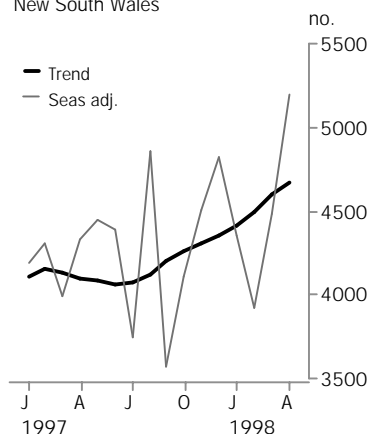


BUILDING APPROVALS NSW AND ACT

EMBARGO: 11:30AM (CANBERRA TIME) TUES 9 JUNE 1998

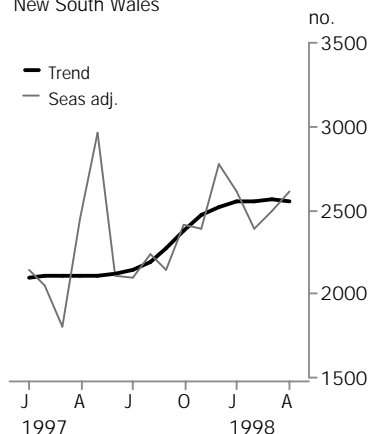
Dwelling units approved

New South Wales



Private sector houses approved

New South Wales



APRIL KEY FIGURES

NEW SOUTH WALES (a)

TREND ESTIMATES	Apr 1998	% change Mar 1998 to Apr 1998	% change Apr 1997 to Apr 1998
Dwelling units approved			
Private sector houses	2 547	-0.5	21.0
Total dwelling units	4 664	1.5	13.7

SEASONALLY ADJUSTED	Apr 1998	% change Mar 1998 to Apr 1998	% change Apr 1997 to Apr 1998
Dwelling units approved			
Private sector houses	2 608	4.6	6.7
Total dwelling units	5 191	15.8	20.0

APRIL KEY POINTS

NEW SOUTH WALES (a)

TREND ESTIMATES

- The trend for total dwelling units increased by 1.5% in April continuing the growth shown in the last nine months.
- The trend for private sector houses fell by 0.5% in April but is still 21.0% above the level of a year ago.
- The trend for the value of non-residential building has increased by 29.2% over the last five months and by 32.9% over the last year.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses rose by 4.6% in April after a rise of 4.3% in March.

ORIGINAL ESTIMATES

- There were 4,943 dwelling units approved in April, with other dwelling units accounting for more than half of the total (2,520).
- The value of non-residential buildings approved was \$527.0 million. Offices accounted for \$188.9 million, followed by Hotels etc. with \$82.2 million and Shops \$52.4 million.

(a) Key figures and key points for the Australian Capital Territory are shown on page 23 of this publication.

- For further information about these and related statistics, contact Merv Leaker on 08 8237 7585, or any ABS Office.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
May 1998	8 July 1998
June 1998	6 August 1998
July 1998	8 September 1998
August 1998	1 October 1998
September 1998	2 November 1998
October 1998	2 December 1998

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CHANGES IN THIS ISSUE

Significant changes have been made to the presentation and content of this publication to more closely align it with the national building approvals publication. The main changes are:

- percentage change tables have been added (tables 2 and 4);
- the 'Conversions, etc' category is no longer being used. From this issue the components are included in their own right (tables 5, 6, 13 and 14). For more detail see the Explanatory Notes and Glossary;
- seasonal adjustment and trend estimates have been included for some of the value series (table 3);
- the table giving the full breakdown of dwelling types now includes a time series (table 7);
- a separate table for the Sydney Statistical Division has been included (table 11);
- data for all Statistical Local Areas in NSW (table 12) and the ACT (table 15) have been included;
- the table showing material of outer walls has been deleted.

Data previously included and other unpublished data is still available. Contact Merv Leaker on (08) 8237 7585.

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DATA NOTES

There are no data notes for this issue.

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REVISIONS THIS MONTH

There are no revisions this month.

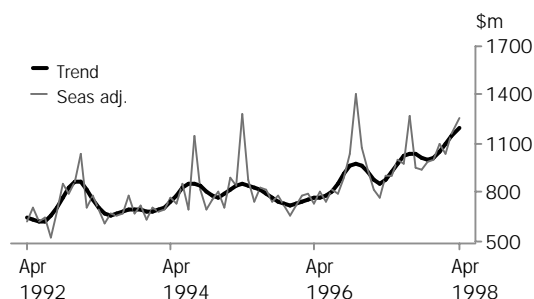
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Gregory W. Bray
Regional Director, New South Wales

VALUE OF BUILDING APPROVED: New South Wales

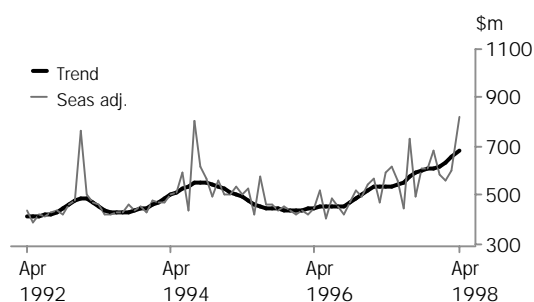
VALUE OF TOTAL BUILDING

The trend increased for the fifth consecutive month and is 36.3 % above the level of a year ago.



