



# BUILDING APPROVALS AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) MON 2 NOV 1998

## SEPTEMBER KEY FIGURES

### TREND ESTIMATES

	Sep 1998	% change Aug 1998 to Sep 1998	% change Sep 1997 to Sep 1998
Dwelling units approved			
Private sector houses	8 259	-1.5	-0.3
Total dwelling units	12 444	-2.4	-0.1

### SEASONALLY ADJUSTED

	Sep 1998	% change Aug 1998 to Sep 1998	% change Sep 1997 to Sep 1998
Dwelling units approved			
Private sector houses	8 076	-1.5	-1.5
Total dwelling units	12 019	1.9	-1.0

## SEPTEMBER KEY POINTS

### TREND ESTIMATES

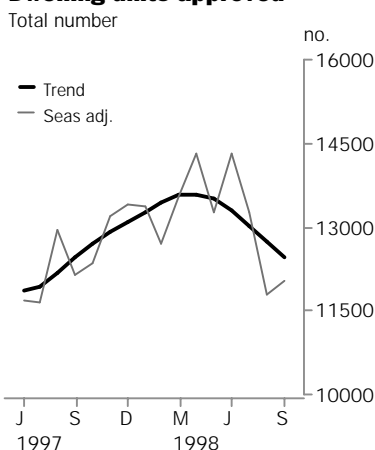
- The trend estimate for private sector houses has fallen for the last six months and is now 9.6% below the level in March 1998.
- The trend for other dwelling units has fallen by 9.9% over the last four months.
- The trend for total dwelling units has fallen by 8.5% over the last five months and is at the same level of a year ago. In September the trend declined in New South Wales (-2.6%), Victoria (-1.9%), Queensland (-3.7%), Western Australia (-2.8%) and the Australian Capital Territory (-3.3%).
- It appears a turning point was reached in the April - June period. The rate of decline since then needs to be treated with some caution because of the impact of the major legislative changes in New South Wales and Queensland. In particular there may have been some changes in the pattern of applying for building approvals.

**CAUTION:**  
Before using this data, please refer to 'Data Notes' on page 2.

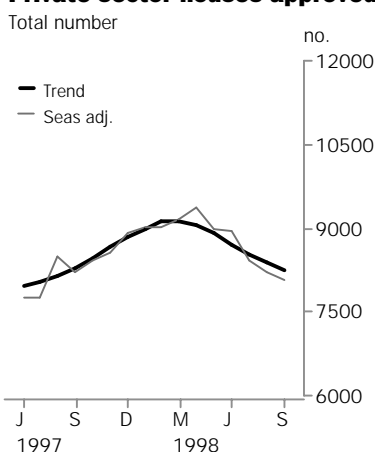
### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses is now showing falls for the last five months. In original terms there was an increase of 4.6% in September.
- The seasonally adjusted estimate for other dwelling units increased by 8.4%.
- The seasonally adjusted estimate for total dwelling units increased by 1.9% in September, following a fall of 17.6% over the previous two months.

### Dwelling units approved



### Private sector houses approved



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

# NOTES

## FORTHCOMING ISSUES

ISSUE	RELEASE DATE
October 1998	1 December 1998
November 1998	7 January 1999
December 1998	3 February 1999
January 1999	2 March 1999
February 1999	30 March 1999
March 1999	3 May 1999

## CHANGES NEXT ISSUE

The Australian Bureau of Statistics (ABS) intends to replace all constant price estimates with chain Laspeyres volume measures. All future issues of this publication will contain chain volume measures rather than constant price estimates in table 10. For further information see *Information Paper: Introduction of Chained Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

## DATA NOTES

Disruptions flowing from NSW legislative changes are still having an impact on building series in that State (refer to the previous issue of this publication). It is expected that the new arrangements will take several months to settle down. The impact on the statistical series should become clearer once the October council returns have been received.

Most councils have now fully reported for August and September. However, it is likely that those yet to report fully will generate further minor upward revisions to published estimates for these months. In the light of the latest information received by ABS, the estimate for the backlog of unprocessed approvals in August has been replaced by actual approvals data, totalling 371 dwellings, valued at \$50.3 million.

There are indications that some approvals were also brought forward in anticipation of the full implementation of the Act. Consequently the trend estimates for June and July have been adjusted downwards with a corresponding upwards adjustment in August and September. In brief, the effect of this adjustment to the trend series has been to reduce both the June and July trend figures by 500 dwellings and to increase August by 600 dwellings and September by 400 dwellings.

The legislative changes may also lead to revisions to the seasonal factors and consequently the seasonally adjusted series. However it will be some time before any new pattern is established with any certainty.

## SIGNIFICANT REVISIONS THIS MONTH

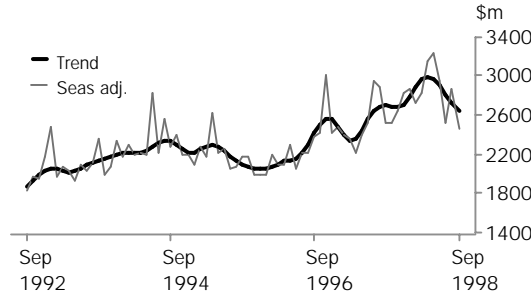
There are no significant revisions this month.

W. McLennan  
Australian Statistician

# VALUE OF BUILDING APPROVED

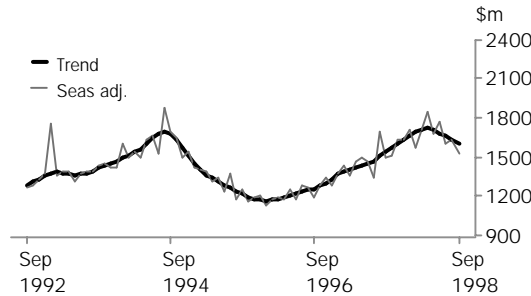
## VALUE OF TOTAL BUILDING

With both of its major components showing substantial falls in trend this trend series is also showing a substantial decline (11.7% over the last five months).



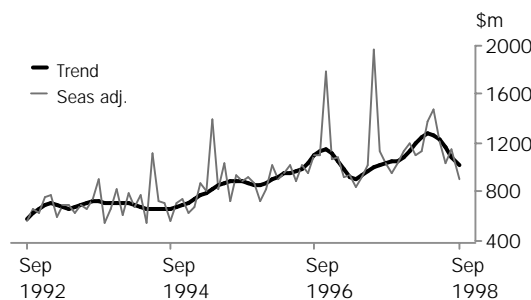
## VALUE OF RESIDENTIAL BUILDING

The trend has fallen by 6.9% over the last five months and it will take an increase of nearly twice the average monthly movement (8%) for growth to resume.



