

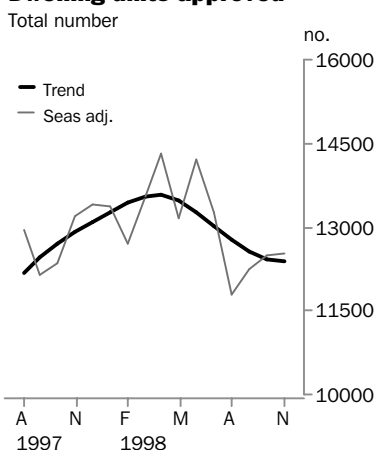


BUILDING APPROVALS AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 7 JAN 1999

NOVEMBER KEY FIGURES

Dwelling units approved



TREND ESTIMATES

	Nov 1998	% change Oct 1998 to Nov 1998	% change Nov 1997 to Nov 1998
Dwelling units approved			
Private sector houses	8 242	-0.3	-4.7
Total dwelling units	12 390	-0.3	-4.1

SEASONALLY ADJUSTED

	Nov 1998	% change Oct 1998 to Nov 1998	% change Nov 1997 to Nov 1998
Dwelling units approved			
Private sector houses	8 204	-1.4	-4.2
Total dwelling units	12 529	0.3	-5.1

NOVEMBER KEY POINTS

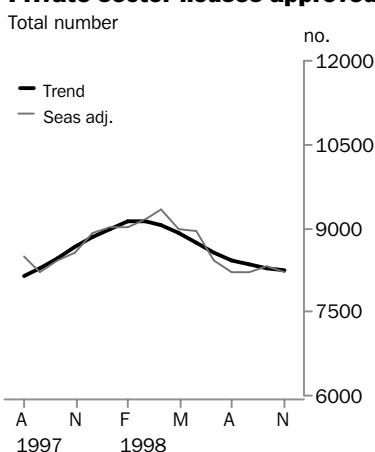
TREND ESTIMATES

- The trend for private sector houses has fallen for the last eight months and is now 9.8% below the peak in March 1998. However, the rate of decline has eased and it would require an increase of less than 3% in December to halt the decline completely.
- The trend for other dwelling units has flattened since last month and is now showing a small increase of 0.5% in November. This turnaround in the trend results from three months of growth in the seasonally adjusted estimates.
- The trend for total dwelling units has fallen for the last seven months and is 8.7% below the peak in April 1998, though the rate of decline has slowed. The trend increased in Victoria (+1.4%), Queensland (+0.5%) and the Northern Territory (+2.2%).

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses fell by 1.4% in November offsetting the increase of 1.5% in October.
- The seasonally adjusted estimate for other dwellings has increased by 18.8% over the last three months. The average monthly movement of this series is 10.9% and substantial movements are common.

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>
December 1998	3 February 1999
January 1999	2 March 1999
February 1999	30 March 1999
March 1999	4 May 1999
April 1999	2 June 1999
May 1999	1 July 1999



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

There are no data notes this month.



SIGNIFICANT REVISIONS THIS MONTH

There are no significant revisions this month.

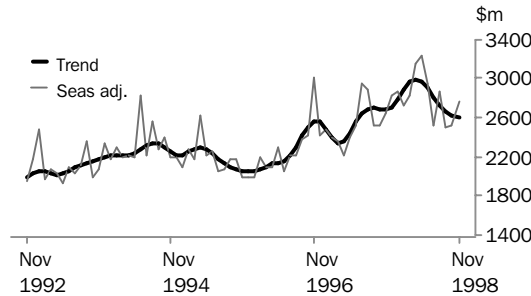


W. McLennan
Australian Statistician

VALUE OF BUILDING APPROVED

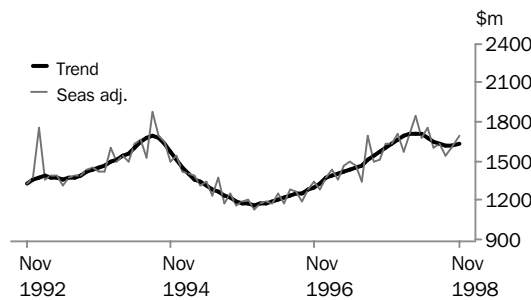
VALUE OF TOTAL BUILDING

The trend has fallen 13.1% since the peak in April 1988 and the rate of decrease is slowing. Even if the seasonally adjusted estimate for December falls by the average monthly movement (8%) the trend will flatten.



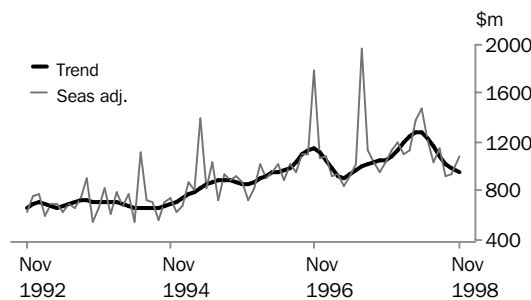
VALUE OF RESIDENTIAL BUILDING

Growth in the trend has resumed with an increase of 0.7% in November and will continue unless the seasonally adjusted estimate in December falls by more than half of the average monthly movement (5%). While this residential value series is showing growth the trend for total dwelling units is showing a decline but it is slowing.