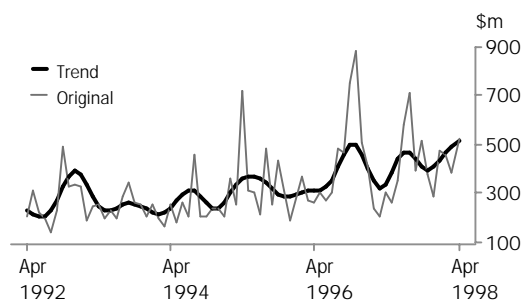
VALUE OF RESIDENTIAL BUILDING

The trend has increased since early 1996 and has shown growth of 26.9% over the last year.



VALUE OF NON-RESIDENTIAL BUILDING

The trend has grown strongly since late 1994 but has shown considerable volatility over the last eighteen months.



VALUE OF BUILDING APPROVED: NSW

AVERAGE 1989-90 PRICES

MARCH QUARTER 1998

Changes in the original series of value of building approvals in the March Quarter 1998 at average 1989-90 prices are summarised below.

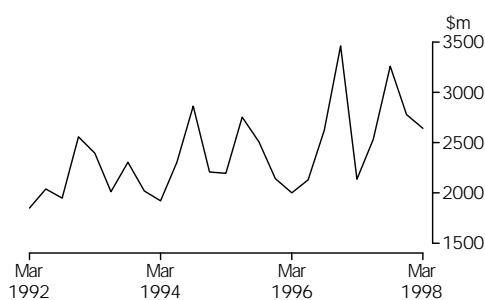
ORIGINAL SERIES

	<i>Dec Qtr 1997 to Mar Qtr 1998</i>	<i>Mar Qtr 1997 to Mar Qtr 1998</i>
	% change	% change
New residential building	-19.8	3.7
Alterations and additions to residential buildings	9.2	33.1
Non-residential building	10.7	47.7
Total building	-4.7	23.9

The total value of building work approved in the March quarter fell 4.7% to \$2,647.5 million, but was still 23.9% above the March quarter 1997.

The value of non-residential work rose by 10.7% to \$1,219.7 million and was 47.7% higher than the same quarter last year.

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



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

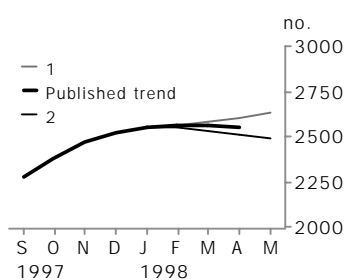
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

TREND REVISIONS

Generally, the greater the volatility of the original series, the larger the size of the revisions to trend estimates. Analysis of the building approval original series has shown that they can be revised substantially. As a result, some months can elapse before turning points in the trend series are reliably identified.

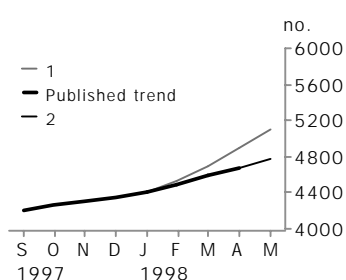
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the May seasonally adjusted estimate is higher than the April estimate by 6% for the number of private sector houses approved and 8% for total dwelling units approved; and that the May seasonally adjusted estimate is lower than the April estimate by 6% for the number of private sector houses approved and 8% for total 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:			
			1 rises by 6% on Apr 1998		2 falls by 6% on Apr 1998	
	no.	% change	no.	% change	no.	% change
December 1997	2 522	2.3	2 519	2.2	2 531	2.4
January 1998	2 550	1.1	2 548	1.2	2 554	0.9
February 1998	2 558	0.3	2 564	0.6	2 549	-0.2
March 1998	2 560	0.1	2 582	0.7	2 531	-0.7
April 1998	2 547	-0.5	2 606	0.9	2 510	-0.8
May 1998	—	—	2 637	1.2	2 492	-0.7

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			1 rises by 8% on Apr 1998		2 falls by 8% on Apr 1998	
	no.	% change	no.	% change	no.	% change
December 1997	4 355	1.0	4 324	0.7	4 351	1.0
January 1998	4 415	1.4	4 401	1.8	4 414	1.4
February 1998	4 491	1.7	4 531	3.0	4 496	1.9
March 1998	4 594	2.3	4 704	3.8	4 587	2.0
April 1998	4 664	1.5	4 904	4.3	4 683	2.1
May 1998	—	—	5 106	4.1	4 773	1.9