## VALUE OF NON-RESIDENTIAL BUILDING

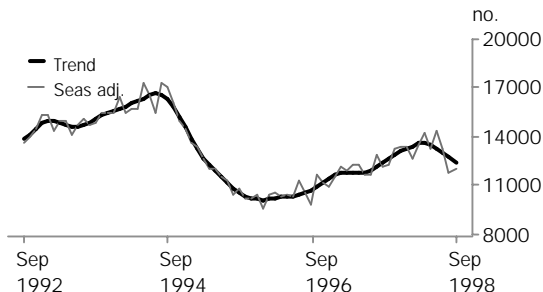
The trend has fallen by 20.6% over the last five months and is now 2.2% below the level of a year ago. It will require an increase of about twice the average monthly movement (20%) to restore growth.



# DWELLINGS APPROVED

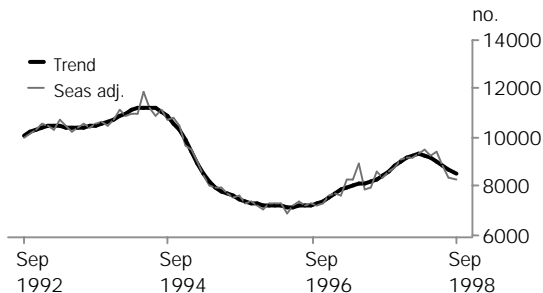
## TOTAL DWELLING UNITS

The trend has now fallen for the fifth month to be 8.5% below the peak in April 1998. However it is still 34% above the trough of January 1996.



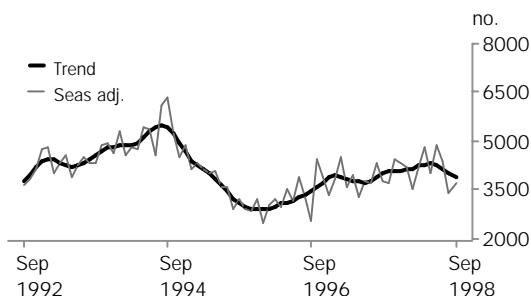
## PRIVATE SECTOR HOUSES

The trend has fallen for six months to be 9.6% below the peak in March 1998, which in turn is 21.8% below the peak achieved in August 1994.



## OTHER DWELLINGS(a)

The trend has fallen by 9.9% over the last four months to be 3.0% below the level of a year ago. This is a volatile series with average monthly movement of 16% in the seasonally adjusted series.



(a) See Glossary for definition.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

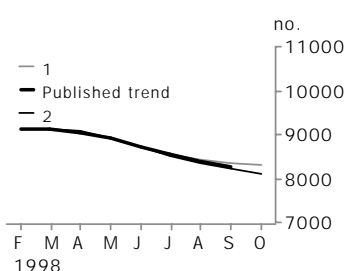
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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.

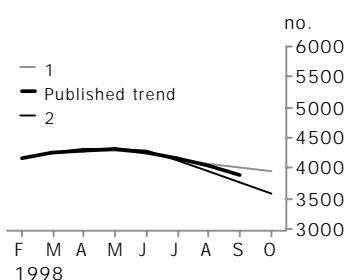
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the October seasonally adjusted estimate is higher than the September estimate by 3% for the number of private sector houses approved and 10% for other dwelling units approved; and that the October seasonally adjusted estimate is lower than the September 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> rises by 3% on Sep 1998	% change	<b>2</b> falls by 3% on Sep 1998	% change
May 1998	8 901	-1.7	8 898	-1.8	8 916	-1.7
June 1998	8 716	-2.1	8 712	-2.1	8 721	-2.2
July 1998	8 538	-2.0	8 550	-1.9	8 526	-2.2
August 1998	8 387	-1.8	8 433	-1.4	8 355	-2.0
September 1998	8 259	-1.5	8 359	-0.9	8 211	-1.7
October 1998	n.y.a.	n.y.a.	8 317	-0.5	8 094	-1.4

### OTHER DWELLINGS(a)



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> rises by 10% on Sep 1998	% change	<b>2</b> falls by 10% on Sep 1998	% change
May 1998	4 307	0.4	4 297	0.2	4 326	0.5
June 1998	4 263	-1.0	4 259	-0.9	4 273	-1.2
July 1998	4 159	-2.5	4 170	-2.1	4 132	-3.3
August 1998	4 038	-2.9	4 076	-2.3	3 949	-4.4
September 1998	3 879	-3.9	4 002	-1.8	3 764	-4.7
October 1998	n.y.a.	n.y.a.	3 950	-1.3	3 591	-4.6

(a) See Glossary for definition.

## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS....		
	Private sector	Total	Private sector	Total	Private sector	Public sector	Total
	no.	no.	no.	no.	no.	no.	no.
ORIGINAL							
<b>1997</b>							
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	8 009	8 169	3 161	3 398	11 170	397	11 567
March	9 559	9 754	3 759	4 089	13 318	525	13 843
April	8 924	9 073	4 512	4 926	13 436	563	13 999
May	9 330	9 602	3 982	4 356	13 312	646	13 958
June	9 364	10 017	4 335	4 638	13 699	956	14 655
July	9 062	9 486	4 706	4 890	13 768	608	14 376
August	8 509	8 657	3 596	3 773	12 105	325	12 430
September	8 902	9 128	3 526	3 659	12 428	359	12 787
SEASONALLY ADJUSTED							
<b>1997</b>							
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	9 005	9 170	3 270	3 519	12 275	414	12 689
March	9 153	9 332	3 891	4 211	13 044	499	13 544
April	9 356	9 471	4 473	4 832	13 830	473	14 303
May	8 970	9 247	3 727	4 009	12 697	559	13 256
June	8 945	9 459	4 674	4 862	13 619	702	14 321
July	8 427	8 877	4 157	4 369	12 584	662	13 246
August	8 200	8 371	3 245	3 430	11 446	355	11 800
September	8 076	8 301	3 449	3 719	11 525	495	12 019
TREND ESTIMATES							
<b>1997</b>							
July	8 023	8 181	3 549	3 765	11 572	374	11 946
August	8 128	8 292	3 637	3 877	11 765	403	12 168
September	8 283	8 453	3 743	3 999	12 027	426	12 452
October	8 467	8 643	3 807	4 065	12 274	433	12 708
November	8 651	8 825	3 843	4 096	12 494	427	12 922
December	8 826	8 990	3 848	4 100	12 675	415	13 090
<b>1998</b>							
January	8 991	9 145	3 859	4 118	12 850	412	13 263
February	9 109	9 271	3 897	4 170	13 006	434	13 440
March	9 140	9 335	3 957	4 241	13 098	479	13 576
April	9 059	9 302	4 008	4 290	13 067	526	13 593
May	8 901	9 192	4 040	4 307	12 941	558	13 500
June	8 716	9 039	4 015	4 263	12 731	571	13 302
July	8 538	8 871	3 929	4 159	12 467	563	13 030
August	8 387	8 712	3 822	4 038	12 209	541	12 749
September	8 259	8 565	3 673	3 879	11 932	512	12 444