VALUE OF NON-RESIDENTIAL BUILDING

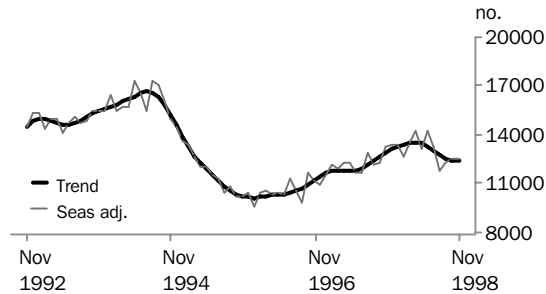
The trend has fallen by 25.7% over the last seven months but the rate of decline has slowed. This is a volatile series and substantial movements (either way) can be expected.



DWELLINGS APPROVED

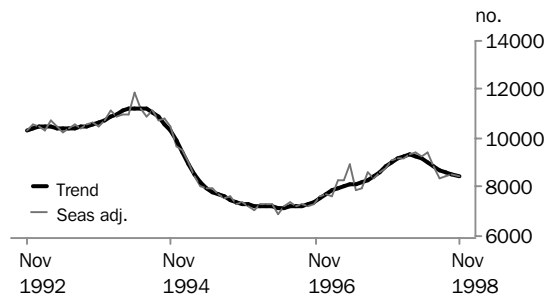
TOTAL DWELLING UNITS

The trend has fallen 8.7% since the peak in April 1998. That peak was 33.8% above the low point in January 1996 but still 18.5% below the last peak in the cycle in July 1994.



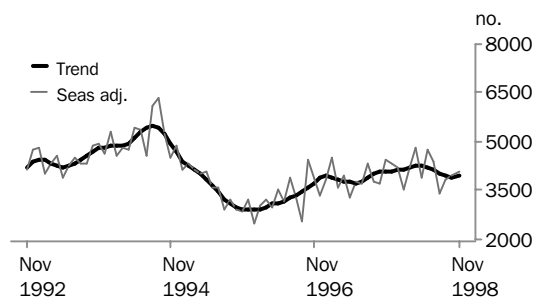
PRIVATE SECTOR HOUSES

The trend for private sector houses has fallen for eight months since the reaching the recent peak of 9,135 in March 1998. This peak is 17.0% below the last major peak in May 1994.



OTHER DWELLINGS(a)

The strong decline in the trend evident last month has been arrested and November shows a small increase (+0.5%). However, the decline will resume next month if the seasonally adjusted estimate for December falls. This is a volatile series with an average monthly movement of 11%.



(a) See Glossary for definition.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

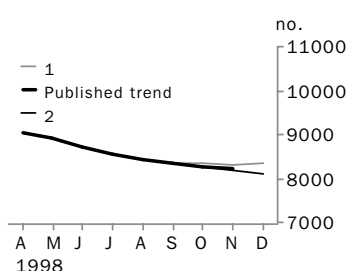
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

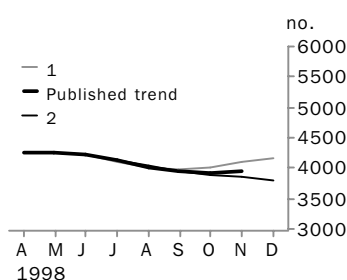
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the December seasonally adjusted estimate is higher than the November estimate by 3% for the number of private sector houses approved and 10% for other dwelling units approved; and that the December seasonally adjusted estimate is lower than the November 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 no.	% change	2 no.	% change
July 1998	8 551	-1.9	8 539	-2.0	8 557	-1.9
August 1998	8 421	-1.5	8 415	-1.5	8 424	-1.6
September 1998	8 334	-1.0	8 352	-0.7	8 328	-1.1
October 1998	8 270	-0.8	8 328	-0.3	8 250	-0.9
November 1998	8 242	-0.3	8 322	-0.1	8 175	-0.9
December 1998	n.y.a.	n.y.a.	8 336	0.2	8 115	-0.7

OTHER DWELLINGS(a)



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 no.	% change	2 no.	% change
July 1998	4 130	-2.2	4 112	-2.4	4 142	-2.1
August 1998	4 022	-2.6	4 013	-2.4	4 029	-2.8
September 1998	3 953	-1.7	3 983	-0.8	3 943	-2.1
October 1998	3 914	-1.0	4 020	0.9	3 887	-1.4
November 1998	3 935	0.5	4 099	2.0	3 849	-1.0
December 1998	n.y.a.	n.y.a.	4 161	1.5	3 784	-1.7

