



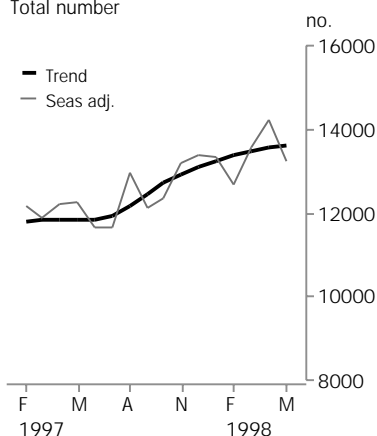
# BUILDING APPROVALS

AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 1 JULY 1998

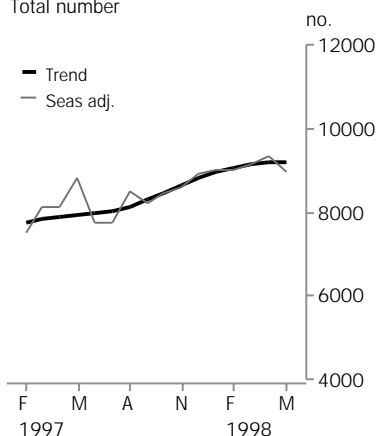
## Dwelling units approved

Total number



## Private sector houses approved

Total number



## MAY KEY FIGURES

### TREND ESTIMATES

	May 1998	% change Apr 1998 to May 1998	% change May 1997 to May 1998
Dwelling units approved			
Private sector houses	9 198	0.2	16.0
Total dwelling units	13 599	0.3	14.9

### SEASONALLY ADJUSTED

	May 1998	% change Apr 1998 to May 1998	% change May 1997 to May 1998
Dwelling units approved			
Private sector houses	8 970	-4.1	1.5
Total dwelling units	13 256	-6.8	8.1

## MAY KEY POINTS

### TREND ESTIMATES

- The rate of increase in the trend for private sector houses has slowed to 0.2% in May. However it has increased by 16.0% over the last year.
- The trend for other dwelling units has increased by 12.3% over the last year.
- The rate of increase in the trend for total dwelling units has slowed to 0.3% in May. However it has increased by 14.9% over the last year. Growth occurred in Victoria (1.3%), Western Australia (1.9%) and the Northern Territory (1.3%).
- The trend for the value of non-residential building has increased by 46.5% over the last year. This month there has been a large office and shop project in New South Wales.
- The trend for the value of total building continues to be strong and is 27.5% above the level of a year ago.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate of private sector houses fell by 4.1% in May following an increase of 3.9% over the previous two months.
- The seasonally adjusted estimate for other dwelling units fell by 15.7% in May following an increase of 35.1% over the previous two months.

- For further information about these and related statistics, contact Richard Mason on 08 8237 7663, or any ABS Office.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
June 1998	30 July 1998
July 1998	1 September 1998
August 1998	30 September 1998
September 1998	2 November 1998
October 1998	1 December 1998



## CHANGES IN THIS ISSUE

There are no changes in this issue.



## DATA NOTES

Seasonally adjusted and trend estimates have been revised as a result of the annual reanalysis of seasonal factors.

Geographic Coding - Dwelling approvals are geographically coded to the Collector District (CD) level and will generally be available three months after the end of a quarter. CD information for the five mainland states for the period July 1996 to December 1997 is expected to be released early July 1998. In preparing for this release of information, checking has revealed unexpected differences between the CD code and the Statistical Local Area (SLA) code and has consequently meant a revision to about 2% of SLA codes. Most of the changes have been in Victoria and Queensland and in the main to adjoining Statistical Local Areas. For further information please contact Tamra Nitschke on 08 8237 7655.



## SIGNIFICANT REVISIONS THIS MONTH

There are no significant revisions this month.

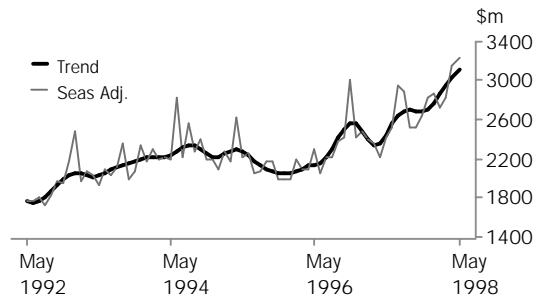


T. J. Skinner  
Acting Australian Statistician

# VALUE OF BUILDING APPROVED

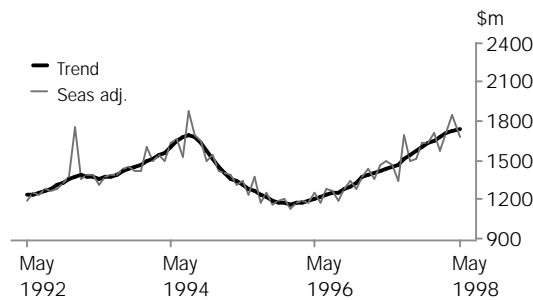
## VALUE OF TOTAL BUILDING

The trend has increased for the sixth consecutive month and is 27.5% above the level of a year ago. Growth will continue unless the seasonally adjusted estimate for June falls by more than 16% (the average monthly movement is 8%).



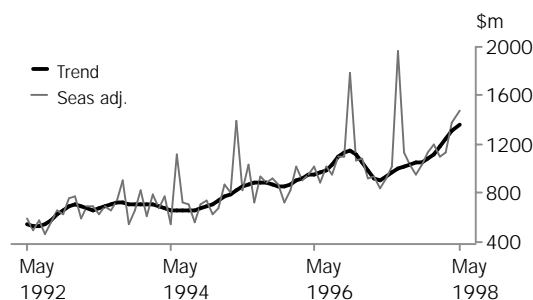
## VALUE OF RESIDENTIAL BUILDING

The trend has increased steadily since early 1996 and has shown growth of 21.9% over the last year. Growth will cease if the seasonally adjusted estimate for June falls by more than 3% (the average monthly movement is 5%).



## VALUE OF NON-RESIDENTIAL BUILDING

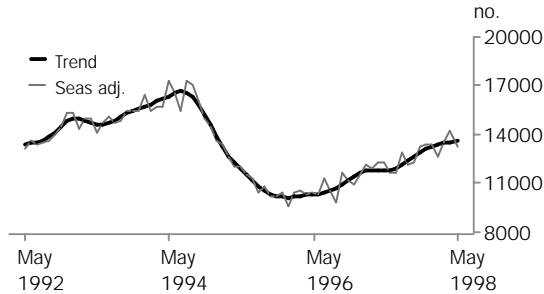
The trend has grown strongly since April 1997 and is 46.5% above the level of a year ago. Growth will continue unless the seasonally adjusted estimate for June falls by more than 24% (the average monthly movement is 20%).