DWELLING UNITS APPROVED-NSW

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>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
.....						
ORIGINAL						
1997						
February	1 804	1 834	1 878	2 038	3 682	3 872
March	1 811	1 845	1 600	1 697	3 411	3 542
April	2 261	2 299	1 860	1 973	4 121	4 272
May	3 336	3 353	1 818	1 889	5 154	5 242
June	2 119	2 127	1 825	2 060	3 944	4 187
July	2 345	2 361	1 763	1 828	4 108	4 189
August	2 224	2 228	2 203	2 331	4 427	4 559
September	2 499	2 502	1 573	1 656	4 072	4 158
October	2 445	2 454	1 716	1 726	4 161	4 180
November	2 403	2 411	2 307	2 318	4 710	4 729
December	2 480	2 493	1 770	1 887	4 250	4 380
1998						
January	2 182	2 211	1 437	1 542	3 619	3 753
February	2 111	2 137	1 314	1 399	3 425	3 536
March	2 591	2 626	1 631	1 724	4 222	4 350
April	2 413	2 423	2 415	2 520	4 828	4 943
.....						
SEASONALLY ADJUSTED						
1997						
February	2 045	2 089	n.a.	n.a.	4 072	4 308
March	1 805	1 825	n.a.	n.a.	3 849	3 995
April	2 445	2 470	n.a.	n.a.	4 203	4 326
May	2 961	2 980	n.a.	n.a.	4 390	4 442
June	2 112	2 119	n.a.	n.a.	4 219	4 389
July	2 095	2 109	n.a.	n.a.	3 687	3 744
August	2 236	2 241	n.a.	n.a.	4 695	4 862
September	2 143	2 147	n.a.	n.a.	3 454	3 567
October	2 411	2 420	n.a.	n.a.	4 081	4 111
November	2 390	2 400	n.a.	n.a.	4 466	4 507
December	2 778	2 795	n.a.	n.a.	4 644	4 822
1998						
January	2 607	2 642	n.a.	n.a.	4 235	4 350
February	2 391	2 429	n.a.	n.a.	3 781	3 920
March	2 493	2 514	n.a.	n.a.	4 335	4 481
April	2 608	2 615	n.a.	n.a.	5 097	5 191
.....						
TREND ESTIMATES						
1997						
February	2 103	2 127	1 847	2 027	3 951	4 154
March	2 106	2 131	1 860	2 003	3 966	4 133
April	2 106	2 129	1 860	1 973	3 966	4 102
May	2 109	2 128	1 853	1 953	3 963	4 081
June	2 120	2 134	1 834	1 928	3 954	4 062
July	2 145	2 154	1 822	1 914	3 967	4 069
August	2 194	2 200	1 834	1 925	4 028	4 125
September	2 274	2 280	1 838	1 925	4 112	4 205
October	2 373	2 383	1 801	1 883	4 173	4 266
November	2 466	2 481	1 748	1 829	4 213	4 310
December	2 522	2 543	1 725	1 812	4 248	4 355
1998						
January	2 550	2 574	1 746	1 841	4 296	4 415
February	2 558	2 584	1 805	1 907	4 363	4 491
March	2 560	2 585	1 902	2 010	4 462	4 594
April	2 547	2 570	1 981	2 094	4 528	4 664
.....						

(a) See Glossary for definition.

DWELLING UNITS APPROVED, Percentage Change–NSW

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1997						
February	-0.6	0.8	10.7	4.7	4.9	2.8
March	0.4	0.6	-14.8	-16.7	-7.4	-8.5
April	24.8	24.6	16.3	16.3	20.8	20.6
May	47.5	45.8	-2.3	-4.3	25.1	22.7
June	-36.5	-36.6	0.4	9.1	-23.5	-20.1
July	10.7	11.0	-3.4	-11.3	4.2	0.0
August	-5.2	-5.6	25.0	27.5	7.8	8.8
September	12.4	12.3	-28.6	-29.0	-8.0	-8.8
October	-2.2	-1.9	9.1	4.2	2.2	0.5
November	-1.7	-1.8	34.4	34.3	13.2	13.1
December	3.2	3.4	-23.3	-18.6	-9.8	-7.4
1998						
January	-12.0	-11.3	-18.8	-18.3	-14.8	-14.3
February	-3.3	-3.3	-8.6	-9.3	-5.4	-5.8
March	22.7	22.9	24.1	23.2	23.3	23.0
April	-6.9	-7.7	48.1	46.2	14.4	13.6
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
February	-4.8	-3.0	n.a.	n.a.	2.6	2.8
March	-11.7	-12.6	n.a.	n.a.	-5.5	-7.2
April	35.5	35.3	n.a.	n.a.	9.2	8.3
May	21.1	20.6	n.a.	n.a.	4.5	2.7
June	-28.7	-28.9	n.a.	n.a.	-3.9	-1.2
July	-0.8	-0.5	n.a.	n.a.	-12.6	-14.7
August	6.8	6.3	n.a.	n.a.	27.3	29.9
September	-4.2	-4.2	n.a.	n.a.	-26.4	-26.6
October	12.5	12.7	n.a.	n.a.	18.1	15.3
November	-0.9	-0.8	n.a.	n.a.	9.4	9.6
December	16.2	16.5	n.a.	n.a.	4.0	7.0
1998						
January	-6.1	-5.5	n.a.	n.a.	-8.8	-9.8
February	-8.3	-8.1	n.a.	n.a.	-10.7	-9.9
March	4.3	3.5	n.a.	n.a.	14.6	14.3
April	4.6	4.0	n.a.	n.a.	17.6	15.8
TREND ESTIMATES (% change from preceding month)						
1997						
February	0.4	0.5	3.0	1.6	1.6	1.0
March	0.1	0.2	0.7	-1.2	0.4	-0.5
April	0.0	-0.1	0.0	-1.5	0.0	-0.8
May	0.2	0.0	-0.3	-1.0	-0.1	-0.5
June	0.5	0.3	-1.1	-1.3	-0.2	-0.5
July	1.2	1.0	-0.7	-0.7	0.3	0.2
August	2.3	2.1	0.7	0.5	1.5	1.4
September	3.6	3.6	0.2	0.0	2.1	1.9
October	4.3	4.5	-2.0	-2.2	1.5	1.4
November	3.9	4.1	-2.9	-2.9	1.0	1.0
December	2.3	2.5	-1.3	-0.9	0.8	1.0
1998						
January	1.1	1.2	1.2	1.6	1.1	1.4
February	0.3	0.4	3.4	3.6	1.6	1.7
March	0.1	0.0	5.4	5.4	2.3	2.3
April	-0.5	-0.6	4.1	4.2	1.5	1.5