(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							
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	3 718	4 005	12 004	450	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	4 099	13 318	535	13 853
April	8 913	9 073	4 512	4 926	13 425	574	13 999
May	9 329	9 602	3 892	4 266	13 221	647	13 868
June	9 363	10 017	4 229	4 532	13 592	957	14 549
July	9 038	9 486	4 706	4 890	13 744	632	14 376
August	8 509	8 657	3 596	3 773	12 105	325	12 430
September	9 038	9 264	3 618	3 751	12 656	359	13 015
October	8 619	8 805	3 298	3 523	11 917	411	12 328
November	8 476	8 706	4 197	4 416	12 673	449	13 122
SEASONALLY ADJUSTED							
1997							
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	3 954	4 312	12 852	537	13 389
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	4 221	13 044	509	13 553
April	9 345	9 468	4 473	4 832	13 818	482	14 300
May	8 969	9 247	3 643	3 925	12 612	560	13 172
June	8 944	9 459	4 559	4 748	13 504	703	14 207
July	8 405	8 880	4 157	4 369	12 562	687	13 249
August	8 200	8 371	3 245	3 430	11 446	355	11 800
September	8 199	8 424	3 539	3 809	11 738	495	12 233
October	8 323	8 557	3 664	3 929	11 987	499	12 486
November	8 204	8 454	3 813	4 075	12 017	512	12 529
TREND ESTIMATES							
1997							
September	8 283	8 453	3 742	3 999	12 026	427	12 452
October	8 467	8 643	3 805	4 065	12 272	436	12 708
November	8 651	8 825	3 841	4 099	12 492	431	12 924
December	8 826	8 990	3 849	4 105	12 675	421	13 096
1998							
January	8 991	9 145	3 858	4 123	12 850	418	13 267
February	9 107	9 270	3 889	4 167	12 996	440	13 436
March	9 135	9 332	3 935	4 222	13 070	484	13 554
April	9 055	9 305	3 975	4 259	13 030	534	13 564
May	8 903	9 205	3 998	4 265	12 901	568	13 470
June	8 720	9 053	3 977	4 224	12 697	581	13 277
July	8 551	8 886	3 899	4 130	12 449	567	13 016
August	8 421	8 734	3 797	4 022	12 217	539	12 756
September	8 334	8 613	3 721	3 953	12 055	511	12 566
October	8 270	8 518	3 672	3 914	11 942	490	12 432
November	8 242	8 456	3 677	3 935	11 919	471	12 390

(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							
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	-12.8	-9.8	-5.7	29.7	-4.8
1998							
January	-12.2	-12.2	-4.4	-6.9	-9.8	-31.6	-10.5
February	10.1	10.2	-11.1	-8.8	3.1	28.9	3.8
March	19.4	19.4	18.9	20.6	19.2	34.8	19.8
April	-6.8	-7.0	20.0	20.2	0.8	7.3	1.1
May	4.7	5.8	-13.7	-13.4	-1.5	12.7	-0.9
June	0.4	4.3	8.7	6.2	2.8	47.9	4.9
July	-3.5	-5.3	11.3	7.9	1.1	-34.0	-1.2
August	-5.9	-8.7	-23.6	-22.8	-11.9	-48.6	-13.5
September	6.2	7.0	0.6	-0.6	4.6	10.5	4.7
October	-4.6	-5.0	-8.8	-6.1	-5.8	14.5	-5.3
November	-1.7	-1.1	27.3	25.3	6.3	9.2	6.4
SEASONALLY ADJUSTED (% change from preceding month)							
1997							
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	-6.8	-3.2	0.3	35.1	1.4
1998							
January	1.3	1.0	1.7	-3.0	1.4	-40.6	-0.3
February	-0.1	0.0	-18.7	-15.9	-5.8	29.7	-5.0
March	1.6	1.8	19.0	20.0	6.3	23.0	6.8
April	2.1	1.4	14.9	14.5	5.9	-5.3	5.5
May	-4.0	-2.3	-18.6	-18.8	-8.7	16.2	-7.9
June	-0.3	2.3	25.2	21.0	7.1	25.6	7.9
July	-6.0	-6.1	-8.8	-8.0	-7.0	-2.3	-6.7
August	-2.4	-5.7	-21.9	-21.5	-8.9	-48.4	-10.9
September	0.0	0.6	9.0	11.1	2.6	39.5	3.7
October	1.5	1.6	3.6	3.2	2.1	0.9	2.1
November	-1.4	-1.2	4.1	3.7	0.2	2.6	0.3
TREND ESTIMATES (% change from preceding month)							
1997							
September	1.9	2.0	2.9	3.2	2.2	5.8	2.3
October	2.2	2.2	1.7	1.7	2.0	2.1	2.1
November	2.2	2.1	1.0	0.8	1.8	-1.0	1.7
December	2.0	1.9	0.2	0.2	1.5	-2.5	1.3
1998							
January	1.9	1.7	0.3	0.4	1.4	-0.6	1.3
February	1.3	1.4	0.8	1.1	1.1	5.3	1.3
March	0.3	0.7	1.2	1.3	0.6	10.1	0.9
April	-0.9	-0.3	1.0	0.9	-0.3	10.2	0.1
May	-1.7	-1.1	0.6	0.1	-1.0	6.5	-0.7
June	-2.1	-1.6	-0.5	-1.0	-1.6	2.2	-1.4
July	-1.9	-1.8	-2.0	-2.2	-1.9	-2.4	-2.0
August	-1.5	-1.7	-2.6	-2.6	-1.9	-5.0	-2.0
September	-1.0	-1.4	-2.0	-1.7	-1.3	-5.1	-1.5
October	-0.8	-1.1	-1.3	-1.0	-0.9	-4.1	-1.1
November	-0.3	-0.7	0.1	0.5	-0.2	-3.9	-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					
1997					
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	1 452.1	256.4	1 708.6	960.1	2 668.7
April	1 552.8	280.6	1 833.4	1 249.0	3 082.4
May	1 514.4	292.2	1 806.6	1 481.9	3 288.4
June	1 512.9	282.9	1 795.8	1 225.9	3 021.8
July	1 542.8	282.8	1 825.6	880.9	2 706.5
August	1 364.2	233.1	1 597.3	1 455.4	3 052.7
September	1 411.7	263.6	1 675.3	949.3	2 624.5
October	1 391.3	239.1	1 630.4	1 123.5	2 753.8
November	1 492.0	247.7	1 739.7	1 109.2	2 848.9
SEASONALLY ADJUSTED					
1997					
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	1 393.7	243.8	1 634.6	1 130.3	2 836.3
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	1 491.2	249.3	1 716.9	1 135.5	2 825.7
April	1 607.2	271.7	1 850.9	1 384.0	3 148.2
May	1 392.2	280.8	1 678.0	1 475.0	3 240.9
June	1 521.4	297.4	1 756.3	1 223.7	2 952.3
July	1 345.0	267.4	1 610.9	1 029.4	2 519.4
August	1 326.9	236.1	1 627.9	1 151.7	2 870.2
September	1 305.9	226.6	1 542.6	924.6	2 496.2
October	1 386.7	230.4	1 600.8	939.9	2 531.5
November	1 441.3	229.3	1 695.1	1 083.4	2 776.4
TREND ESTIMATES					
1997					
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	1 355.3	240.6	1 601.8	1 057.1	2 678.0
December	1 377.5	248.5	1 628.7	1 082.2	2 706.2
1998					
January	1 405.7	256.5	1 661.1	1 133.2	2 789.9
February	1 434.8	264.8	1 691.3	1 196.8	2 888.5
March	1 456.9	272.2	1 713.8	1 256.0	2 961.6
April	1 459.8	276.5	1 717.6	1 288.6	2 990.9
May	1 446.2	276.2	1 706.0	1 280.8	2 969.4
June	1 421.5	271.0	1 683.3	1 233.8	2 902.8
July	1 394.9	262.5	1 656.9	1 161.0	2 810.6
August	1 376.3	251.1	1 635.4	1 083.5	2 719.2
September	1 372.9	239.4	1 626.2	1 023.1	2 655.3
October	1 378.1	229.5	1 624.8	981.0	2 615.5
November	1 396.5	221.6	1 636.3	957.4	2 599.2