# DWELLINGS APPROVED

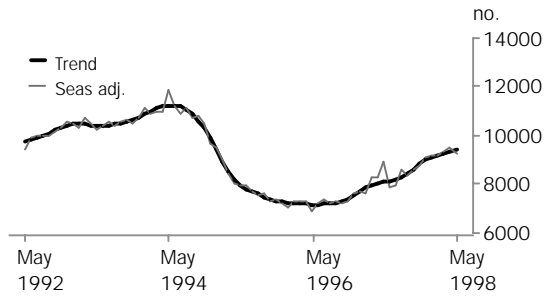
## TOTAL DWELLING UNITS

The trend is now 34.1% above the January 1996 trough but is still 22.4% below the July 1994 peak.



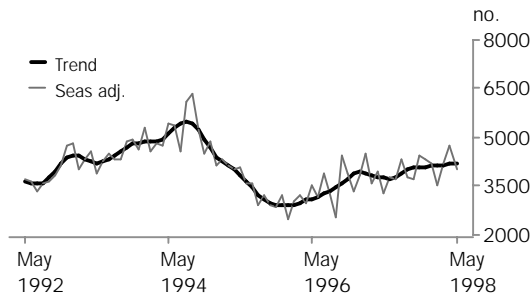
## PRIVATE SECTOR HOUSES

The trend has increased steadily since June 1996. It is 16.0% higher than the level of a year ago but it still requires an increase of 19.6% to reach the peak of May 1994.



## OTHER DWELLINGS(a)

The trend has increased by 12.3% over the last year and is 45.1% above the low point in November 1995.



(a) See Glossary for definition.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

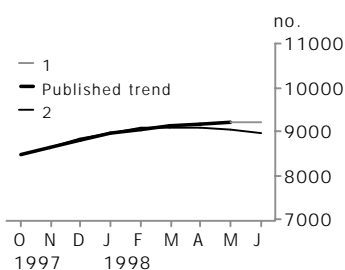
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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.

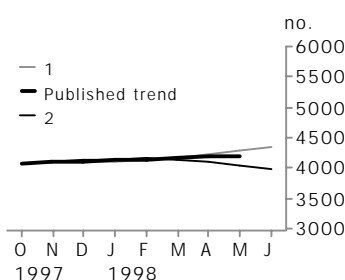
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the June seasonally adjusted estimate is higher than the May estimate by 3% for the number of private sector houses approved and 10% for other dwelling units approved; and that the June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

### PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 3% on May 1998</i>	% change	<b>2</b> <i>falls by 3% on May 1998</i>	% change
January 1998	8 944	1.5	8 950	1.5	8 969	1.6
February 1998	9 055	1.2	9 056	1.2	9 066	1.1
March 1998	9 132	0.8	9 127	0.8	9 102	0.4
April 1998	9 178	0.5	9 173	0.5	9 087	-0.2
May 1998	9 198	0.2	9 203	0.3	9 043	-0.5
June 1998	n.y.a.	n.y.a.	9 212	0.1	8 970	-0.8

### OTHER DWELLINGS(a)



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 10% on May 1998</i>	% change	<b>2</b> <i>falls by 10% on May 1998</i>	% change
January 1998	4 120	0.3	4 115	0.3	4 145	0.6
February 1998	4 144	0.6	4 140	0.6	4 155	0.3
March 1998	4 171	0.6	4 177	0.9	4 138	-0.4
April 1998	4 201	0.7	4 230	1.3	4 100	-0.9
May 1998	4 206	0.1	4 287	1.3	4 041	-1.4
June 1998	n.y.a.	n.y.a.	4 357	1.6	3 985	-1.4

(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							
<b>1997</b>							
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
<b>1998</b>							
January	7 277	7 414	3 556	3 727	10 833	308	11 141
February	8 012	8 172	3 161	3 398	11 173	397	11 570
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
SEASONALLY ADJUSTED							
<b>1997</b>							
March	8 107	8 311	3 379	3 591	11 486	416	11 902
April	8 094	8 253	3 762	3 979	11 856	375	12 231
May	8 835	8 958	3 153	3 305	11 989	275	12 263
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
<b>1998</b>							
January	9 013	9 170	4 022	4 183	13 035	319	13 354
February	9 009	9 174	3 270	3 519	12 279	414	12 692
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
TREND ESTIMATES							
<b>1997</b>							
March	7 835	7 990	3 601	3 838	11 436	392	11 828
April	7 898	8 053	3 570	3 776	11 468	361	11 829
May	7 931	8 086	3 552	3 746	11 483	349	11 832
June	7 964	8 120	3 531	3 729	11 495	353	11 849
July	8 024	8 182	3 549	3 765	11 573	374	11 947
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	8 812	8 982	3 857	4 106	12 669	419	13 088
<b>1998</b>							
January	8 944	9 112	3 867	4 120	12 811	421	13 232
February	9 055	9 223	3 876	4 144	12 931	436	13 367
March	9 132	9 306	3 884	4 171	13 016	460	13 476
April	9 178	9 361	3 896	4 201	13 074	489	13 563
May	9 198	9 393	3 890	4 206	13 088	511	13 599

(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)							
<b>1997</b>							
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
<b>1998</b>							
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	3.9
March	19.3	19.4	18.9	20.3	19.2	32.2	19.6
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
SEASONALLY ADJUSTED (% change from preceding month)							
<b>1997</b>							
March	8.2	8.8	-19.4	-20.3	-1.7	-9.1	-2.0
April	-0.2	-0.7	11.3	10.8	3.2	-9.8	2.8
May	9.2	8.6	-16.2	-16.9	1.1	-26.8	0.3
June	-12.2	-11.9	13.2	14.1	-5.5	23.9	-4.9
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
<b>1998</b>							
January	1.3	1.0	1.3	-2.9	1.3	-38.4	-0.2
February	0.0	0.0	-18.7	-15.9	-5.8	29.7	-5.0
March	1.6	1.7	19.0	19.7	6.2	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
TREND ESTIMATES (% change from preceding month)							
<b>1997</b>							
March	1.4	1.4	-0.8	-1.9	0.7	-9.8	0.3
April	0.8	0.8	-0.9	-1.6	0.3	-7.8	0.0
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	0.7	0.8	0.5	1.0	0.7	5.8	0.8
August	1.3	1.3	2.5	3.0	1.7	7.8	1.9
September	1.9	1.9	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	1.9	1.8	0.3	0.2	1.4	-2.0	1.3
<b>1998</b>							
January	1.5	1.5	0.2	0.3	1.1	0.4	1.1
February	1.2	1.2	0.2	0.6	0.9	3.7	1.0
March	0.8	0.9	0.2	0.6	0.7	5.6	0.8
April	0.5	0.6	0.3	0.7	0.4	6.2	0.6
May	0.2	0.3	-0.1	0.1	0.1	4.5	0.3