(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>							
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	3.8
March	19.4	19.4	18.9	20.3	19.2	32.2	19.7
April	-6.6	-7.0	20.0	20.5	0.9	7.2	1.1
May	4.5	5.8	-11.7	-11.6	-0.9	14.7	-0.3
June	0.4	4.3	8.9	6.5	2.9	48.0	5.0
July	-3.2	-5.3	8.6	5.4	0.5	-36.4	-1.9
August	-6.1	-8.7	-23.6	-22.8	-12.1	-46.5	-13.5
September	4.6	5.4	-1.9	-3.0	2.7	10.5	2.9
SEASONALLY ADJUSTED (% change from preceding month)							
<b>1997</b>							
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	-0.1	0.0	-18.7	-15.9	-5.8	29.7	-5.0
March	1.6	1.8	19.0	19.7	6.3	20.7	6.7
April	2.2	1.5	14.9	14.7	6.0	-5.1	5.6
May	-4.1	-2.4	-16.7	-17.0	-8.2	18.0	-7.3
June	-0.3	2.3	25.4	21.3	7.3	25.7	8.0
July	-5.8	-6.2	-11.1	-10.1	-7.6	-5.8	-7.5
August	-2.7	-5.7	-21.9	-21.5	-9.0	-46.4	-10.9
September	-1.5	-0.8	6.3	8.4	0.7	39.5	1.9
TREND ESTIMATES (% change from preceding month)							
<b>1997</b>							
July	0.8	0.8	0.5	1.0	0.7	5.8	0.8
August	1.3	1.4	2.5	3.0	1.7	7.8	1.9
September	1.9	2.0	2.9	3.2	2.2	5.5	2.3
October	2.2	2.2	1.7	1.7	2.1	1.8	2.1
November	2.2	2.1	1.0	0.8	1.8	-1.4	1.7
December	2.0	1.9	0.1	0.1	1.4	-2.9	1.3
<b>1998</b>							
January	1.9	1.7	0.3	0.4	1.4	-0.7	1.3
February	1.3	1.4	1.0	1.3	1.2	5.4	1.3
March	0.3	0.7	1.6	1.7	0.7	10.2	1.0
April	-0.9	-0.4	1.3	1.2	-0.2	9.9	0.1
May	-1.7	-1.2	0.8	0.4	-1.0	6.1	-0.7
June	-2.1	-1.7	-0.6	-1.0	-1.6	2.3	-1.5
July	-2.0	-1.9	-2.1	-2.5	-2.1	-1.5	-2.0
August	-1.8	-1.8	-2.7	-2.9	-2.1	-3.9	-2.2
September	-1.5	-1.7	-3.9	-3.9	-2.3	-5.2	-2.4

(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>					
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	1 177.7	240.1	1 417.8	1 165.9	<b>2 583.8</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>
June	1 524.1	282.9	1 807.0	1 214.7	<b>3 021.8</b>
July	1 542.8	282.8	1 825.6	880.9	<b>2 706.5</b>
August	1 364.2	233.1	1 597.3	1 455.4	<b>3 052.7</b>
September	1 390.0	262.4	1 652.3	932.2	<b>2 584.5</b>
SEASONALLY ADJUSTED					
<b>1997</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	1 284.7	260.1	1 566.7	1 101.0	<b>2 724.4</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>
June	1 533.0	297.4	1 767.3	1 212.6	<b>2 952.3</b>
July	1 344.2	267.4	1 610.9	1 029.4	<b>2 519.2</b>
August	1 326.9	236.1	1 627.9	1 151.7	<b>2 870.2</b>
September	1 286.0	225.6	1 521.5	908.0	<b>2 459.3</b>
TREND ESTIMATES					
<b>1997</b>					
July	1 238.1	220.8	1 473.9	1 004.4	<b>2 638.4</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	1 377.1	248.5	1 628.4	1 082.6	<b>2 706.0</b>
<b>1998</b>					
January	1 405.3	256.5	1 660.7	1 133.5	<b>2 789.6</b>
February	1 434.9	264.8	1 691.4	1 196.5	<b>2 888.2</b>
March	1 458.5	272.2	1 715.4	1 254.9	<b>2 962.0</b>
April	1 462.3	275.9	1 719.1	1 281.9	<b>2 985.7</b>
May	1 450.4	274.7	1 708.6	1 270.9	<b>2 961.8</b>
June	1 426.0	270.2	1 687.2	1 228.0	<b>2 901.1</b>
July	1 395.3	262.9	1 659.5	1 163.1	<b>2 816.4</b>
August	1 367.3	253.9	1 633.2	1 091.9	<b>2 728.1</b>
September	1 332.5	243.9	1 600.9	1 018.3	<b>2 637.6</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>					
July	13.1	-12.3	8.5	55.4	<b>28.5</b>
August	10.3	1.4	9.0	-16.8	<b>-4.3</b>
September	-6.5	11.3	-4.1	-23.9	<b>-13.0</b>
October	-1.3	2.1	-0.7	18.7	<b>6.9</b>
November	3.9	-12.7	1.2	-19.8	<b>-8.0</b>
December	-7.3	-7.3	-7.3	6.8	<b>-1.9</b>
<b>1998</b>					
January	-8.3	12.9	-5.3	-2.3	<b>-4.1</b>
February	-0.3	0.6	-0.2	12.6	<b>5.2</b>
March	23.2	6.8	20.4	-17.7	<b>3.2</b>
April	7.0	9.4	7.4	30.1	<b>15.5</b>
May	-2.2	4.1	-1.2	18.2	<b>6.7</b>
June	0.3	-3.2	-0.2	-17.8	<b>-8.1</b>
July	1.2	-0.1	1.0	-27.5	<b>-10.4</b>
August	-11.6	-17.6	-12.5	65.2	<b>12.8</b>
September	1.9	12.6	3.4	-36.0	<b>-15.3</b>
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1997</b>					
July	-7.4	-20.7	-9.0	93.5	<b>16.8</b>
August	28.2	5.1	27.1	-42.4	<b>-2.2</b>
September	-13.1	0.6	-12.3	-8.7	<b>-12.3</b>
October	4.1	1.3	1.4	-8.1	<b>-0.3</b>
November	5.6	-7.9	8.0	9.1	<b>4.7</b>
December	1.3	13.0	0.0	8.8	<b>7.5</b>
<b>1998</b>					
January	3.5	21.2	4.9	5.6	<b>1.0</b>
February	-10.9	-11.9	-8.6	-7.7	<b>-4.9</b>
March	16.0	-4.2	9.5	3.1	<b>3.7</b>
April	7.9	9.0	7.9	21.9	<b>11.4</b>
May	-13.1	3.4	-9.1	6.2	<b>2.9</b>
June	9.8	5.9	5.0	-17.5	<b>-8.9</b>
July	-12.3	-10.1	-8.8	-15.1	<b>-14.7</b>
August	-1.3	-11.7	1.1	11.9	<b>13.9</b>
September	-3.1	-4.5	-6.5	-21.2	<b>-14.3</b>
TREND ESTIMATES (% change from preceding month)					
<b>1997</b>					
July	1.7	1.5	1.7	3.2	<b>3.2</b>
August	2.6	1.4	2.3	2.3	<b>1.9</b>
September	2.7	1.9	2.4	1.4	<b>0.5</b>
October	2.1	2.4	2.0	0.8	<b>-0.4</b>
November	1.7	3.0	1.7	0.7	<b>-0.4</b>
December	1.6	3.3	1.7	2.4	<b>1.0</b>
<b>1998</b>					
January	2.0	3.2	2.0	4.7	<b>3.1</b>
February	2.1	3.2	1.9	5.6	<b>3.5</b>
March	1.6	2.8	1.4	4.9	<b>2.6</b>
April	0.3	1.4	0.2	2.2	<b>0.8</b>
May	-0.8	-0.4	-0.6	-0.9	<b>-0.8</b>
June	-1.7	-1.7	-1.3	-3.4	<b>-2.1</b>
July	-2.1	-2.7	-1.6	-5.3	<b>-2.9</b>
August	-2.0	-3.4	-1.6	-6.1	<b>-3.1</b>
September	-2.5	-3.9	-2.0	-6.7	<b>-3.3</b>