(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)					
1997					
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	23.3	6.8	20.5	-17.7	3.3
April	6.9	9.4	7.3	30.1	15.5
May	-2.5	4.1	-1.5	18.6	6.7
June	-0.1	-3.2	-0.6	-17.3	-8.1
July	2.0	-0.1	1.7	-28.1	-10.4
August	-11.6	-17.6	-12.5	65.2	12.8
September	3.5	13.1	4.9	-34.8	-14.0
October	-1.4	-9.3	-2.7	18.3	4.9
November	7.2	3.6	6.7	-1.3	3.5

SEASONALLY ADJUSTED (% change from preceding month)					
1997					
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	16.1	-4.2	9.6	3.1	3.7
April	7.8	9.0	7.8	21.9	11.4
May	-13.4	3.4	-9.3	6.6	2.9
June	9.3	5.9	4.7	-17.0	-8.9
July	-11.6	-10.1	-8.3	-15.9	-14.7
August	-1.3	-11.7	1.1	11.9	13.9
September	-1.6	-4.0	-5.2	-19.7	-13.0
October	6.2	1.6	3.8	1.7	1.4
November	3.9	-0.5	5.9	15.3	9.7

TREND ESTIMATES (% change from preceding month)					
1997					
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	3.3	1.7	2.4	1.1
1998					
January	2.0	3.2	2.0	4.7	3.1
February	2.1	3.2	1.8	5.6	3.5
March	1.5	2.8	1.3	5.0	2.5
April	0.2	1.6	0.2	2.6	1.0
May	-0.9	-0.1	-0.7	-0.6	-0.7
June	-1.7	-1.9	-1.3	-3.7	-2.2
July	-1.9	-3.1	-1.6	-5.9	-3.2
August	-1.3	-4.3	-1.3	-6.7	-3.3
September	-0.2	-4.7	-0.6	-5.6	-2.4
October	0.4	-4.2	-0.1	-4.1	-1.5
November	1.3	-3.4	0.7	-2.4	-0.6

(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								
1997								
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	104
April	4 943	3 313	3 280	502	1 576	133	159	93
May	4 561	3 356	3 066	602	1 794	128	256	105
June	5 088	3 255	2 806	810	2 054	107	214	215
July	5 643	3 063	2 489	901	1 707	120	209	244
August	3 742	3 263	2 579	634	1 735	129	158	190
September	4 071	3 325	2 985	742	1 413	139	239	101
October	3 952	3 079	2 606	585	1 634	139	245	88
November	4 492	3 439	2 477	606	1 649	108	221	130
SEASONALLY ADJUSTED								
1997								
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	3 343	525	1 705	132	n.a.	n.a.
May	4 047	3 284	2 819	583	1 649	131	n.a.	n.a.
June	5 246	3 183	2 741	772	1 836	120	n.a.	n.a.
July	4 920	2 982	2 290	813	1 623	113	n.a.	n.a.
August	3 776	3 244	2 499	568	1 780	135	n.a.	n.a.
September	3 857	3 106	2 653	673	1 372	132	n.a.	n.a.
October	4 138	2 933	2 559	603	1 599	124	n.a.	n.a.
November	4 260	3 415	2 442	568	1 648	109	n.a.	n.a.
TREND ESTIMATES								
1997								
September	4 239	2 870	2 945	543	1 401	143	156	113
October	4 293	2 912	3 019	551	1 427	141	168	124
November	4 334	2 940	3 094	575	1 454	139	184	130
December	4 361	2 987	3 177	599	1 478	137	199	125
1998								
January	4 394	3 065	3 251	615	1 510	136	209	113
February	4 430	3 159	3 278	629	1 553	133	211	106
March	4 475	3 243	3 219	641	1 607	130	209	113
April	4 507	3 287	3 075	656	1 662	127	205	134
May	4 528	3 279	2 882	670	1 701	126	202	160
June	4 517	3 238	2 709	679	1 705	125	202	180
July	4 458	3 175	2 603	680	1 678	125	207	183
August	4 370	3 127	2 535	671	1 640	125	213	169
September	4 296	3 116	2 496	651	1 607	124	221	146
October	4 235	3 126	2 475	626	1 582	123	232	123
November	4 222	3 170	2 488	596	1 567	121	237	100