(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					
<b>1997</b>					
March	1 083.5	205.1	1 288.6	714.3	<b>2 002.9</b>
April	1 242.5	212.3	1 454.8	823.0	<b>2 277.8</b>
May	1 470.2	229.2	1 699.5	923.0	<b>2 622.5</b>
June	1 161.2	258.8	1 420.0	1 058.8	<b>2 478.8</b>
July	1 313.6	226.8	1 540.4	1 645.3	<b>3 185.7</b>
August	1 449.5	230.0	1 679.4	1 369.0	<b>3 048.5</b>
September	1 355.6	255.9	1 611.4	1 041.4	<b>2 652.9</b>
October	1 338.6	261.3	1 599.9	1 236.7	<b>2 836.6</b>
November	1 390.4	228.0	1 618.4	992.1	<b>2 610.5</b>
December	1 289.3	211.3	1 500.6	1 059.4	<b>2 560.0</b>
<b>1998</b>					
January	1 181.8	238.6	1 420.4	1 035.1	<b>2 455.5</b>
February	1 178.1	240.1	1 418.2	1 165.9	<b>2 584.1</b>
March	1 451.2	256.4	1 707.6	960.1	<b>2 667.7</b>
April	1 552.8	280.6	1 833.4	1 249.0	<b>3 082.4</b>
May	1 519.3	292.2	1 811.5	1 476.9	<b>3 288.4</b>
SEASONALLY ADJUSTED					
<b>1997</b>					
March	1 189.0	214.9	1 365.5	939.7	<b>2 353.5</b>
April	1 245.1	192.0	1 472.8	836.6	<b>2 219.2</b>
May	1 280.7	219.1	1 492.5	922.6	<b>2 410.6</b>
June	1 213.2	275.9	1 470.8	1 017.6	<b>2 524.2</b>
July	1 122.8	218.8	1 337.9	1 969.6	<b>2 948.7</b>
August	1 439.3	230.0	1 701.0	1 134.7	<b>2 883.4</b>
September	1 251.2	231.3	1 491.8	1 035.4	<b>2 528.5</b>
October	1 302.7	234.3	1 512.8	951.8	<b>2 519.8</b>
November	1 375.6	215.8	1 634.4	1 038.7	<b>2 638.1</b>
December	1 393.6	243.8	1 634.6	1 130.3	<b>2 835.8</b>
<b>1998</b>					
January	1 442.2	295.4	1 714.6	1 193.2	<b>2 863.4</b>
February	1 285.1	260.1	1 567.1	1 101.0	<b>2 724.8</b>
March	1 490.3	249.3	1 715.9	1 135.5	<b>2 824.7</b>
April	1 607.4	271.7	1 850.9	1 384.0	<b>3 148.1</b>
May	1 396.7	280.8	1 682.6	1 470.1	<b>3 240.9</b>
TREND ESTIMATES					
<b>1997</b>					
March	1 193.0	212.8	1 403.7	929.4	<b>2 338.6</b>
April	1 198.3	211.9	1 415.2	914.1	<b>2 358.8</b>
May	1 206.0	213.9	1 430.1	935.2	<b>2 446.6</b>
June	1 218.1	217.6	1 449.5	973.2	<b>2 556.4</b>
July	1 238.2	220.8	1 474.0	1 004.4	<b>2 638.5</b>
August	1 270.2	223.8	1 507.8	1 027.5	<b>2 687.9</b>
September	1 304.6	228.0	1 544.0	1 041.7	<b>2 701.4</b>
October	1 331.9	233.6	1 574.1	1 049.7	<b>2 689.3</b>
November	1 355.2	240.6	1 601.7	1 057.2	<b>2 677.9</b>
December	1 376.4	248.8	1 627.1	1 080.2	<b>2 703.0</b>
<b>1998</b>					
January	1 399.5	256.5	1 653.9	1 122.8	<b>2 774.0</b>
February	1 427.1	263.1	1 684.2	1 181.1	<b>2 864.1</b>
March	1 451.8	268.2	1 710.6	1 245.3	<b>2 952.8</b>
April	1 471.0	272.1	1 731.7	1 311.7	<b>3 041.3</b>
May	1 483.2	275.7	1 743.9	1 369.9	<b>3 119.2</b>

(a) Refer to Explanatory Notes paragraph 12.



## VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
<b>1997</b>					
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
<b>1998</b>					
January	-8.3	12.9	-5.3	-2.3	-4.1
February	-0.3	0.6	-0.2	12.6	5.2
March	23.2	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
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1997</b>					
March	-0.9	-3.2	-5.1	2.7	-1.6
April	4.7	-10.6	7.9	-11.0	-5.7
May	2.9	14.1	1.3	10.3	8.6
June	-5.3	25.9	-1.5	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
<b>1998</b>					
January	3.5	21.2	4.9	5.6	1.0
February	-10.9	-11.9	-8.6	-7.7	-4.8
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
TREND ESTIMATES (% change from preceding month)					
<b>1997</b>					
March	0.8	-0.8	1.0	-5.6	-2.4
April	0.4	-0.4	0.8	-1.6	0.9
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	1.8	3.0	1.8	0.7	-0.4
December	1.6	3.4	1.6	2.2	0.9
<b>1998</b>					
January	1.7	3.1	1.7	3.9	2.6
February	2.0	2.6	1.8	5.2	3.2
March	1.7	1.9	1.6	5.4	3.1
April	1.3	1.5	1.2	5.3	3.0
May	0.8	1.3	0.7	4.4	2.6

(a) Refer to Explanatory Notes paragraph 12.

## DWELLING UNITS APPROVED, By State

	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
Month	no.	no.	no.	no.	no.	no.	no.	no.
ORIGINAL								
<b>1997</b>								
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
<b>1998</b>								
January	3 753	2 439	2 935	431	1 155	133	207	88
February	3 536	2 757	2 763	666	1 444	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
SEASONALLY ADJUSTED								
<b>1997</b>								
March	4 007	2 713	3 191	547	1 385	155	n.a.	n.a.
April	4 199	2 413	2 585	641	1 552	166	n.a.	n.a.
May	4 558	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.
<b>1998</b>								
January	4 506	3 140	3 902	621	1 382	138	n.a.	n.a.
February	3 767	2 841	3 046	714	1 559	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.
TREND ESTIMATES								
<b>1997</b>								
March	4 075	2 552	2 848	553	1 354	155	155	168
April	4 044	2 579	2 810	577	1 372	154	165	147
May	4 033	2 607	2 798	588	1 379	153	173	125
June	4 040	2 651	2 809	584	1 378	150	174	107
July	4 076	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	4 363	2 983	3 168	601	1 481	137	199	129
<b>1998</b>								
January	4 397	3 049	3 216	622	1 515	135	207	120
February	4 433	3 142	3 228	632	1 552	133	208	109
March	4 460	3 240	3 200	631	1 590	131	207	97
April	4 475	3 334	3 146	622	1 628	130	207	86
May	4 469	3 377	3 087	610	1 659	129	209	78