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED-NSW

Month	New residential building	Alterations and additions to residential building(a)	Total residential building	Non- residential building	Total building
	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
1997					
February	412.4	80.9	493.2	241.5	734.7
March	356.8	89.5	446.3	202.4	648.7
April	454.0	86.0	540.0	307.3	847.3
May	609.2	101.7	710.8	260.5	971.3
June	426.9	123.2	550.0	353.0	903.0
July	466.2	105.6	571.8	584.9	1 156.7
August	593.7	101.7	695.5	710.5	1 405.9
September	451.1	110.4	561.5	396.4	958.0
October	492.7	110.1	602.8	520.3	1 123.1
November	539.0	108.5	647.5	380.6	1 028.0
December	496.8	103.1	599.9	286.0	885.8
1998					
January	374.6	132.3	507.0	477.0	984.0
February	375.7	106.3	482.0	461.8	943.8
March	489.9	112.6	602.5	386.4	988.9
April	592.0	144.1	736.1	527.0	1 263.2
SEASONALLY ADJUSTED					
1997					
February	479.4	93.0	572.4	n.a.	813.6
March	375.9	96.8	472.7	n.a.	774.8
April	505.6	91.2	596.8	n.a.	899.7
May	527.9	91.9	619.7	n.a.	901.5
June	436.9	125.7	562.7	n.a.	999.9
July	355.3	92.7	448.0	n.a.	981.3
August	633.6	101.5	735.1	n.a.	1 275.6
September	401.2	92.3	493.5	n.a.	949.8
October	511.7	102.3	614.0	n.a.	942.0
November	505.2	108.0	613.3	n.a.	992.1
December	562.3	122.2	684.5	n.a.	998.4
1998					
January	436.4	149.9	586.4	n.a.	1 094.7
February	436.8	122.4	559.2	n.a.	1 041.2
March	484.5	115.5	599.9	n.a.	1 157.9
April	669.6	154.5	824.0	n.a.	1 264.6
TREND ESTIMATES					
1997					
February	439.1	94.5	533.6	350.1	883.7
March	440.3	96.4	536.7	323.4	860.0
April	438.6	98.4	537.0	339.4	876.4
May	439.3	100.0	539.3	385.8	925.0
June	443.6	100.6	544.2	439.0	983.2
July	455.6	99.9	555.5	471.3	1 026.9
August	473.9	99.7	573.6	468.7	1 042.3
September	491.1	101.6	592.7	440.8	1 033.5
October	497.4	105.8	603.2	410.9	1 014.1
November	495.4	112.1	607.5	396.6	1 004.1
December	489.8	119.7	609.6	406.5	1 016.1
1998					
January	490.8	126.4	617.2	434.4	1 051.5
February	502.8	131.6	634.4	465.1	1 099.5
March	524.4	136.2	660.6	490.6	1 151.2
April	542.3	139.4	681.7	512.6	1 194.3