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								
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	9.5
April	13.6	-6.6	7.0	-32.0	-9.8	6.4	-11.2	-10.6
May	-7.7	1.3	-6.5	19.9	13.8	-3.8	61.0	12.9
June	11.6	-3.0	-8.5	34.6	14.5	-16.4	-16.4	104.8
July	10.9	-5.9	-11.3	11.2	-16.9	12.1	-2.3	13.5
August	-33.7	6.5	3.6	-29.6	1.6	7.5	-24.4	-22.1
September	8.8	1.9	15.7	17.0	-18.6	7.8	51.3	-46.8
October	-2.9	-7.4	-12.7	-21.2	15.6	0.0	2.5	-12.9
November	13.7	11.7	-5.0	3.6	0.9	-22.3	-9.8	47.7
SEASONALLY ADJUSTED (% change from preceding month)								
1997								
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	8.2	-24.0	6.3	1.4	n.a.	n.a.
May	-19.5	-9.9	-15.7	11.1	-3.3	-0.6	n.a.	n.a.
June	29.6	-3.1	-2.7	32.3	11.3	-8.6	n.a.	n.a.
July	-6.2	-6.3	-16.5	5.4	-11.6	-5.8	n.a.	n.a.
August	-23.2	8.8	9.1	-30.1	9.6	20.3	n.a.	n.a.
September	2.1	-4.2	6.2	18.4	-22.9	-2.5	n.a.	n.a.
October	7.3	-5.6	-3.5	-10.4	16.5	-5.7	n.a.	n.a.
November	2.9	16.4	-4.6	-5.8	3.1	-12.1	n.a.	n.a.
TREND ESTIMATES (% change from preceding month)								
1997								
September	2.0	2.6	2.4	-1.7	1.1	-1.2	-0.2	11.0
October	1.3	1.5	2.5	1.5	1.8	-1.0	7.5	9.1
November	0.9	1.0	2.5	4.2	1.9	-1.3	9.7	5.2
December	0.6	1.6	2.7	4.2	1.6	-1.5	8.1	-4.0
1998								
January	0.8	2.6	2.3	2.7	2.2	-1.3	4.7	-9.7
February	0.8	3.0	0.8	2.3	2.8	-1.6	1.1	-5.8
March	1.0	2.7	-1.8	2.0	3.4	-2.4	-0.9	6.4
April	0.7	1.4	-4.5	2.2	3.4	-2.2	-1.7	18.4
May	0.5	-0.2	-6.3	2.1	2.3	-1.2	-1.4	19.9
June	-0.2	-1.3	-6.0	1.3	0.3	-0.2	0.0	12.3
July	-1.3	-1.9	-3.9	0.2	-1.6	0.0	2.3	1.8
August	-2.0	-1.5	-2.6	-1.3	-2.2	-0.4	3.1	-7.7
September	-1.7	-0.4	-1.5	-3.1	-2.0	-0.7	3.7	-13.4
October	-1.4	0.3	-0.8	-3.8	-1.6	-1.2	4.8	-15.8
November	-0.3	1.4	0.5	-4.9	-0.9	-1.4	2.2	-18.6

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	104 461	42 381	788	2 456	621	150 707
1997						
November	8 463	4 053	52	151	11	12 730
December	8 275	3 582	61	66	20	12 004
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	8 904	4 154	75	280	12	13 425
May	9 317	3 501	139	230	34	13 221
June	9 354	3 713	140	375	10	13 592
July	9 028	4 328	58	314	16	13 744
August	8 500	3 279	87	123	116	12 105
September	9 029	3 191	43	372	21	12 656
October	8 612	3 161	43	85	16	11 917
November	8 469	3 729	75	381	19	12 673
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	2 530	2 989	35	1	13	5 568
1997						
November	170	176	0	0	1	347
December	163	286	0	0	1	450
1998						
January	137	171	0	0	0	308
February	160	237	0	0	0	397
March	195	339	1	0	0	535
April	160	414	0	0	0	574
May	273	347	27	0	0	647
June	654	293	7	1	2	957
July	448	182	1	0	1	632
August	148	177	0	0	0	325
September	226	132	0	0	1	359
October	186	216	9	0	0	411
November	230	212	7	0	0	449
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	45 370	823	2 457	634	156 275
1997						
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	3 907	59	76	69	13 853
April	9 064	4 568	75	280	12	13 999
May	9 590	3 848	166	230	34	13 868
June	10 008	4 006	147	376	12	14 549
July	9 476	4 510	59	314	17	14 376
August	8 648	3 456	87	123	116	12 430
September	9 255	3 323	43	372	22	13 015
October	8 798	3 377	52	85	16	12 328
November	8 699	3 941	82	381	19	13 122