## DWELLING UNITS APPROVED, By State-Percentage Change

Month	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
ORIGINAL (% change from preceding month)								
<b>1997</b>								
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
<b>1998</b>								
January	-14.3	-13.8	4.3	-16.0	-18.2	-14.2	-19.5	-6.4
February	-5.8	13.0	-5.9	54.5	25.0	-9.0	-9.2	8.0
March	23.0	28.6	10.9	10.8	21.0	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
SEASONALLY ADJUSTED (% change from preceding month)								
<b>1997</b>								
March	-3.8	4.4	7.2	7.5	22.4	-1.7	n.a.	n.a.
April	4.8	-11.1	-19.0	17.2	12.1	7.0	n.a.	n.a.
May	8.5	4.9	5.5	-5.4	-12.5	-9.0	n.a.	n.a.
June	-6.2	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.
<b>1998</b>								
January	-2.5	8.0	24.7	8.9	-6.4	-5.3	n.a.	n.a.
February	-16.4	-9.5	-21.9	15.0	12.8	-9.1	n.a.	n.a.
March	23.0	15.0	1.5	-3.2	2.9	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.
TREND ESTIMATES (% change from preceding month)								
<b>1997</b>								
March	-0.7	1.6	-1.0	5.9	1.2	-0.4	4.5	-7.0
April	-0.7	1.0	-1.3	4.3	1.3	-0.6	6.6	-12.8
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	1.9	-1.0	7.5	9.2
November	0.9	1.0	2.5	4.2	1.9	-1.3	9.7	4.9
December	0.7	1.4	2.3	4.7	1.8	-1.6	8.2	-1.0
<b>1998</b>								
January	0.8	2.2	1.5	3.5	2.3	-1.5	4.1	-6.6
February	0.8	3.1	0.4	1.5	2.5	-1.5	0.3	-9.6
March	0.6	3.1	-0.9	-0.2	2.5	-1.5	-0.5	-11.0
April	0.3	2.9	-1.7	-1.4	2.3	-1.1	-0.2	-10.9
May	-0.1	1.3	-1.9	-1.9	1.9	-0.8	1.3	-9.3

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
<b>1994-95</b>	112 467	47 355	3 457	(b) 0	334	<b>163 613</b>
<b>1995-96</b>	85 803	31 275	1 592	(b) 0	282	<b>118 952</b>
<b>1996-97</b>	90 771	36 948	853	2 231	461	<b>131 264</b>
<b>1997</b>						
May	9 584	3 491	37	156	23	<b>13 291</b>
June	7 721	2 614	99	515	98	<b>11 047</b>
July	8 482	3 492	42	56	354	<b>12 426</b>
August	8 713	3 879	48	227	15	<b>12 882</b>
September	9 088	3 321	53	241	20	<b>12 723</b>
October	9 050	3 110	38	165	20	<b>12 383</b>
November	8 463	4 053	52	151	11	<b>12 730</b>
December	8 275	3 598	61	66	20	<b>12 020</b>
<b>1998</b>						
January	7 269	3 185	34	310	35	<b>10 833</b>
February	8 002	2 823	48	279	21	<b>11 173</b>
March	9 547	3 568	58	76	69	<b>13 318</b>
April	8 915	4 074	75	280	12	<b>13 356</b>
May	9 318	3 591	139	230	34	<b>13 312</b>
PUBLIC SECTOR (Number)						
<b>1994-95</b>	2 551	4 870	45	(b) 0	4	<b>7 470</b>
<b>1995-96</b>	1 755	3 862	138	(b) 0	5	<b>5 760</b>
<b>1996-97</b>	1 768	3 469	73	38	19	<b>5 367</b>
<b>1997</b>						
May	131	178	0	22	1	<b>332</b>
June	171	315	44	0	0	<b>530</b>
July	179	148	0	0	5	<b>332</b>
August	132	231	0	0	4	<b>367</b>
September	150	196	0	0	0	<b>346</b>
October	157	151	0	0	0	<b>308</b>
November	170	176	0	0	1	<b>347</b>
December	163	270	0	0	1	<b>434</b>
<b>1998</b>						
January	137	171	0	0	0	<b>308</b>
February	160	237	0	0	0	<b>397</b>
March	195	329	1	0	0	<b>525</b>
April	149	414	0	0	0	<b>563</b>
May	272	347	27	0	0	<b>646</b>
TOTAL (Number)						
<b>1994-95</b>	115 018	52 225	3 502	(b) 0	338	<b>171 083</b>
<b>1995-96</b>	87 558	35 137	1 730	(b) 0	287	<b>124 712</b>
<b>1996-97</b>	92 539	40 417	926	2 269	480	<b>136 631</b>
<b>1997</b>						
May	9 715	3 669	37	178	24	<b>13 623</b>
June	7 892	2 929	143	515	98	<b>11 577</b>
July	8 661	3 640	42	56	359	<b>12 758</b>
August	8 845	4 110	48	227	19	<b>13 249</b>
September	9 238	3 517	53	241	20	<b>13 069</b>
October	9 207	3 261	38	165	20	<b>12 691</b>
November	8 633	4 229	52	151	12	<b>13 077</b>
December	8 438	3 868	61	66	21	<b>12 454</b>
<b>1998</b>						
January	7 406	3 356	34	310	35	<b>11 141</b>
February	8 162	3 060	48	279	21	<b>11 570</b>
March	9 742	3 897	59	76	69	<b>13 843</b>
April	9 064	4 488	75	280	12	<b>13 919</b>
May	9 590	3 938	166	230	34	<b>13 958</b>

(a) See Glossary for definition.