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change–NSW

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					
February	8.2	-9.7	4.8	-41.5	-16.9
March	-13.5	10.6	-9.5	-16.2	-11.7
April	27.2	-3.9	21.0	51.8	30.6
May	34.2	18.3	31.6	-15.2	14.6
June	-29.9	21.1	-22.6	35.5	-7.0
July	9.2	-14.3	4.0	65.7	28.1
August	27.3	-3.7	21.6	21.5	21.5
September	-24.0	8.6	-19.3	-44.2	-31.9
October	9.2	-0.3	7.4	31.3	17.2
November	9.4	-1.5	7.4	-26.8	-8.5
December	-7.8	-5.0	-7.4	-24.9	-13.8
1998					
January	-24.6	28.3	-15.5	66.8	11.1
February	0.3	-19.7	-4.9	-3.2	-4.1
March	30.4	5.9	25.0	-16.3	4.8
April	20.8	28.0	22.2	36.4	27.7
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
February	8.4	-7.0	5.6	n.a.	-13.3
March	-21.6	4.1	-17.4	n.a.	-4.8
April	34.5	-5.8	26.3	n.a.	16.1
May	4.4	0.8	3.8	n.a.	0.2
June	-17.2	36.8	-9.2	n.a.	10.9
July	-18.7	-26.3	-20.4	n.a.	-1.9
August	78.3	9.5	64.1	n.a.	30.0
September	-36.7	-9.1	-32.9	n.a.	-25.5
October	27.5	10.8	24.4	n.a.	-0.8
November	-1.3	5.6	-0.1	n.a.	5.3
December	11.3	13.1	11.6	n.a.	0.6
1998					
January	-22.4	22.7	-14.3	n.a.	9.6
February	0.1	-18.3	-4.6	n.a.	-4.9
March	10.9	-5.6	7.3	n.a.	11.2
April	38.2	33.8	37.4	n.a.	9.2
TREND ESTIMATES (% change from preceding month)					
1997					
February	2.0	1.5	1.9	-13.7	-4.9
March	0.3	2.0	0.6	-7.6	-2.7
April	-0.4	2.1	0.1	4.9	1.9
May	0.2	1.6	0.4	13.7	5.5
June	1.0	0.6	0.9	13.8	6.3
July	2.7	-0.7	2.1	7.4	4.4
August	4.0	-0.2	3.3	-0.6	1.5
September	3.6	1.9	3.3	-6.0	-0.8
October	1.3	4.1	1.8	-6.8	-1.9
November	-0.4	6.0	0.7	-3.5	-1.0
December	-1.1	6.8	0.3	2.5	1.2
1998					
January	0.2	5.6	1.2	6.9	3.5
February	2.4	4.1	2.8	7.1	4.6
March	4.3	3.5	4.1	5.5	4.7
April	3.4	2.3	3.2	4.5	3.7

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED, Private and Public Sector–NSW: 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)						
1994-95	28 578	21 979	(b)1 874	(b) 0	173	52 604
1995-96	24 090	15 861	(b) 768	(b) 0	90	40 809
1996-97	25 837	17 999	490	1 322	143	45 791
1997						
April	2 259	1 808	17	26	11	4 121
May	3 334	1 778	24	11	7	5 154
June	2 114	1 391	15	351	73	3 944
July	2 343	1 690	22	39	14	4 108
August	2 222	2 064	25	114	2	4 427
September	2 499	1 524	37	9	3	4 072
October	2 444	1 588	18	104	7	4 161
November	2 403	2 216	32	54	5	4 710
December	2 478	1 724	26	17	5	4 250
1998						
January	2 181	1 148	13	269	8	3 619
February	2 108	1 146	30	137	4	3 425
March	2 587	1 576	17	40	2	4 222
April	2 412	2 175	13	227	1	4 828
PUBLIC SECTOR (Number)						
1994-95	423	1 811	(b) 26	(b) 0	0	2 260
1995-96	360	1 389	(b) 23	(b) 0	3	1 775
1996-97	206	1 862	10	8	7	2 093
1997						
April	38	107	0	4	2	151
May	17	70	0	0	1	88
June	8	235	0	0	0	243
July	16	60	0	0	5	81
August	4	125	0	0	3	132
September	3	83	0	0	0	86
October	9	10	0	0	0	19
November	8	10	0	0	1	19
December	13	116	0	0	1	130
1998						
January	29	105	0	0	0	134
February	26	85	0	0	0	111
March	35	92	1	0	0	128
April	10	105	0	0	0	115
TOTAL (Number)						
1994-95	29 001	23 790	(b)1 900	(b) 0	173	54 864
1995-96	24 450	17 250	(b) 791	(b) 0	93	42 584
1996-97	26 043	19 861	500	1 330	150	47 884
1997						
April	2 297	1 915	17	30	13	4 272
May	3 351	1 848	24	11	8	5 242
June	2 122	1 626	15	351	73	4 187
July	2 359	1 750	22	39	19	4 189
August	2 226	2 189	25	114	5	4 559
September	2 502	1 607	37	9	3	4 158
October	2 453	1 598	18	104	7	4 180
November	2 411	2 226	32	54	6	4 729
December	2 491	1 840	26	17	6	4 380
1998						
January	2 210	1 253	13	269	8	3 753
February	2 134	1 231	30	137	4	3 536
March	2 622	1 668	18	40	2	4 350
April	2 422	2 280	13	227	1	4 943

(a) See Glossary for definition.