(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	11 654.3	4 400.7	87.8	2 573.4	238.5	18 954.8	10 276.7	29 231.1
1997								
November	931.2	431.1	3.8	206.0	14.2	1 586.3	827.4	2 413.7
December	918.7	334.0	5.2	194.1	5.0	1 457.1	866.0	2 323.0
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	1 007.5	499.2	4.7	220.3	40.0	1 771.7	846.3	2 618.0
May	1 058.4	402.7	11.4	231.5	36.5	1 740.5	1 181.3	2 921.8
June	1 070.2	363.0	37.0	222.9	13.3	1 706.5	924.2	2 630.7
July	1 047.5	437.7	3.9	236.8	32.3	1 758.3	699.8	2 458.1
August	979.2	353.8	14.4	200.2	16.0	1 563.6	875.5	2 439.0
September	1 052.5	323.8	3.3	216.1	37.6	1 633.3	719.5	2 352.8
October	1 000.9	353.3	4.0	223.6	4.8	1 586.7	738.7	2 325.3
November	990.4	462.1	7.4	203.1	26.9	1 689.8	861.0	2 550.9
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	249.2	224.6	2.7	101.7	0.1	578.3	4 185.6	4 763.6
1997								
November	16.0	12.1	0.0	4.0	0.0	32.1	164.7	196.8
December	17.3	19.2	0.0	7.0	0.0	43.5	193.5	237.0
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	23.5	1.2	10.9	0.0	54.7	416.5	471.2
April	15.6	30.5	0.0	15.6	0.0	61.7	402.7	464.3
May	25.3	28.0	1.0	11.8	0.0	66.1	300.6	366.7
June	57.8	21.9	0.5	9.2	0.1	89.4	301.7	391.1
July	41.4	16.2	0.5	9.2	0.0	67.3	181.2	248.5
August	17.1	14.1	0.0	2.5	0.0	33.7	580.0	613.7
September	25.1	10.3	0.0	6.6	0.0	42.0	229.7	271.7
October	21.9	15.2	1.0	5.6	0.0	43.7	384.8	428.5
November	23.2	16.4	0.4	9.9	0.0	49.8	248.2	298.0
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	4 625.2	90.4	2 675.2	238.5	19 532.7	14 461.8	33 994.8
1997								
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	351.3	5.7	243.8	6.9	1 708.6	960.1	2 668.7
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	430.7	12.4	243.3	36.5	1 806.6	1 481.9	3 288.4
June	1 128.0	384.9	37.5	232.1	13.3	1 795.8	1 225.9	3 021.8
July	1 088.9	453.9	4.4	246.1	32.3	1 825.6	880.9	2 706.5
August	996.3	367.9	14.4	202.7	16.0	1 597.3	1 455.4	3 052.7
September	1 077.6	334.1	3.3	222.7	37.6	1 675.3	949.3	2 624.5
October	1 022.8	368.5	5.0	229.2	4.8	1 630.4	1 123.5	2 753.8
November	1 013.5	478.5	7.9	212.9	26.9	1 739.7	1 109.2	2 848.9

(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	5 116	6 064	12 411	23 591	45 370	152 361
1997										
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	605	639	603	1 847	3 907	13 649
April	9 064	1 109	958	2 067	439	515	1 547	2 501	4 568	13 632
May	9 590	839	878	1 717	563	322	1 246	2 131	3 848	13 438
June	10 008	924	1 116	2 040	384	362	1 220	1 966	4 006	14 014
July	9 476	976	991	1 967	461	428	1 654	2 543	4 510	13 986
August	8 648	838	850	1 688	427	429	912	1 768	3 456	12 104
September	9 255	879	1 329	2 208	300	320	495	1 115	3 323	12 578
October	8 798	823	959	1 782	243	307	1 045	1 595	3 377	12 175
November	8 699	719	1 088	1 807	314	410	1 410	2 134	3 941	12 640
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	423.2	548.3	1 872.4	2 844.1	4 625.2	16 528.7
1997										
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	54.1	50.0	78.5	182.6	351.3	1 452.1
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	199.0	277.7	430.7	1 514.4
June	1 128.0	66.6	97.9	164.4	31.2	33.4	155.9	220.4	384.9	1 512.9
July	1 088.9	72.9	108.2	181.1	41.3	37.2	194.2	272.8	453.9	1 542.8
August	996.3	67.2	72.1	139.3	39.1	47.8	141.6	228.6	367.9	1 364.2
September	1 077.6	68.2	124.1	192.3	22.1	32.1	87.7	141.8	334.1	1 411.7
October	1 022.8	63.0	85.2	148.2	18.2	29.0	173.1	220.3	368.5	1 391.3
November	1 013.5	56.1	109.2	165.3	25.9	42.7	244.6	313.2	478.5	1 492.0

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

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

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

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												
September	21	1.9	305	27.4	92	9.7	180	17.9	136	13.8	36	4.0
October	29	2.7	346	30.1	77	8.1	159	17.0	124	12.4	45	4.7
November	23	2.1	367	33.8	97	9.8	171	16.6	142	14.8	67	6.7
Value—\$200,000—\$499,999												
1998												
September	19	5.8	80	23.7	70	21.7	79	23.3	76	22.4	36	12.8
October	5	1.5	70	20.7	49	14.6	74	22.3	44	12.5	26	8.6
November	18	5.1	67	18.5	51	15.9	67	19.4	61	19.1	38	12.5
Value—\$500,000—\$999,999												
1998												
September	5	3.6	30	19.5	18	12.9	21	14.0	18	11.4	29	20.3
October	4	2.2	17	10.6	24	15.4	26	17.3	23	15.4	17	11.2
November	4	2.5	28	18.9	28	18.5	19	11.9	29	18.8	21	14.2
Value—\$1,000,000—\$4,999,999												
1998												
September	10	19.2	23	41.0	25	51.1	22	40.3	38	72.5	26	54.3
October	11	22.5	16	30.5	15	28.6	13	28.9	22	40.9	15	26.8
November	2	2.7	21	45.2	12	21.2	20	42.6	36	90.6	25	51.8
Value—\$5,000,000 and over												
1998												
September	1	6.5	2	19.2	2	23.0	2	15.8	7	45.1	6	54.4
October	2	79.0	3	83.6	1	14.3	3	60.3	5	57.9	3	93.1
November	3	41.0	7	116.3	1	12.0	7	81.8	9	79.3	1	5.1
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	1 627.8	1 528	1 407.4
1997-98	666	1 340.7	4 718	2 025.2	2 221	992.8	3 419	2 518.5	2 980	2 122.2	1 488	1 369.0
1998												
September	56	37.0	440	130.9	207	118.5	304	111.3	275	165.2	133	145.8
October	51	107.9	452	175.5	166	81.0	275	145.8	218	139.0	106	144.4
November	50	53.4	490	232.7	189	77.3	284	172.2	277	222.5	152	90.2