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

## VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
<b>1994-95</b>	10 715.3	4 163.0	291.0	2 103.7	(b) 0.0	17 274.2	6 791.4	<b>24 065.8</b>
<b>1995-96</b>	8 641.3	3 017.5	85.5	2 119.7	(b) 0.0	13 873.0	7 657.0	<b>21 530.0</b>
<b>1996-97</b>	9 689.2	3 524.5	62.8	2 232.6	203.4	15 712.6	9 209.7	<b>24 922.0</b>
<b>1997</b>								
May	1 071.7	371.8	3.2	203.1	13.3	1 663.1	621.2	<b>2 284.3</b>
June	838.8	272.9	6.2	185.1	63.0	1 365.9	676.6	<b>2 042.5</b>
July	933.2	353.3	3.1	213.8	6.9	1 510.3	1 132.0	<b>2 642.2</b>
August	946.5	465.2	3.6	204.4	19.1	1 638.8	753.1	<b>2 391.8</b>
September	1 013.9	309.5	3.6	236.5	10.9	1 574.4	827.5	<b>2 401.9</b>
October	988.2	321.9	3.6	231.8	14.5	1 560.0	903.4	<b>2 463.4</b>
November	931.2	431.1	3.8	206.0	14.2	1 586.3	827.4	<b>2 413.7</b>
December	918.7	335.3	5.2	194.1	5.0	1 458.4	866.0	<b>2 324.4</b>
<b>1998</b>								
January	819.4	336.6	2.6	178.9	47.6	1 385.0	739.1	<b>2 124.0</b>
February	885.7	256.4	4.6	200.3	23.6	1 370.6	732.8	<b>2 103.4</b>
March	1 081.7	327.8	4.6	232.9	6.9	1 653.9	543.6	<b>2 197.5</b>
April	1 008.3	499.2	4.7	220.3	40.0	1 772.5	846.3	<b>2 618.9</b>
May	1 058.5	407.6	11.4	231.5	36.5	1 745.6	1 176.3	<b>2 921.9</b>
PUBLIC SECTOR (\$ million)								
<b>1994-95</b>	227.1	365.1	2.4	34.7	(b) 0.0	629.3	2 823.3	<b>3 452.6</b>
<b>1995-96</b>	171.1	288.6	12.3	55.2	(b) 0.0	530.0	3 072.3	<b>3 602.2</b>
<b>1996-97</b>	189.0	276.0	2.0	58.3	2.2	527.3	3 520.3	<b>4 047.6</b>
<b>1997</b>								
May	13.0	13.8	0.0	9.4	0.2	36.4	301.8	<b>338.2</b>
June	18.6	30.9	0.9	3.6	0.0	54.0	382.3	<b>436.3</b>
July	16.6	10.6	0.0	3.0	0.0	30.2	513.4	<b>543.5</b>
August	16.3	21.5	0.0	2.9	0.0	40.7	616.0	<b>656.6</b>
September	16.7	15.5	0.0	4.8	0.0	37.0	214.0	<b>251.0</b>
October	17.7	10.8	0.0	11.4	0.0	39.9	333.3	<b>373.2</b>
November	16.0	12.1	0.0	4.0	0.0	32.1	164.7	<b>196.8</b>
December	17.3	17.9	0.0	7.0	0.0	42.1	193.5	<b>235.6</b>
<b>1998</b>								
January	13.8	12.1	0.0	9.5	0.0	35.4	296.0	<b>331.5</b>
February	17.0	18.9	0.0	11.6	0.0	47.6	433.2	<b>480.7</b>
March	19.1	22.5	1.2	10.9	0.0	53.7	416.5	<b>470.2</b>
April	14.8	30.5	0.0	15.6	0.0	60.8	402.7	<b>463.5</b>
May	25.2	28.0	1.0	11.8	0.0	66.0	300.6	<b>366.6</b>
TOTAL (\$ million)								
<b>1994-95</b>	10 942.4	4 528.1	293.5	2 138.5	(b) 0.0	17 903.7	9 614.6	<b>27 518.4</b>
<b>1995-96</b>	8 812.5	3 306.3	97.7	2 174.6	(b) 0.0	14 402.8	10 729.2	<b>25 132.0</b>
<b>1996-97</b>	9 878.1	3 800.3	64.7	2 291.0	205.7	16 239.9	12 729.9	<b>28 969.6</b>
<b>1997</b>								
May	1 084.7	385.6	3.2	212.5	13.5	1 699.5	923.0	<b>2 622.5</b>
June	857.4	303.8	7.1	188.7	63.0	1 420.0	1 058.8	<b>2 478.8</b>
July	949.7	363.9	3.1	216.9	6.9	1 540.4	1 645.3	<b>3 185.7</b>
August	962.8	486.7	3.6	207.3	19.1	1 679.4	1 369.0	<b>3 048.5</b>
September	1 030.6	324.9	3.6	241.3	10.9	1 611.4	1 041.4	<b>2 652.9</b>
October	1 005.9	332.7	3.6	243.2	14.5	1 599.9	1 236.7	<b>2 836.6</b>
November	947.3	443.2	3.8	210.1	14.2	1 618.4	992.1	<b>2 610.5</b>
December	936.1	353.2	5.2	201.1	5.0	1 500.6	1 059.4	<b>2 560.0</b>
<b>1998</b>								
January	833.1	348.6	2.6	188.4	47.6	1 420.4	1 035.1	<b>2 455.5</b>
February	902.7	275.4	4.6	211.9	23.6	1 418.2	1 165.9	<b>2 584.1</b>
March	1 100.8	350.4	5.7	243.8	6.9	1 707.6	960.1	<b>2 667.7</b>
April	1 023.1	529.7	4.7	235.8	40.0	1 833.4	1 249.0	<b>3 082.4</b>
May	1 083.7	435.6	12.4	243.3	36.5	1 811.5	1 476.9	<b>3 288.4</b>

(a) See Glossary for definition.