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

VALUE OF BUILDING APPROVED, Private and Public Sector–NSW: 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)								
1994-95	3 101.7	2 106.8	(b) 144.2	949.7	(b) 0	6 302.1	2 812.5	9 114.6
1995-96	2 700.0	1 637.1	(b) 52.3	973.9	(b) 0	5 364.6	2 684.6	8 049.2
1996-97	3 031.7	1 817.6	39.7	994.5	107.2	5 991.0	4 143.2	10 134.2
1997								
April	264.2	175.6	1.5	82.0	2.3	525.6	256.3	781.9
May	411.1	189.5	2.5	93.8	1.0	697.9	202.1	900.1
June	248.9	152.9	1.7	89.4	30.8	523.7	297.9	821.7
July	282.3	176.9	1.5	100.0	3.5	564.2	525.5	1 089.7
August	262.9	318.8	2.0	95.0	4.5	683.2	335.6	1 018.8
September	305.7	138.2	3.2	106.6	0.7	554.3	314.2	868.5
October	292.3	198.2	2.0	101.4	4.9	598.7	446.9	1 045.7
November	289.4	247.7	2.4	98.7	7.4	645.5	346.2	991.7
December	302.4	183.9	2.9	98.0	1.5	588.7	200.9	789.7
1998								
January	264.9	99.0	1.2	85.4	45.0	495.5	346.1	841.6
February	258.5	107.9	3.0	90.8	11.7	472.0	312.0	784.0
March	315.6	162.2	1.5	104.5	3.6	587.4	180.1	767.4
April	301.3	281.5	1.0	101.1	37.1	722.1	434.1	1 156.1
PUBLIC SECTOR (\$ million)								
1994-95	43.2	125.1	(b) 1.4	5.9	(b) 0	175.5	920.8	1 096.3
1995-96	36.2	103.6	(b) 1.4	10.1	(b) 0	153.5	965.4	1 119.2
1996-97	23.4	157.3	0.8	15.5	0.3	197.6	1 026.0	1 223.4
1997								
April	4.3	9.8	0.0	0.1	0.1	14.4	51.0	65.4
May	2.3	6.2	0.0	4.4	0.0	12.9	58.4	71.3
June	0.8	24.2	0.0	1.2	0.0	26.3	55.0	81.3
July	1.8	5.3	0.0	0.6	0.0	7.6	59.4	67.0
August	0.4	11.6	0.0	0.3	0.0	12.3	374.8	387.1
September	0.4	6.9	0.0	0.0	0.0	7.3	82.2	89.5
October	1.0	1.2	0.0	1.8	0.0	4.1	73.3	77.4
November	1.1	0.8	0.0	0.0	0.0	1.9	34.4	36.3
December	1.3	9.1	0.0	0.7	0.0	11.1	85.0	96.1
1998								
January	2.8	8.0	0.0	0.7	0.0	11.5	131.0	142.4
February	2.9	6.3	0.0	0.9	0.0	10.0	149.8	159.8
March	4.2	7.8	1.2	1.9	0.0	15.1	206.4	221.5
April	1.3	7.9	0.0	4.9	0.0	14.1	93.0	107.0
TOTAL (\$ million)								
1994-95	3 144.7	2 231.8	(b) 145.6	955.4	(b) 0	6 477.6	3 733.5	10 211.0
1995-96	2 736.3	1 740.7	(b) 53.8	984.0	(b) 0	5 518.6	3 650.3	9 168.6
1996-97	3 055.1	1 975.1	40.4	1 009.8	107.5	6 188.2	5 169.2	11 357.5
1997								
April	268.5	185.5	1.5	82.1	2.4	540.0	307.3	847.3
May	413.4	195.7	2.5	98.2	1.0	710.8	260.5	971.3
June	249.7	177.1	1.7	90.6	30.8	550.0	353.0	903.0
July	284.1	182.1	1.5	100.6	3.5	571.8	584.9	1 156.7
August	263.3	330.4	2.0	95.2	4.5	695.5	710.5	1 405.9
September	306.0	145.1	3.2	106.6	0.7	561.5	396.4	958.0
October	293.3	199.4	2.0	103.2	4.9	602.8	520.3	1 123.1
November	290.5	248.5	2.4	98.7	7.4	647.5	380.6	1 028.0
December	303.8	193.0	2.9	98.7	1.5	599.9	286.0	885.8
1998								
January	267.7	106.9	1.2	86.1	45.0	507.0	477.0	984.0
February	261.4	114.3	3.0	91.7	11.7	482.0	461.8	943.8
March	319.8	170.1	2.6	106.4	3.6	602.5	386.4	988.9
April	302.6	289.4	1.0	106.0	37.1	736.1	527.0	1 263.2

(a) See Glossary for definition.