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

Period	Religious.....		Health.....		Entertainment and recreational....		Miscellaneous.....		Total non- residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
1998										
September	9	1.0	23	2.1	37	3.6	73	6.6	912	88.1
October	13	1.4	32	3.6	42	4.2	62	6.1	929	90.2
November	15	1.6	34	3.5	42	4.2	46	3.9	1 004	96.8
Value—\$200,000—\$499,999										
1998										
September	5	1.7	19	5.6	18	5.4	14	4.1	416	126.4
October	4	1.3	20	5.6	22	6.6	20	6.2	334	99.9
November	3	0.8	9	2.7	19	6.4	20	6.3	353	106.6
Value—\$500,000—\$999,999										
1998										
September	3	2.0	9	6.9	10	6.3	9	6.5	152	103.4
October	1	0.5	7	5.2	7	4.6	3	2.2	129	84.6
November	3	1.5	10	6.4	8	5.4	11	7.9	161	105.9
Value—\$1,000,000—\$4,999,999										
1998										
September	4	5.7	13	32.5	13	22.9	9	14.4	183	354.1
October	2	5.2	9	23.7	11	25.6	9	26.0	123	258.5
November	3	6.7	16	30.6	13	26.5	3	5.7	151	323.5
Value—\$5,000,000 and over										
1998										
September	0	0.0	6	84.4	2	29.0	0	0.0	28	277.3
October	0	0.0	3	31.4	5	157.9	1	12.8	26	590.2
November	0	0.0	5	114.3	2	15.2	2	11.5	37	476.4
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	1 034	1 496.3	1 134	744.0	18 650	14 461.8
				773.6						
1998										
September	21	10.3	70	131.4	80	67.1	105	31.6	1 691	949.3
October	20	8.3	71	69.4	87	199.0	95	53.2	1 541	1 123.5
November	24	10.6	74	157.4	84	57.6	82	35.3	1 706	1 109.2

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	2 343	1 904	24	50	4	4 325
Victoria	2 284	707	29	327	1	3 348
Queensland	1 647	744	13	0	9	2 413
South Australia	539	44	3	1	0	587
Western Australia	1 392	184	4	3	5	1 588
Tasmania	97	11	0	0	0	108
Northern Territory	51	123	2	0	0	176
Australian Capital Territory	116	12	0	0	0	128
Australia	8 469	3 729	75	381	19	12 673
PUBLIC SECTOR						
New South Wales	49	118	0	0	0	167
Victoria	58	33	0	0	0	91
Queensland	58	6	0	0	0	64
South Australia	13	6	0	0	0	19
Western Australia	9	45	7	0	0	61
Tasmania	0	0	0	0	0	0
Northern Territory	41	4	0	0	0	45
Australian Capital Territory	2	0	0	0	0	2
Australia	230	212	7	0	0	449
TOTAL						
New South Wales	2 392	2 022	24	50	4	4 492
Victoria	2 342	740	29	327	1	3 439
Queensland	1 705	750	13	0	9	2 477
South Australia	552	50	3	1	0	606
Western Australia	1 401	229	11	3	5	1 649
Tasmania	97	11	0	0	0	108
Northern Territory	92	127	2	0	0	221
Australian Capital Territory	118	12	0	0	0	130
Australia	8 699	3 941	82	381	19	13 122