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

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

### NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....		Total	Flats, units or apartments in a building of.....			Total	Total new residential building	
		One storey	Two or more storeys		One or two storeys	Three storeys	Four or more storeys			
NUMBER OF DWELLING UNITS										
<b>1994-95</b>	115 018	19 500	10 237	29 737	7 435	4 879	10 174	22 488	52 225	<b>167 243</b>
<b>1995-96</b>	87 558	12 427	7 499	19 926	4 388	4 027	6 796	15 211	35 137	<b>122 695</b>
<b>1996-97</b>	92 539	10 698	8 920	19 618	4 777	5 464	10 558	20 799	40 417	<b>132 956</b>
<b>1997</b>										
March	7 488	822	697	1 519	313	366	1 079	1 758	3 277	<b>10 765</b>
April	8 677	1 064	664	1 728	499	414	896	1 809	3 537	<b>12 214</b>
May	9 715	935	1 018	1 953	251	572	893	1 716	3 669	<b>13 384</b>
June	7 892	639	847	1 486	339	441	663	1 443	2 929	<b>10 821</b>
July	8 661	1 008	928	1 936	448	385	871	1 704	3 640	<b>12 301</b>
August	8 845	945	916	1 861	481	448	1 320	2 249	4 110	<b>12 955</b>
September	9 238	791	712	1 503	379	531	1 104	2 014	3 517	<b>12 755</b>
October	9 207	915	828	1 743	304	622	592	1 518	3 261	<b>12 468</b>
November	8 633	913	783	1 696	454	651	1 428	2 533	4 229	<b>12 862</b>
December	8 438	1 106	916	2 022	414	654	778	1 846	3 868	<b>12 306</b>
<b>1998</b>										
January	7 406	743	580	1 323	355	413	1 265	2 033	3 356	<b>10 762</b>
February	8 162	856	955	1 811	290	522	437	1 249	3 060	<b>11 222</b>
March	9 742	1 227	833	2 060	595	639	603	1 837	3 897	<b>13 639</b>
April	9 064	1 109	958	2 067	439	515	1 467	2 421	4 488	<b>13 552</b>
May	9 590	839	878	1 717	563	322	1 336	2 221	3 938	<b>13 528</b>
VALUE (\$ million)										
<b>1994-95</b>	10 942.4	1 319.9	890.5	2 210.3	506.5	384.7	1 426.3	2 317.9	4 528.1	<b>15 470.5</b>
<b>1995-96</b>	8 812.5	882.5	656.9	1 539.2	339.3	324.8	1 103.1	1 766.9	3 306.3	<b>12 118.6</b>
<b>1996-97</b>	9 878.1	753.1	809.5	1 562.7	351.4	480.0	1 406.2	2 237.8	3 800.3	<b>13 678.4</b>
<b>1997</b>										
March	804.2	57.5	63.5	121.1	24.8	31.8	101.6	158.3	279.3	<b>1 083.5</b>
April	931.6	74.0	58.3	132.3	40.6	31.1	107.0	178.6	310.9	<b>1 242.5</b>
May	1 084.7	68.9	96.8	165.8	17.8	57.7	144.3	219.8	385.6	<b>1 470.2</b>
June	857.4	46.7	76.1	122.8	26.8	41.4	112.8	181.1	303.8	<b>1 161.2</b>
July	949.7	72.1	90.6	162.7	35.5	31.1	134.6	201.2	363.9	<b>1 313.6</b>
August	962.8	70.1	77.0	147.1	43.6	54.3	241.7	339.6	486.7	<b>1 449.5</b>
September	1 030.6	59.6	63.1	122.6	29.3	38.4	134.5	202.3	324.9	<b>1 355.6</b>
October	1 005.9	65.3	69.6	134.9	21.7	52.9	123.1	197.8	332.7	<b>1 338.6</b>
November	947.3	63.9	78.8	142.7	36.8	51.8	211.8	300.5	443.2	<b>1 390.4</b>
December	936.1	70.1	78.7	148.8	37.0	59.6	107.7	204.4	353.2	<b>1 289.3</b>
<b>1998</b>										
January	833.1	53.1	58.9	112.0	25.1	44.8	166.7	236.7	348.6	<b>1 181.8</b>
February	902.7	59.1	88.8	147.9	25.3	50.0	52.2	127.4	275.4	<b>1 178.1</b>
March	1 100.8	90.7	78.0	168.7	53.2	50.0	78.5	181.7	350.4	<b>1 451.2</b>
April	1 023.1	89.1	87.0	176.1	34.4	52.5	266.7	353.5	529.7	<b>1 552.8</b>
May	1 083.7	63.0	90.0	153.0	49.2	29.5	203.9	282.6	435.6	<b>1 519.3</b>

(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)							
<b>1994-95</b>	10 023.6	4 693.6	14 717.2	2 227.6	16 944.7	9 984.6	<b>26 929.3</b>
<b>1995-96</b>	7 948.4	3 361.4	11 309.7	2 055.2	13 364.9	10 965.2	<b>24 330.1</b>
<b>1996-97</b>	8 919.4	3 846.3	12 765.7	2 304.6	15 070.3	12 775.2	<b>27 845.5</b>
<b>1996</b>							
December	2 108.1	937.3	3 045.3	576.3	3 621.6	4 055.0	<b>7 676.6</b>
<b>1997</b>							
March	2 002.1	973.9	2 976.0	538.7	3 514.7	2 743.3	<b>6 258.1</b>
June	2 600.6	1 000.0	3 600.6	630.1	4 230.7	2 805.6	<b>7 036.3</b>
September	2 660.7	1 156.7	3 817.4	639.9	4 457.3	3 913.4	<b>8 370.6</b>
December	2 598.9	1 104.9	3 703.8	625.2	4 329.0	3 246.9	<b>7 575.9</b>
<b>1998</b>							
March	2 546.5	948.0	3 494.5	654.3	4 148.8	3 021.5	<b>7 170.3</b>
SEASONALLY ADJUSTED (\$ million)							
<b>1996</b>							
December	2 111.5	972.9	3 076.4	569.1	3 632.1	3 750.5	<b>7 534.4</b>
<b>1997</b>							
March	2 258.1	1 011.6	3 363.2	603.6	3 897.5	3 016.2	<b>6 945.0</b>
June	2 503.9	1 016.9	3 509.5	629.5	4 137.1	2 805.9	<b>6 848.5</b>
September	2 475.8	1 080.0	3 479.0	587.2	4 149.5	4 059.0	<b>7 951.3</b>
December	2 616.7	1 129.4	3 775.1	626.6	4 403.1	3 042.0	<b>7 541.0</b>
<b>1998</b>							
March	2 781.0	1 003.2	3 835.9	712.9	4 544.5	3 216.2	<b>7 824.5</b>
TREND ESTIMATES (\$ million)							
<b>1996</b>							
December	2 139.9	963.4	3 118.8	567.6	3 666.4	3 317.0	<b>7 030.4</b>
<b>1997</b>							
March	2 282.6	998.2	3 304.7	598.4	3 881.2	3 249.1	<b>7 136.9</b>
June	2 417.2	1 047.2	3 465.0	607.2	4 072.2	3 255.7	<b>7 239.2</b>
September	2 527.9	1 073.2	3 582.6	614.3	4 225.7	3 350.0	<b>7 470.9</b>
December	2 631.5	1 077.6	3 707.8	640.7	4 375.5	3 376.7	<b>7 726.1</b>
<b>1998</b>							
March	2 735.9	1 060.3	3 839.9	681.2	4 525.0	3 266.5	<b>7 861.5</b>
TREND ESTIMATES (% change from preceding quarter)							
<b>1996</b>							
December	5.0	7.5	6.5	5.7	5.9	0.0	<b>3.9</b>
<b>1997</b>							
March	6.7	3.6	6.0	5.4	5.9	-2.0	<b>1.5</b>
June	5.9	4.9	4.9	1.5	4.9	0.2	<b>1.4</b>
September	4.6	2.5	3.4	1.2	3.8	2.9	<b>3.2</b>
December	4.1	0.4	3.5	4.3	3.5	0.8	<b>3.4</b>
<b>1998</b>							
March	4.0	-1.6	3.6	6.3	3.4	-3.3	<b>1.8</b>