(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>								
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	1 441	121	188	95
March	4 350	3 546	3 064	738	1 747	125	179	94
April	4 943	3 313	3 280	502	1 576	133	159	93
May	4 651	3 356	3 066	602	1 794	128	256	105
June	5 194	3 255	2 806	810	2 054	107	214	215
July	5 643	3 063	2 489	901	1 707	120	209	244
August	3 742	3 263	2 579	634	1 735	129	158	190
September	4 010	3 325	2 818	742	1 413	139	239	101
SEASONALLY ADJUSTED								
<b>1997</b>								
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	1 556	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	4 127	3 284	2 819	583	1 649	131	n.a.	n.a.
June	5 357	3 183	2 741	772	1 836	120	n.a.	n.a.
July	4 920	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	3 800	3 106	2 507	673	1 372	132	n.a.	n.a.
TREND ESTIMATES								
<b>1997</b>								
July	4 075	2 714	2 830	569	1 379	147	165	98
August	4 154	2 797	2 876	553	1 385	144	157	102
September	4 239	2 870	2 945	543	1 401	143	156	114
October	4 293	2 912	3 019	551	1 427	141	168	124
November	4 332	2 940	3 094	575	1 454	139	184	130
December	4 357	2 987	3 177	599	1 478	137	199	124
<b>1998</b>								
January	4 392	3 065	3 251	615	1 510	136	209	111
February	4 435	3 159	3 278	629	1 553	133	211	104
March	4 495	3 243	3 222	641	1 607	130	209	110
April	4 534	3 279	3 080	654	1 660	127	206	130
May	4 558	3 276	2 885	664	1 698	125	204	155
June	4 548	3 242	2 709	674	1 703	125	205	177
July	4 494	3 192	2 573	682	1 681	125	207	188
August	4 428	3 149	2 471	685	1 642	126	209	188
September	4 312	3 090	2 381	688	1 595	127	212	182

## 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>								
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	24.8	-9.0	-9.2	8.0
March	23.0	28.6	10.9	10.8	21.2	3.3	-4.8	-1.1
April	13.6	-6.6	7.0	-32.0	-9.8	6.4	-11.2	-1.1
May	-5.9	1.3	-6.5	19.9	13.8	-3.8	61.0	12.9
June	11.7	-3.0	-8.5	34.6	14.5	-16.4	-16.4	104.8
July	8.6	-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	7.2	1.9	9.3	17.0	-18.6	7.8	51.3	-46.8
SEASONALLY ADJUSTED (% change from preceding month)								
<b>1997</b>								
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	12.5	-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	-17.9	-9.9	-15.7	11.1	-3.3	-0.6	n.a.	n.a.
June	29.8	-3.1	-2.7	32.3	11.3	-8.6	n.a.	n.a.
July	-8.2	-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	0.6	-4.2	0.4	18.4	-22.9	-2.5	n.a.	n.a.
TREND ESTIMATES (% change from preceding month)								
<b>1997</b>								
July	0.9	2.4	0.7	-2.5	0.0	-2.1	-5.1	-8.0
August	1.9	3.0	1.6	-3.0	0.5	-1.7	-5.1	3.8
September	2.0	2.6	2.4	-1.7	1.1	-1.2	-0.2	11.2
October	1.3	1.5	2.5	1.5	1.8	-1.0	7.5	9.2
November	0.9	1.0	2.5	4.2	1.9	-1.3	9.7	4.9
December	0.6	1.6	2.7	4.2	1.6	-1.5	8.1	-4.5
<b>1998</b>								
January	0.8	2.6	2.3	2.7	2.2	-1.3	4.7	-10.5
February	1.0	3.0	0.8	2.3	2.8	-1.6	1.1	-6.5
March	1.3	2.7	-1.7	2.0	3.4	-2.4	-0.9	6.2
April	0.9	1.1	-4.4	1.9	3.3	-2.2	-1.6	17.4
May	0.5	-0.1	-6.3	1.6	2.3	-1.4	-0.7	19.4
June	-0.2	-1.0	-6.1	1.5	0.3	-0.4	0.4	14.1
July	-1.2	-1.5	-5.1	1.3	-1.3	0.2	1.0	6.1
August	-1.5	-1.4	-3.9	0.5	-2.3	0.8	0.9	0.2
September	-2.6	-1.9	-3.7	0.4	-2.8	0.8	1.3	-3.3