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	302.8	266.2	4.5	83.5	4.9	662.0	340.3	1 002.3
Victoria	272.6	89.8	1.1	61.7	21.8	447.0	204.2	651.2
Queensland	184.3	58.0	0.9	20.1	0.0	263.3	181.7	445.0
South Australia	52.3	4.1	0.2	12.2	0.0	68.8	43.3	112.1
Western Australia	148.5	25.9	0.3	16.2	0.2	191.2	64.0	255.2
Tasmania	8.8	0.7	0.0	2.9	0.0	12.4	6.7	19.1
Northern Territory	6.6	16.1	0.3	1.9	0.0	24.9	17.4	42.3
Australian Capital Territory	14.5	1.2	0.0	4.5	0.0	20.3	3.5	23.7
Australia	990.4	462.1	7.4	203.1	26.9	1 689.8	861.0	2 550.9
PUBLIC SECTOR								
New South Wales	6.3	10.4	0.0	1.1	0.0	17.7	121.6	139.3
Victoria	4.6	1.9	0.0	5.9	0.0	12.4	63.6	76.1
Queensland	5.1	0.5	0.0	2.2	0.0	7.9	21.1	29.0
South Australia	1.0	0.6	0.0	0.0	0.0	1.6	15.1	16.7
Western Australia	1.0	2.6	0.4	0.2	0.0	4.3	13.0	17.3
Tasmania	0.0	0.0	0.0	0.0	0.0	0.0	1.1	1.2
Northern Territory	5.0	0.4	0.0	0.4	0.0	5.7	10.0	15.7
Australian Capital Territory	0.2	0.0	0.0	0.0	0.0	0.2	2.7	2.9
Australia	23.2	16.4	0.4	9.9	0.0	49.8	248.2	298.0
TOTAL								
New South Wales	309.1	276.5	4.5	84.6	4.9	679.7	461.9	1 141.6
Victoria	277.2	91.7	1.1	67.6	21.8	459.4	267.9	727.2
Queensland	189.4	58.6	0.9	22.3	0.0	271.2	202.7	474.0
South Australia	53.3	4.8	0.2	12.2	0.0	70.4	58.3	128.7
Western Australia	149.5	28.5	0.8	16.5	0.2	195.4	77.0	272.4
Tasmania	8.8	0.7	0.0	2.9	0.0	12.4	7.9	20.3
Northern Territory	11.6	16.5	0.3	2.2	0.0	30.6	27.4	58.0
Australian Capital Territory	14.6	1.2	0.0	4.5	0.0	20.4	6.2	26.6
Australia	1 013.5	478.5	7.9	212.9	26.9	1 739.7	1 109.2	2 848.9

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	2.9	101.9	22.7	90.8	84.0	7.7	6.4	13.5	9.0	1.4	340.3
Victoria	1.8	76.1	19.4	33.1	52.9	6.8	0.9	8.4	2.9	1.9	204.2
Queensland	44.5	30.9	12.2	22.4	9.1	6.5	2.1	41.1	9.9	3.0	181.7
South Australia	0.1	3.5	13.2	3.1	10.7	1.4	0.2	8.5	2.6	0.0	43.3
Western Australia	2.7	13.4	7.2	3.3	17.3	9.4	0.6	3.0	3.5	3.6	64.0
Tasmania	0.2	0.7	0.9	0.2	3.6	0.7	0.2	0.0	0.0	0.2	6.7
Northern Territory	0.0	0.8	0.0	0.3	1.0	0.0	0.0	0.0	15.3	0.0	17.4
Australian Capital Territory	0.0	0.7	0.0	1.9	0.0	0.4	0.2	0.0	0.3	0.1	3.5
Australia	52.1	227.8	75.5	155.2	178.7	32.9	10.6	74.5	43.5	10.1	861.0
PUBLIC SECTOR											
New South Wales	0.7	0.6	0.0	2.3	34.9	20.3	0.0	51.2	8.0	3.6	121.6
Victoria	0.3	0.3	0.0	5.0	1.6	20.2	0.0	26.1	3.5	6.6	63.6
Queensland	0.0	3.8	0.1	5.7	0.5	3.9	0.0	0.2	1.0	5.7	21.1
South Australia	0.2	0.0	0.0	1.3	5.0	5.9	0.0	1.3	1.3	0.0	15.1
Western Australia	0.1	0.2	1.6	0.8	1.5	4.7	0.0	3.5	0.2	0.5	13.0
Tasmania	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.6	1.1
Northern Territory	0.0	0.0	0.0	0.6	0.3	0.4	0.0	0.5	0.1	8.1	10.0
Australian Capital Territory	0.0	0.0	0.0	1.3	0.0	1.4	0.0	0.0	0.0	0.0	2.7
Australia	1.3	4.9	1.8	17.0	43.8	57.3	0.0	82.8	14.1	25.1	248.2
TOTAL											
New South Wales	3.6	102.5	22.7	93.1	118.9	28.0	6.4	64.7	17.0	5.0	461.9
Victoria	2.1	76.4	19.4	38.1	54.5	27.0	0.9	34.6	6.5	8.5	267.9
Queensland	44.5	34.6	12.3	28.2	9.7	10.4	2.1	41.3	10.9	8.7	202.7
South Australia	0.3	3.5	13.2	4.4	15.7	7.3	0.2	9.8	3.9	0.0	58.3
Western Australia	2.7	13.6	8.8	4.1	18.9	14.1	0.6	6.5	3.6	4.0	77.0
Tasmania	0.2	0.7	0.9	0.2	3.6	1.3	0.2	0.0	0.0	0.8	7.9
Northern Territory	0.0	0.8	0.0	0.9	1.3	0.4	0.0	0.5	15.4	8.1	27.4
Australian Capital Territory	0.0	0.7	0.0	3.3	0.0	1.7	0.2	0.0	0.3	0.1	6.2
Australia	53.4	232.7	77.3	172.2	222.5	90.2	10.6	157.4	57.6	35.3	1 109.2

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* (Cat. no. 8762.0).

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

EXPLANATORY NOTES

TREND ESTIMATES

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* (Cat. no. 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.

CHAIN VOLUME MEASURES

20 The chain volume measures appearing in this publication are annually reweighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1996–97). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

21 Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

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* (Cat. no. 8750.0)
- *Building Activity, Australia* (Cat. no. 8752.0)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0)
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in Building Other than House Building* (Cat. no. 6407.0)
- *Price Index of Materials Used in House Building* (Cat. no. 6408.0).

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 (e.g. 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.

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.

WHY NOT SUBSCRIBE?

PHONE +61 1300 366 323

FAX +61 03 9615 7848

CONTACTING THE ABS

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

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



2873100011980

ISSN 1031-0177

RRP \$17.00