(a) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation....</i>		Shops.....		Factories.....		Offices.....		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
<b>1998</b>												
March	20	2.0	274	24.0	68	7.3	176	16.1	140	14.1	38	4.0
April	24	2.5	259	22.4	74	7.7	178	16.7	124	12.9	37	3.9
May	20	1.9	251	22.5	96	10.0	204	19.2	153	14.6	35	3.3
Value—\$200,000—\$499,999												
<b>1998</b>												
March	14	3.9	63	16.8	61	17.3	85	26.3	73	21.8	31	9.2
April	22	6.1	56	16.6	44	13.9	69	19.8	48	14.6	28	8.6
May	7	2.4	65	19.2	61	18.2	64	20.2	85	24.5	30	9.4
Value—\$500,000—\$999,999												
<b>1998</b>												
March	6	3.8	32	21.4	25	15.8	26	17.9	24	16.8	11	8.3
April	5	3.5	26	17.2	19	14.2	27	16.5	24	16.3	15	10.0
May	5	3.1	28	19.3	28	18.5	26	18.5	35	23.3	19	12.7
Value—\$1,000,000—\$4,999,999												
<b>1998</b>												
March	10	18.0	14	24.8	10	17.8	14	24.1	23	42.6	9	24.0
April	0	0.0	31	61.0	11	19.3	24	53.0	18	34.1	16	38.1
May	7	18.2	20	42.0	14	22.6	19	39.5	28	62.4	13	27.0
Value—\$5,000,000 and over												
<b>1998</b>												
March	1	19.5	5	42.9	0	0.0	1	6.2	7	69.1	0	0.0
April	6	107.1	6	36.1	2	10.5	4	173.8	8	93.0	6	63.2
May	2	22.0	6	97.7	0	0.0	11	421.3	11	102.7	5	45.7
Value—Total												
<b>1994-95</b>	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
<b>1995-96</b>	578	657.9	4 098	1 811.3	2 246	989.1	3 461	1 801.3	2 646	1 719.8	1 505	1 255.2
<b>1996-97</b>	665	912.5	4 183	2 180.3	2 313	1 132.5	3 479	2 293.3	2 861	1 627.9	1 528	1 407.5
<b>1998</b>												
March	51	47.2	388	129.9	164	58.1	302	90.6	267	164.4	89	45.5
April	57	119.1	378	153.3	150	65.6	302	279.9	222	171.0	102	123.7
May	41	47.5	370	200.8	199	69.4	324	518.8	312	227.5	102	98.1



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										
<b>1998</b>										
March	11	1.2	24	2.3	38	4.0	53	4.9	842	79.9
April	7	0.7	36	3.3	49	5.3	65	6.5	853	81.8
May	8	1.0	22	2.0	41	4.0	65	6.6	895	85.2
Value—\$200,000—\$499,999										
<b>1998</b>										
March	8	2.1	14	4.5	30	9.3	26	8.0	405	119.2
April	1	0.3	11	3.3	27	8.5	29	8.6	335	100.3
May	4	1.2	13	3.8	19	5.5	29	9.6	377	114.0
Value—\$500,000—\$999,999										
<b>1998</b>										
March	0	0.0	7	4.0	13	8.7	13	9.9	157	106.7
April	0	0.0	9	5.6	5	3.7	8	5.4	138	92.4
May	4	2.6	3	1.7	4	2.8	7	4.6	159	107.0
Value—\$1,000,000—\$4,999,999										
<b>1998</b>										
March	1	1.2	4	9.8	9	14.1	6	7.4	100	183.8
April	3	4.4	19	40.4	18	33.9	9	17.3	149	301.5
May	1	1.0	4	9.2	14	33.7	8	19.2	128	274.8
Value—\$5,000,000 and over										
<b>1998</b>										
March	0	0.0	6	263.2	2	45.4	2	24.1	24	470.5
April	0	0.0	11	137.9	0	0.0	5	51.3	48	673.0
May	0	0.0	8	109.9	7	91.4	1	5.2	51	896.0
Value—Total										
<b>1994-95</b>	208	73.0	578	635.9	1 040	1 167.2	1 105	621.3	16 764	9 614.6
<b>1995-96</b>	205	85.8	661	765.8	1 070	936.7	1 310	706.3	17 780	10 729.2
<b>1996-97</b>	193	56.3	778	982.3	1 143	1 321.2	1 328	816.7	18 471	12 729.9
<b>1998</b>										
March	20	4.5	55	283.9	92	81.6	100	54.3	1 528	960.1
April	11	5.3	86	190.7	99	51.4	116	89.0	1 523	1 249.0
May	17	5.7	50	126.6	85	137.4	110	45.1	1 610	1 476.9

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	2 584	1 781	26	128	5	<b>4 524</b>
Victoria	2 483	459	110	96	24	<b>3 172</b>
Queensland	1 942	865	2	0	5	<b>2 814</b>
South Australia	514	73	0	1	0	<b>588</b>
Western Australia	1 480	260	1	1	0	<b>1 742</b>
Tasmania	106	18	0	2	0	<b>126</b>
Northern Territory	126	113	0	2	0	<b>241</b>
Australian Capital Territory	83	22	0	0	0	<b>105</b>
Australia	9 318	3 591	139	230	34	<b>13 312</b>
PUBLIC SECTOR						
New South Wales	12	113	2	0	0	<b>127</b>
Victoria	136	23	25	0	0	<b>184</b>
Queensland	73	179	0	0	0	<b>252</b>
South Australia	12	2	0	0	0	<b>14</b>
Western Australia	24	28	0	0	0	<b>52</b>
Tasmania	0	2	0	0	0	<b>2</b>
Northern Territory	15	0	0	0	0	<b>15</b>
Australian Capital Territory	0	0	0	0	0	<b>0</b>
Australia	272	347	27	0	0	<b>646</b>
TOTAL						
New South Wales	2 596	1 894	28	128	5	<b>4 651</b>
Victoria	2 619	482	135	96	24	<b>3 356</b>
Queensland	2 015	1 044	2	0	5	<b>3 066</b>
South Australia	526	75	0	1	0	<b>602</b>
Western Australia	1 504	288	1	1	0	<b>1 794</b>
Tasmania	106	20	0	2	0	<b>128</b>
Northern Territory	141	113	0	2	0	<b>256</b>
Australian Capital Territory	83	22	0	0	0	<b>105</b>
Australia	9 590	3 938	166	230	34	<b>13 958</b>