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>1995-96</b>	85 803	31 275	1 592	(b) 0	282	<b>118 952</b>
<b>1996-97</b>	90 765	36 948	853	2 231	461	<b>131 258</b>
<b>1997-98</b>	104 474	42 593	788	2 456	621	<b>150 932</b>
<b>1997</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	7 999	2 823	48	279	21	<b>11 170</b>
March	9 547	3 568	58	76	69	<b>13 318</b>
April	8 915	4 154	75	280	12	<b>13 436</b>
May	9 318	3 591	139	230	34	<b>13 312</b>
June	9 355	3 819	140	375	10	<b>13 699</b>
July	9 052	4 328	58	314	16	<b>13 768</b>
August	8 500	3 279	87	123	116	<b>12 105</b>
September	8 893	3 099	43	372	21	<b>12 428</b>
PUBLIC SECTOR (Number)						
<b>1995-96</b>	1 755	3 862	138	(b) 0	5	<b>5 760</b>
<b>1996-97</b>	1 768	3 469	73	38	19	<b>5 367</b>
<b>1997-98</b>	2 517	2 963	35	1	13	<b>5 529</b>
<b>1997</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>
June	653	293	7	1	2	<b>956</b>
July	424	182	1	0	1	<b>608</b>
August	148	177	0	0	0	<b>325</b>
September	226	132	0	0	1	<b>359</b>
TOTAL (Number)						
<b>1995-96</b>	87 558	35 137	1 730	(b) 0	287	<b>124 712</b>
<b>1996-97</b>	92 533	40 417	926	2 269	480	<b>136 625</b>
<b>1997-98</b>	106 991	45 556	823	2 457	634	<b>156 461</b>
<b>1997</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	8 159	3 060	48	279	21	<b>11 567</b>
March	9 742	3 897	59	76	69	<b>13 843</b>
April	9 064	4 568	75	280	12	<b>13 999</b>
May	9 590	3 938	166	230	34	<b>13 958</b>
June	10 008	4 112	147	376	12	<b>14 655</b>
July	9 476	4 510	59	314	17	<b>14 376</b>
August	8 648	3 456	87	123	116	<b>12 430</b>
September	9 119	3 231	43	372	22	<b>12 787</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>1995-96</b>	8 641.3	3 017.5	85.5	2 119.7	(b) 0.0	13 873.0	7 657.0	<b>21 530.0</b>
<b>1996-97</b>	9 688.2	3 524.5	62.8	2 232.6	203.4	15 711.7	9 209.7	<b>24 921.1</b>
<b>1997-98</b>	11 655.3	4 418.1	87.8	2 573.4	238.5	18 973.3	10 260.5	<b>29 233.6</b>
<b>1997</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	885.4	256.4	4.6	200.3	23.6	1 370.3	732.8	<b>2 103.1</b>
March	1 081.7	327.8	4.6	232.9	6.9	1 653.9	543.6	<b>2 197.5</b>
April	1 008.3	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>
June	1 070.3	374.2	37.0	222.9	13.3	1 717.8	913.0	<b>2 630.8</b>
July	1 049.0	437.7	3.9	236.8	32.3	1 759.8	699.8	<b>2 459.6</b>
August	979.2	353.8	14.4	200.2	16.0	1 563.6	875.5	<b>2 439.0</b>
September	1 037.0	317.5	3.3	214.9	37.6	1 610.4	702.5	<b>2 312.8</b>
PUBLIC SECTOR (\$ million)								
<b>1995-96</b>	171.1	288.6	12.3	55.2	(b) 0.0	530.0	3 072.3	<b>3 602.2</b>
<b>1996-97</b>	189.0	276.0	2.0	58.3	2.2	527.3	3 520.3	<b>4 047.6</b>
<b>1997-98</b>	248.2	222.3	2.7	101.7	0.1	574.8	4 185.6	<b>4 760.2</b>
<b>1997</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>
June	57.7	21.9	0.5	9.2	0.1	89.3	301.7	<b>391.0</b>
July	39.9	16.2	0.5	9.2	0.0	65.8	181.2	<b>246.9</b>
August	17.1	14.1	0.0	2.5	0.0	33.7	580.0	<b>613.7</b>
September	25.1	10.3	0.0	6.6	0.0	42.0	229.7	<b>271.7</b>
TOTAL (\$ million)								
<b>1995-96</b>	8 812.5	3 306.3	97.7	2 174.6	(b) 0.0	14 402.8	10 729.2	<b>25 132.0</b>
<b>1996-97</b>	9 877.1	3 800.3	64.7	2 291.0	205.7	16 239.0	12 729.9	<b>28 968.7</b>
<b>1997-98</b>	11 903.5	4 640.4	90.4	2 675.2	238.5	19 547.8	14 445.6	<b>33 993.8</b>
<b>1997</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	902.4	275.4	4.6	211.9	23.6	1 417.8	1 165.9	<b>2 583.8</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>
June	1 128.0	396.1	37.5	232.1	13.3	1 807.0	1 214.7	<b>3 021.8</b>
July	1 088.9	453.9	4.4	246.1	32.3	1 825.6	880.9	<b>2 706.5</b>
August	996.3	367.9	14.4	202.7	16.0	1 597.3	1 455.4	<b>3 052.7</b>
September	1 062.1	327.8	3.3	221.4	37.6	1 652.3	932.2	<b>2 584.5</b>

(a) See Glossary for definition.