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

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDING(a)–NSW: Original

NEW OTHER RESIDENTIAL
BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats, units or apartments in a building of.....				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
1994-95	29 001	6 627	4 137	10 764	4 415	2 403	6 208	13 026	23 790	52 791
1995-96	24 450	4 238	3 909	8 147	2 491	2 568	4 044	9 103	17 250	41 700
1996-97	26 043	3 418	4 313	7 731	2 843	3 398	5 889	12 130	19 861	45 904
1997										
February	1 830	295	342	637	180	323	826	1 329	1 966	3 796
March	1 842	226	314	540	213	267	498	978	1 518	3 360
April	2 297	311	340	651	196	301	767	1 264	1 915	4 212
May	3 351	260	539	799	138	392	519	1 049	1 848	5 199
June	2 122	264	430	694	191	327	414	932	1 626	3 748
July	2 359	277	442	719	213	271	547	1 031	1 750	4 109
August	2 226	280	394	674	243	215	1 057	1 515	2 189	4 415
September	2 502	258	335	593	203	278	533	1 014	1 607	4 109
October	2 453	320	252	572	133	423	470	1 026	1 598	4 051
November	2 411	275	360	635	229	389	973	1 591	2 226	4 637
December	2 491	262	339	601	226	512	501	1 239	1 840	4 331
1998										
January	2 210	264	234	498	205	249	301	755	1 253	3 463
February	2 134	233	308	541	215	226	249	690	1 231	3 365
March	2 622	323	385	708	282	397	281	960	1 668	4 290
April	2 422	412	337	749	201	360	970	1 531	2 280	4 702

VALUE (\$ million)

1994-95	3 144.7	480.0	419.2	899.3	304.2	183.0	845.4	1 332.5	2 231.8	5 376.8
1995-96	2 736.3	322.9	351.1	673.9	194.0	195.6	677.1	1 066.7	1 740.7	4 477.0
1996-97	3 055.1	266.3	424.1	690.7	207.9	309.1	767.5	1 284.5	1 975.1	5 030.5
1997										
February	213.6	24.8	35.2	60.0	14.6	35.7	88.4	138.7	198.7	412.4
March	219.1	17.0	28.9	46.0	18.6	24.5	48.7	91.7	137.7	356.8
April	268.5	23.7	30.3	54.0	15.5	21.8	94.2	131.5	185.5	454.0
May	413.4	20.3	59.8	80.1	10.5	38.4	66.7	115.6	195.7	609.2
June	249.7	19.9	41.8	61.8	16.0	32.6	66.7	115.3	177.1	426.9
July	284.1	21.6	50.6	72.2	18.0	23.0	68.9	109.9	182.1	466.2
August	263.3	22.9	33.9	56.8	24.4	30.5	218.7	273.6	330.4	593.7
September	306.0	19.0	30.6	49.6	16.1	23.3	56.1	95.5	145.1	451.1
October	293.3	25.6	22.4	48.0	9.7	33.3	108.4	151.4	199.4	492.7
November	290.5	19.5	38.5	58.0	17.2	31.7	141.5	190.5	248.5	539.0
December	303.8	20.5	31.6	52.1	22.0	48.0	71.0	140.9	193.0	496.8
1998										
January	267.7	20.5	22.1	42.6	14.4	23.4	26.5	64.3	106.9	374.6
February	261.4	18.4	30.4	48.8	19.2	18.4	27.8	65.4	114.3	375.7
March	319.8	28.0	38.0	66.0	29.1	31.1	43.9	104.0	170.1	489.9
April	302.6	35.2	32.6	67.8	16.9	38.6	166.0	221.6	289.4	592.0

(a) See Glossary for definition.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1994-95	2 888.9	2 335.0	5 223.9	1 011.6	6 235.4	3 789.0	10 024.4
1995-96	2 456.5	1 770.2	4 226.9	934.8	5 161.6	3 622.9	8 784.6
1996-97	2 732.4	1 968.1	4 700.5	1 035.8	5 736.3	5 020.1	10 756.4
1996							
December	639.7	462.0	1 101.7	271.7	1 373.4	2 087.3	3 460.7
1997							
March	574.8	504.4	1 079.2	232.2	1 311.4	825.9	2 137.3
June	831.5	547.4	1 378.9	277.4	1 656.3	875.7	2 532.0
September	755.5	636.1	1 391.6	281.3	1 672.9	1 588.2	3 261.0
December	780.8	613.6	1 394.3	283.0	1 677.3	1 102.0	2 779.4
1998							
March	746.8	372.0	1 118.8	309.0	1 427.8	1 219.7	2 647.5
ORIGINAL (% change from preceding quarter)							
1996							
December	-6.8	1.7	-3.4	6.8	-1.6	69.5	31.8
1997							
March	-10.1	9.2	-2.0	-14.5	-4.5	-60.4	-38.2
June	44.7	8.5	27.8	19.5	26.3	6.0	18.5
September	-9.1	16.2	0.9	1.4	1.0	81.4	28.8
December	3.3	-3.5	0.2	0.6	0.3	-30.6	-14.8
1998							
March	-4.4	-39.4	-19.8	9.2	-14.9	10.7	-4.7