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	326.1	217.8	3.0	107.5	24.2	678.7	578.0	<b>1 256.7</b>
Victoria	289.7	51.3	8.3	63.5	12.2	424.9	243.4	<b>668.3</b>
Queensland	209.4	72.4	0.1	24.7	0.0	306.5	213.4	<b>519.9</b>
South Australia	46.0	8.1	0.0	9.1	0.1	63.2	35.6	<b>98.8</b>
Western Australia	149.6	41.0	0.0	15.7	0.0	206.4	74.6	<b>281.0</b>
Tasmania	9.0	1.5	0.0	3.6	0.0	14.1	11.6	<b>25.7</b>
Northern Territory	17.1	13.7	0.0	3.0	0.1	33.8	8.4	<b>42.2</b>
Australian Capital Territory	11.6	1.9	0.0	4.4	0.0	17.9	11.4	<b>29.3</b>
Australia	1 058.5	407.6	11.4	231.5	36.5	1 745.6	1 176.3	<b>2 921.9</b>
PUBLIC SECTOR								
New South Wales	1.5	9.6	0.2	4.3	0.0	15.6	62.8	<b>78.3</b>
Victoria	10.6	2.0	0.8	5.2	0.0	18.6	48.9	<b>67.5</b>
Queensland	7.7	13.5	0.0	0.6	0.0	21.7	113.4	<b>135.1</b>
South Australia	1.1	0.1	0.0	0.0	0.0	1.2	2.5	<b>3.8</b>
Western Australia	2.3	2.6	0.0	0.9	0.0	5.8	31.5	<b>37.3</b>
Tasmania	0.0	0.2	0.0	0.2	0.0	0.4	2.9	<b>3.3</b>
Northern Territory	2.1	0.0	0.0	0.7	0.0	2.7	31.5	<b>34.2</b>
Australian Capital Territory	0.0	0.0	0.0	0.0	0.0	0.0	7.1	<b>7.1</b>
Australia	25.2	28.0	1.0	11.8	0.0	66.0	300.6	<b>366.6</b>
TOTAL								
New South Wales	327.6	227.4	3.2	111.9	24.2	694.3	640.7	<b>1 335.0</b>
Victoria	300.3	53.3	9.1	68.6	12.2	443.5	292.3	<b>735.7</b>
Queensland	217.0	85.9	0.1	25.3	0.0	328.2	326.8	<b>655.0</b>
South Australia	47.1	8.2	0.0	9.1	0.1	64.4	38.2	<b>102.6</b>
Western Australia	151.9	43.6	0.0	16.6	0.0	212.2	106.1	<b>318.3</b>
Tasmania	9.0	1.7	0.0	3.8	0.0	14.5	14.6	<b>29.0</b>
Northern Territory	19.2	13.7	0.0	3.6	0.1	36.5	39.9	<b>76.4</b>
Australian Capital Territory	11.6	1.9	0.0	4.4	0.0	17.9	18.5	<b>36.4</b>
Australia	1 083.7	435.6	12.4	243.3	36.5	1 811.5	1 476.9	<b>3 288.4</b>

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	15.2	66.1	33.8	370.6	47.0	7.9	2.5	20.8	8.9	5.0	<b>578.0</b>
Victoria	6.5	52.4	16.3	43.5	88.9	10.3	0.9	13.0	4.9	6.6	<b>243.4</b>
Queensland	18.3	24.9	7.3	40.3	30.8	10.3	1.3	6.4	68.8	5.1	<b>213.4</b>
South Australia	2.8	10.8	1.8	2.7	2.5	0.2	0.5	3.1	10.7	0.6	<b>35.6</b>
Western Australia	4.1	37.3	4.6	6.9	16.7	0.8	0.0	0.3	3.0	0.9	<b>74.6</b>
Tasmania	0.0	0.8	2.2	0.5	6.9	0.1	0.5	0.1	0.3	0.3	<b>11.6</b>
Northern Territory	0.0	5.4	0.0	1.2	1.5	0.0	0.0	0.0	0.0	0.2	<b>8.4</b>
Australian Capital Territory	0.0	0.8	0.1	1.7	7.8	1.1	0.0	0.0	0.0	0.0	<b>11.4</b>
Australia	47.0	198.5	66.0	467.4	202.2	30.6	5.7	43.7	96.6	18.7	<b>1 176.3</b>
PUBLIC SECTOR											
New South Wales	0.0	1.2	3.4	2.9	12.0	9.2	0.0	4.9	21.2	8.0	<b>62.8</b>
Victoria	0.6	0.4	0.0	1.3	1.3	8.9	0.0	23.9	6.3	6.4	<b>48.9</b>
Queensland	0.0	0.7	0.0	25.5	1.5	29.6	0.0	53.5	0.3	2.3	<b>113.4</b>
South Australia	0.0	0.1	0.1	0.5	1.0	0.6	0.0	0.1	0.0	0.2	<b>2.5</b>
Western Australia	0.0	0.0	0.0	1.2	0.0	16.8	0.0	0.0	12.8	0.7	<b>31.5</b>
Tasmania	0.0	0.0	0.0	0.5	0.3	1.1	0.0	0.5	0.1	0.5	<b>2.9</b>
Northern Territory	0.0	0.0	0.0	14.2	9.3	0.0	0.0	0.0	0.0	8.0	<b>31.5</b>
Australian Capital Territory	0.0	0.0	0.0	5.3	0.0	1.2	0.0	0.0	0.2	0.4	<b>7.1</b>
Australia	0.6	2.3	3.4	51.4	25.3	67.5	0.0	82.9	40.8	26.4	<b>300.6</b>
TOTAL											
New South Wales	15.2	67.3	37.2	373.5	59.0	17.1	2.5	25.7	30.1	13.0	<b>640.7</b>
Victoria	7.1	52.8	16.3	44.8	90.2	19.2	0.9	36.9	11.1	13.0	<b>292.3</b>
Queensland	18.3	25.6	7.3	65.8	32.3	39.9	1.3	59.9	69.1	7.4	<b>326.8</b>
South Australia	2.8	10.9	1.8	3.2	3.5	0.8	0.5	3.2	10.7	0.7	<b>38.2</b>
Western Australia	4.1	37.3	4.6	8.2	16.7	17.7	0.0	0.3	15.7	1.5	<b>106.1</b>
Tasmania	0.0	0.8	2.2	1.0	7.2	1.2	0.5	0.6	0.4	0.8	<b>14.6</b>
Northern Territory	0.0	5.4	0.0	15.4	10.8	0.0	0.0	0.0	0.0	8.3	<b>39.9</b>
Australian Capital Territory	0.0	0.8	0.1	6.9	7.8	2.2	0.0	0.0	0.2	0.4	<b>18.5</b>
Australia	47.5	200.8	69.4	518.8	227.5	98.1	5.7	126.6	137.4	45.1	<b>1 476.9</b>

## 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

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

## G L O S S A R Y

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



## GLOSSARY



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







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2873100005989

ISSN 1031-0177

RRP \$17.00

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Produced by the Australian Bureau of Statistics