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

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

## NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....		Total	Flats, units or apartments in a building of.....			Total	Total new residential building	
		One storey	Two or more storeys		One or two storeys	Three storeys	Four or more storeys			
NUMBER OF DWELLING UNITS										
<b>1995-96</b>	87 558	12 427	7 499	19 926	4 388	4 027	6 796	15 211	35 137	<b>122 695</b>
<b>1996-97</b>	92 533	10 698	8 920	19 618	4 777	5 464	10 558	20 799	40 417	<b>132 950</b>
<b>1997-98</b>	106 991	11 376	10 403	21 779	5 106	6 064	12 607	23 777	45 556	<b>152 547</b>
<b>1997</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	8 159	856	955	1 811	290	522	437	1 249	3 060	<b>11 219</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	1 547	2 501	4 568	<b>13 632</b>
May	9 590	839	878	1 717	563	322	1 336	2 221	3 938	<b>13 528</b>
June	10 008	924	1 116	2 040	384	362	1 326	2 072	4 112	<b>14 120</b>
July	9 476	976	991	1 967	461	428	1 654	2 543	4 510	<b>13 986</b>
August	8 648	838	850	1 688	427	429	912	1 768	3 456	<b>12 104</b>
September	9 119	837	1 299	2 136	300	300	495	1 095	3 231	<b>12 350</b>
VALUE (\$ million)										
<b>1995-96</b>	8 812.5	882.5	656.9	1 539.2	339.3	324.8	1 103.1	1 766.9	3 306.3	<b>12 118.6</b>
<b>1996-97</b>	9 877.1	753.1	809.5	1 562.7	351.4	480.0	1 406.2	2 237.8	3 800.3	<b>13 677.5</b>
<b>1997-98</b>	11 903.5	822.7	958.4	1 780.9	422.3	548.3	1 888.5	2 859.3	4 640.4	<b>16 543.9</b>
<b>1997</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	902.4	59.1	88.8	147.9	25.3	50.0	52.2	127.4	275.4	<b>1 177.7</b>
March	1 100.8	90.7	78.0	168.7	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>
June	1 128.0	66.6	97.9	164.4	31.2	33.4	167.1	231.6	396.1	<b>1 524.1</b>
July	1 088.9	72.9	108.2	181.1	41.3	37.2	194.2	272.8	453.9	<b>1 542.8</b>
August	996.3	67.2	72.1	139.3	39.1	47.8	141.6	228.6	367.9	<b>1 364.2</b>
September	1 062.1	65.7	121.9	187.6	22.1	30.5	87.7	140.3	327.8	<b>1 390.0</b>

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED, Average 1989–90 Prices

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (\$million)							
<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>	8 916.8	3 846.1	12 763.0	2 304.6	15 067.5	12 774.4	<b>27 842.0</b>
<b>1997-98</b>	10 710.5	4 499.1	15 209.6	2 678.4	17 888.0	13 914.5	<b>31 802.6</b>
<b>1997</b>							
March	2 001.9	973.9	2 975.9	538.7	3 514.6	2 743.3	<b>6 257.9</b>
June	2 599.9	1 000.0	3 599.9	630.1	4 230.0	2 804.8	<b>7 034.8</b>
September	2 660.7	1 155.6	3 816.3	639.9	4 456.2	3 913.1	<b>8 369.2</b>
December	2 598.9	1 100.9	3 699.7	625.2	4 324.9	3 240.1	<b>7 565.0</b>
<b>1998</b>							
March	2 546.1	946.4	3 492.5	654.3	4 146.8	3 019.6	<b>7 166.4</b>
June	2 904.8	1 296.3	4 201.1	759.0	4 960.1	3 741.8	<b>8 701.9</b>
SEASONALLY ADJUSTED (\$million)							
<b>1997</b>							
March	2 267.7	1 038.5	3 348.0	589.4	3 893.9	2 985.1	<b>6 981.2</b>
June	2 506.1	1 019.2	3 474.5	618.1	4 102.3	2 776.8	<b>6 820.2</b>
September	2 458.0	1 053.6	3 533.3	610.8	4 179.0	3 994.1	<b>7 873.4</b>
December	2 628.1	1 101.3	3 749.1	619.2	4 382.5	3 075.1	<b>7 552.4</b>
<b>1998</b>							
March	2 770.4	1 065.0	3 865.0	716.3	4 558.6	3 276.1	<b>7 822.4</b>
June	2 865.1	1 340.6	4 147.0	753.8	4 822.6	3 861.5	<b>8 654.4</b>
TREND ESTIMATES (\$million)							
<b>1997</b>							
March	2 283.1	1 007.9	3 296.8	594.6	3 873.6	3 273.7	<b>7 147.3</b>
June	2 416.3	1 044.2	3 458.7	604.4	4 061.9	3 235.1	<b>7 222.0</b>
September	2 526.2	1 045.4	3 578.4	613.9	4 216.4	3 275.3	<b>7 386.1</b>
December	2 628.0	1 080.1	3 723.6	646.5	4 380.5	3 398.4	<b>7 716.5</b>
<b>1998</b>							
March	2 747.8	1 155.2	3 907.9	696.3	4 578.8	3 454.0	<b>8 030.2</b>
June	2 876.7	1 249.0	4 102.0	752.5	4 787.4	3 536.4	<b>8 335.8</b>
TREND ESTIMATES (% change from preceding quarter)							
<b>1997</b>							
March	6.6	4.6	5.9	4.7	5.7	-2.2	<b>1.5</b>
June	5.8	3.6	4.9	1.6	4.9	-1.2	<b>1.0</b>
September	4.5	0.1	3.5	1.6	3.8	1.2	<b>2.3</b>
December	4.0	3.3	4.1	5.3	3.9	3.8	<b>4.5</b>
<b>1998</b>							
March	4.6	6.9	5.0	7.7	4.5	1.6	<b>4.1</b>
June	4.7	8.1	5.0	8.1	4.6	2.4	<b>3.8</b>

(a) Refer to Explanatory Notes paragraph 12.

