	11.0	0.1	1.9	3.6	6.0	86.3
Tasmania	0.1	2.5	1.5	0.4	2.8	0.5	0.0	2.4	0.6	0.8	11.7
Northern Territory	0.0	0.8	0.2	27.5	1.0	2.7	0.0	4.7	0.0	2.8	39.6
Australian Capital Territory	0.0	0.7	0.0	4.2	1.0	19.2	0.2	2.2	0.0	0.3	27.6
Australia	87.6	166.3	83.9	197.5	105.2	93.3	5.6	34.6	77.1	30.3	881.4

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;
- 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. For details on this consultancy service, please see page 26.

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

n.a. not available
n.y.a. not yet 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.

GLOSSARY

Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
New building work	Building activity which will result in the creation of a building which previously did not exist.
New other residential buildings	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
New residential	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
Non-residential building	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the 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 houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
Other residential building	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 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.

NEED MORE INFORMATION?

INTRODUCTION

The ABS collects detailed building information, of which only a relatively small amount is published. Some of the unpublished data available from just the monthly Building Approvals collection includes:

- material of outer walls, roofs and floors of new houses
- average value of new dwelling units
- floor area of new houses
- information for small geographical regions

We can provide data as printed tables or electronic files (e.g. text, spreadsheets). Our consultants can discuss the availability of data you are interested in and provide you with a quote for supplying information tailored to your needs. It is simply a matter of either contacting them via email, fax or telephone with your data request.

The following example illustrates a potential use of our building approvals data and provides an insight into the type of data and detail available.

CASE STUDY

A carpet retailer wanted to know the 5 Statistical Local Areas (SLAs) in NSW which had the highest number of new houses approved over the latest 12 month period, together with the average value of new houses for each SLA. The purpose was to help determine which areas to target for a marketing campaign.

The ABS provided the company with a table containing the number of new houses approved and their average value for each of the top 5 areas. In addition, it was suggested that another useful data item might be indicative data on average floor area. The client agreed it would be useful to help decide on which areas to concentrate and asked for the State total for NSW to be included for comparison. The data could also be used to help decide which areas to target in view of the locations of their retail outlets. The table provided appears below.

NEW HOUSES APPROVED, Top 5 SLAs In NSW, 12 Months to December 1997

SLA	Houses No.	Average value \$'000	Average floor area(a) sq. metres
Liverpool	2 089	106.2	226.4
Blacktown	1 672	106.7	208.7
Baulkam Hills	1 249	157.7	301.8
Auburn(b)	1 118	129.0	249.4
Wyang	1 080	98.9	n.a.
Total NSW	27 702	119.7	220.3

(a) The average of those house approvals that reported the floor area.

(b) Note that most of these new houses approved are part of the Olympic Games village.

The client was also made aware of the availability of data from the 1996 Census of Population and Housing, which can be used to create a demographic profile of the areas of interest. The data available is extensive and includes distributions by age, income ranges and occupation. This data can be cross tabulated to give a detailed picture of the socio-economic characteristics of the areas of interest and hence influence the marketing approach.

If you would like to discuss your data needs, please contact Tamra Nitschke on (08) 8237 7655 or Tony Bammann on (08) 8237 7316 or fax requests on (08) 8237 7620.

SELF-HELP ACCESS TO STATISTICS

PHONE Call 1900 986 400 for the latest statistics on CPI, Labour Force, Earnings, National Accounts, Balance of Payments and other topics (call cost is 75c per minute).

INTERNET <http://www.abs.gov.au>

LIBRARY A range of ABS publications is available from public and tertiary libraries Australia wide. Contact your nearest library to determine whether it has the ABS statistics you require.

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ABS provides a range of services, including: a telephone inquiry service; information consultancy tailored to your needs; survey, sample and questionnaire design; survey evaluation and methodological reviews; and statistical training.

<i>INQUIRIES</i>	<i>By phone</i>	<i>By fax</i>
Canberra	02 6252 6627	02 6253 1404
Sydney	02 9268 4611	02 9268 4668
Melbourne	03 9615 7755	03 9615 7798
Brisbane	07 3222 6351	07 3222 6283
Perth	08 9360 5140	08 9360 5955
Adelaide	08 8237 7100	08 8237 7566
Hobart	03 6222 5800	03 6222 5995
Darwin	08 8943 2111	08 8981 1218

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