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

Period	Hotels, motels and other short term accommodation....		Shops.....		Factories.....		Offices.....		Other business premises.....		Educational.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
<b>1998</b>												
July	26	2.6	297	27.2	92	10.1	165	15.8	148	14.0	28	3.4
August	26	2.4	241	22.6	77	8.8	204	20.1	124	12.6	40	4.3
September	21	1.9	300	26.9	91	9.6	180	17.9	136	13.8	35	3.8
Value—\$200,000—\$499,999												
<b>1998</b>												
July	14	4.0	62	18.0	41	12.5	68	19.7	43	12.1	30	9.6
August	7	1.8	71	21.1	65	19.4	88	26.1	65	20.3	20	6.7
September	18	5.6	80	23.7	69	21.4	79	23.3	75	22.1	36	12.8
Value—\$500,000—\$999,999												
<b>1998</b>												
July	7	4.6	31	22.2	20	13.3	18	11.7	26	17.6	17	12.0
August	7	4.1	20	14.0	19	12.0	24	17.8	30	20.5	13	9.3
September	5	3.6	30	19.5	17	12.4	21	14.0	17	10.6	29	20.3
Value—\$1,000,000—\$4,999,999												
<b>1998</b>												
July	3	3.8	25	45.1	14	30.7	21	40.2	21	41.0	21	42.3
August	4	9.3	13	25.1	16	32.5	22	40.2	18	39.4	17	35.1
September	10	19.2	23	41.0	24	47.7	22	40.3	38	72.5	25	53.1
Value—\$5,000,000 and over												
<b>1998</b>												
July	2	72.5	5	53.7	2	17.0	6	110.1	3	20.5	3	26.1
August	1	23.0	7	229.2	2	15.5	5	46.8	9	347.0	4	31.6
September	1	6.5	2	19.2	2	23.0	2	15.8	7	45.1	5	49.4
Value—Total												
<b>1995-96</b>	578	657.9	4 098	1 811.3	2 246	989.1	3 461	1 801.3	2 646	1 719.8	1 505	1 255.2
<b>1996-97</b>	665	912.5	4 183	2 180.3	2 313	1 132.5	3 479	2 293.3	2 861	1 627.8	1 528	1 407.4
<b>1997-98</b>	666	1 335.7	4 718	2 025.2	2 221	992.8	3 418	2 507.3	2 980	2 122.2	1 488	1 369.0
<b>1998</b>												
July	52	87.6	420	166.3	169	83.4	278	197.5	241	105.2	99	93.3
August	45	40.6	352	311.9	179	88.2	343	151.1	246	439.9	94	87.0
September	55	36.8	435	130.4	203	114.1	304	111.3	273	164.1	130	139.4



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>										
July	15	1.5	34	3.4	41	3.7	59	5.8	905	87.6
August	8	0.6	30	3.0	33	3.3	40	3.6	823	81.1
September	9	1.0	23	2.1	36	3.5	63	5.7	894	86.1
Value—\$200,000–\$499,999										
<b>1998</b>										
July	7	2.2	13	4.0	17	4.8	24	6.9	319	93.8
August	5	1.6	17	6.0	19	6.0	17	4.8	374	113.8
September	5	1.7	18	5.4	18	5.4	12	3.6	410	124.8
Value—\$500,000–\$999,999										
<b>1998</b>										
July	1	0.7	6	4.1	7	4.8	5	3.5	138	94.4
August	2	1.3	3	2.7	19	13.1	5	3.3	142	98.0
September	3	2.0	9	6.9	10	6.3	9	6.5	150	102.1
Value—\$1,000,000–\$4,999,999										
<b>1998</b>										
July	1	1.3	9	17.7	12	24.8	7	14.1	134	260.9
August	0	0.0	8	15.6	11	24.2	3	6.7	112	228.1
September	4	5.7	12	29.8	13	22.9	9	14.4	180	346.8
Value—\$5,000,000 and over										
<b>1998</b>										
July	0	0.0	1	5.4	3	39.0	0	0.0	25	344.3
August	0	0.0	4	195.3	3	35.4	2	10.5	37	934.4
September	0	0.0	6	84.4	2	29.0	0	0.0	27	272.3
Value—Total										
<b>1995-96</b>	205	85.8	661	765.8	1 070	936.7	1 310	706.3	17 780	10 729.2
<b>1996-97</b>	193	56.3	778	982.3	1 143	1 321.2	1 328	816.7	18 471	12 729.9
<b>1997-98</b>	219	79.5	771	1	1 034	1 496.3	1 134	744.0	18 649	14 445.6
				773.6						
<b>1998</b>										
July	24	5.6	63	34.6	80	77.1	95	30.3	1 521	880.9
August	15	3.5	62	222.6	85	82.0	67	28.8	1 488	1 455.4
September	21	10.3	68	128.5	79	67.0	93	30.1	1 661	932.2

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	2 287	1 329	21	309	2	<b>3 948</b>
Victoria	2 690	502	16	62	7	<b>3 277</b>
Queensland	1 731	978	5	0	6	<b>2 720</b>
South Australia	600	117	0	0	0	<b>717</b>
Western Australia	1 238	118	1	1	5	<b>1 363</b>
Tasmania	129	9	0	0	1	<b>139</b>
Northern Territory	136	27	0	0	0	<b>163</b>
Australian Capital Territory	82	19	0	0	0	<b>101</b>
Australia	8 893	3 099	43	372	21	<b>12 428</b>
PUBLIC SECTOR						
New South Wales	15	47	0	0	0	<b>62</b>
Victoria	48	0	0	0	0	<b>48</b>
Queensland	46	51	0	0	1	<b>98</b>
South Australia	25	0	0	0	0	<b>25</b>
Western Australia	18	32	0	0	0	<b>50</b>
Tasmania	0	0	0	0	0	<b>0</b>
Northern Territory	74	2	0	0	0	<b>76</b>
Australian Capital Territory	0	0	0	0	0	<b>0</b>
Australia	226	132	0	0	1	<b>359</b>
TOTAL						
New South Wales	2 302	1 376	21	309	2	<b>4 010</b>
Victoria	2 738	502	16	62	7	<b>3 325</b>
Queensland	1 777	1 029	5	0	7	<b>2 818</b>
South Australia	625	117	0	0	0	<b>742</b>
Western Australia	1 256	150	1	1	5	<b>1 413</b>
Tasmania	129	9	0	0	1	<b>139</b>
Northern Territory	210	29	0	0	0	<b>239</b>
Australian Capital Territory	82	19	0	0	0	<b>101</b>
Australia	9 119	3 231	43	372	22	<b>12 787</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>
<b>PRIVATE SECTOR</b>								
New South Wales	289.4	129.5	1.9	76.6	33.1	530.5	229.4	<b>759.9</b>
Victoria	321.7	51.1	1.2	72.7	4.5	451.1	230.6	<b>681.7</b>
Queensland	193.6	76.5	0.2	26.1	0.0	296.5	110.8	<b>407.3</b>
South Australia	58.7	43.0	0.0	12.9	0.0	114.7	30.5	<b>145.2</b>
Western Australia	132.5	12.7	0.1	16.3	0.1	161.7	60.8	<b>222.5</b>
Tasmania	11.9	0.6	0.0	3.0	0.0	15.6	8.4	<b>24.0</b>
Northern Territory	18.6	2.1	0.0	2.1	0.0	22.8	8.0	<b>30.9</b>
Australian Capital Territory	10.5	1.9	0.0	5.0	0.0	17.5	23.9	<b>41.4</b>
Australia	1 037.0	317.5	3.3	214.9	37.6	1 610.4	702.5	<b>2 312.8</b>
<b>PUBLIC SECTOR</b>								
New South Wales	1.6	3.3	0.0	0.4	0.0	5.3	82.1	<b>87.4</b>
Victoria	3.4	0.0	0.0	2.2	0.0	5.6	71.6	<b>77.2</b>
Queensland	5.6	4.3	0.0	2.0	0.0	11.9	41.3	<b>53.2</b>
South Australia	1.6	0.0	0.0	0.2	0.0	1.9	16.4	<b>18.3</b>
Western Australia	1.9	2.4	0.0	0.1	0.0	4.3	3.0	<b>7.4</b>
Tasmania	0.0	0.0	0.0	0.0	0.0	0.0	0.3	<b>0.4</b>
Northern Territory	11.1	0.3	0.0	1.5	0.0	12.9	4.6	<b>17.5</b>
Australian Capital Territory	0.0	0.0	0.0	0.0	0.0	0.0	10.4	<b>10.4</b>
Australia	25.1	10.3	0.0	6.6	0.0	42.0	229.7	<b>271.7</b>
<b>TOTAL</b>								
New South Wales	291.0	132.8	1.9	77.1	33.1	535.8	311.5	<b>847.3</b>
Victoria	325.1	51.1	1.2	75.0	4.5	456.8	302.2	<b>759.0</b>
Queensland	199.2	80.9	0.2	28.1	0.0	308.4	152.1	<b>460.5</b>
South Australia	60.3	43.0	0.0	13.1	0.0	116.5	46.9	<b>163.5</b>
Western Australia	134.4	15.1	0.1	16.4	0.1	166.1	63.8	<b>229.9</b>
Tasmania	11.9	0.6	0.0	3.0	0.0	15.6	8.7	<b>24.3</b>
Northern Territory	29.7	2.4	0.0	3.6	0.0	35.7	12.6	<b>48.3</b>
Australian Capital Territory	10.5	1.9	0.0	5.0	0.0	17.5	34.3	<b>51.8</b>
Australia	1 062.1	327.8	3.3	221.4	37.6	1 652.3	932.2	<b>2 584.5</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	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
PRIVATE SECTOR											
New South Wales	6.5	40.2	32.3	36.4	26.7	15.9	4.7	40.1	22.9	3.7	<b>229.4</b>
Victoria	11.7	33.7	36.9	27.0	78.4	14.3	4.2	13.5	7.1	4.0	<b>230.6</b>
Queensland	6.8	16.8	29.7	10.1	12.7	5.9	0.2	16.6	5.1	6.8	<b>110.8</b>
South Australia	4.8	6.1	3.6	4.9	9.3	0.0	0.0	0.3	0.2	1.4	<b>30.5</b>
Western Australia	3.7	13.8	9.5	6.7	11.2	10.9	0.6	0.5	0.9	3.0	<b>60.8</b>
Tasmania	0.0	1.8	1.8	0.8	1.6	1.7	0.0	0.2	0.2	0.4	<b>8.4</b>
Northern Territory	3.0	0.5	0.0	1.0	1.2	0.2	0.1	0.0	0.2	2.0	<b>8.0</b>
Australian Capital Territory	0.0	13.7	0.0	9.8	0.0	0.0	0.0	0.5	0.0	0.0	<b>23.9</b>
Australia	36.4	126.6	113.8	96.7	141.0	48.9	9.7	71.6	36.6	21.2	<b>702.5</b>
PUBLIC SECTOR											
New South Wales	0.0	0.1	0.1	0.4	11.4	37.4	0.0	7.1	24.3	1.3	<b>82.1</b>
Victoria	0.0	0.6	0.1	8.6	2.2	39.0	0.0	13.2	5.3	2.5	<b>71.6</b>
Queensland	0.0	0.0	0.1	1.9	7.7	1.3	0.6	25.1	0.0	4.6	<b>41.3</b>
South Australia	0.3	1.2	0.0	1.2	0.1	3.4	0.0	10.3	0.0	0.1	<b>16.4</b>
Western Australia	0.0	1.5	0.0	0.4	0.2	0.0	0.0	0.0	0.8	0.2	<b>3.0</b>
Tasmania	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.2	<b>0.3</b>
Northern Territory	0.1	0.4	0.0	0.3	1.7	1.0	0.0	1.1	0.0	0.0	<b>4.6</b>
Australian Capital Territory	0.0	0.0	0.0	1.9	0.0	8.4	0.0	0.0	0.0	0.2	<b>10.4</b>
Australia	0.4	3.8	0.3	14.6	23.1	90.5	0.6	56.9	30.4	8.9	<b>229.7</b>
TOTAL											
New South Wales	6.5	40.4	32.4	36.8	38.0	53.3	4.7	47.2	47.3	5.0	<b>311.5</b>
Victoria	11.7	34.3	37.0	35.6	80.5	53.3	4.2	26.7	12.4	6.4	<b>302.2</b>
Queensland	6.8	16.8	29.8	12.0	20.4	7.2	0.8	41.7	5.1	11.4	<b>152.1</b>
South Australia	5.0	7.3	3.6	6.1	9.4	3.4	0.0	10.6	0.2	1.4	<b>46.9</b>
Western Australia	3.7	15.3	9.5	7.0	11.4	10.9	0.6	0.5	1.7	3.2	<b>63.8</b>
Tasmania	0.0	1.8	1.8	0.8	1.6	1.7	0.0	0.3	0.2	0.6	<b>8.7</b>
Northern Territory	3.1	0.9	0.0	1.3	2.8	1.2	0.1	1.1	0.2	2.0	<b>12.6</b>
Australian Capital Territory	0.0	13.7	0.0	11.7	0.0	8.4	0.0	0.5	0.0	0.2	<b>34.3</b>
Australia	36.8	130.4	114.1	111.3	164.1	139.4	10.3	128.5	67.0	30.1	<b>932.2</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.

## EXPLANATORY NOTES

### 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.

### BUILDING CLASSIFICATIONS

*continued*

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

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

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

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

### SEASONAL ADJUSTMENT

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

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

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

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

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

## EXPLANATORY NOTES

### TREND ESTIMATES

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

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

### CONSTANT PRICE ESTIMATES

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

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

### UNPUBLISHED DATA

**22** The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms. For details on this consultancy service, please see page 26.

### RELATED PUBLICATIONS

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

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

### ROUNDING

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

### SYMBOLS AND OTHER USAGES

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

## GLOSSARY

<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.



## G L O S S A R Y



<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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