(a) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
1998												
February	8	0.9	85	7.8	18	2.0	44	4.0	27	2.2	5	0.5
March	7	0.7	117	9.6	15	1.7	71	6.5	54	5.7	12	1.2
April	5	0.7	111	9.0	19	2.1	56	4.8	39	3.8	10	1.2
Value—\$200,000—\$499,999												
1998												
February	2	0.5	18	4.5	16	4.7	17	4.9	7	1.7	5	1.7
March	4	1.1	14	3.7	14	3.9	32	10.7	21	5.7	11	3.0
April	3	0.8	19	5.4	17	5.3	30	8.4	16	4.3	6	1.9
Value—\$500,000—\$999,999												
1998												
February	0	0.0	6	3.8	8	5.3	9	5.8	5	3.7	7	4.2
March	0	0.0	12	7.9	11	6.8	13	8.3	8	6.0	7	5.2
April	4	2.8	7	4.5	6	4.7	5	3.0	6	4.4	5	3.8
Value—\$1,000,000—\$4,999,999												
1998												
February	1	3.2	8	13.5	10	17.0	4	9.3	10	20.2	8	17.5
March	2	2.8	5	8.2	8	12.5	6	9.1	6	11.4	3	8.5
April	0	0.0	4	8.6	6	10.8	10	19.3	5	10.1	9	22.1
Value—\$5,000,000 and over												
1998												
February	1	50.0	0	0.0	1	5.2	1	24.0	4	184.4	1	5.0
March	0	0.0	1	10.3	0	0.0	1	6.2	4	36.5	0	0.0
April	3	78.0	4	25.0	1	5.5	3	153.4	2	19.1	1	20.0
Value—Total												
1994-95	152	286.6	1 278	606.9	747	389.4	1 306	505.2	707	439.5	414	336.8
1995-96	166	100.7	1 523	595.0	718	357.2	1 228	577.9	732	741.1	398	374.5
1996-97	242	309.7	1 463	891.3	765	438.5	1 253	1 229.0	800	594.6	467	410.5
1998												
February	12	54.5	117	29.7	53	34.1	75	47.9	53	212.2	26	28.9
March	13	4.5	149	39.6	48	24.9	123	40.8	93	65.3	33	17.9
April	15	82.2	145	52.4	49	28.3	104	188.9	68	41.7	31	48.9

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										
February	5	0.4	6	0.4	16	2.0	14	1.3	228	21.5
March	2	0.3	7	0.7	11	1.2	14	1.3	310	28.8
April	4	0.3	14	1.3	14	1.4	17	1.5	289	26.0
Value—\$200,000–\$499,999										
1998										
February	2	0.6	3	0.8	5	1.8	5	1.5	80	22.7
March	3	0.6	5	1.6	12	3.4	7	2.3	123	36.1
April	0	0.0	3	0.9	6	1.9	5	1.6	105	30.4
Value—\$500,000–\$999,999										
1998										
February	0	0.0	2	1.3	6	3.6	3	2.5	46	30.1
March	0	0.0	1	0.7	4	2.8	2	1.9	58	39.5
April	0	0.0	4	2.3	1	0.8	2	1.2	40	27.4
Value—\$1,000,000–\$4,999,999										
1998										
February	0	0.0	4	11.6	2	7.2	6	12.7	53	112.2
March	0	0.0	2	6.5	5	7.3	1	1.2	38	67.4
April	2	3.0	6	15.2	5	7.7	4	8.6	51	105.3
Value—\$5,000,000 and over										
1998										
February	0	0.0	0	0.0	0	0.0	1	6.8	9	275.4
March	0	0.0	4	106.0	1	37.4	1	18.2	12	214.6
April	0	0.0	1	20.4	0	0.0	2	16.5	17	337.9
Value—Total										
1994-95	64	33.8	176	315.3	408	626.6	317	193.3	5 569	3 733.5
1995-96	74	50.7	239	340.1	443	383.9	355	129.6	5 876	3 650.3
1996-97	66	22.1	260	234.2	481	906.7	402	132.6	6 199	5 169.2
1998										
February	7	1.1	15	14.1	29	14.6	29	24.8	416	461.8
March	5	0.9	19	115.5	33	52.1	25	24.9	541	386.4
April	6	3.3	28	40.1	26	11.7	30	29.4	502	527.0

VALUE OF NON-RESIDENTIAL BUILDING APPROVED-NSW: Original

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1994-95	284.4	587.5	381.1	348.1	354.4	99.3	33.8	75.5	574.8	73.8	2 812.5
1995-96	99.7	563.0	351.7	432.3	593.9	122.6	50.7	83.3	300.1	87.8	2 684.6
1996-97	302.3	830.0	414.0	1 092.3	409.4	127.2	22.0	156.9	717.6	71.5	4 143.2
1997											
April	12.4	87.7	38.3	27.5	23.2	11.3	0.3	15.7	33.1	6.9	256.3
May	16.8	30.5	27.4	66.7	18.7	7.4	0.5	13.4	10.3	10.5	202.1
June	13.8	88.7	16.0	32.4	68.0	13.3	2.8	13.9	44.6	4.5	297.9
July	116.4	61.5	47.3	181.2	56.7	30.3	3.1	6.7	12.7	9.7	525.5
August	21.5	175.6	35.9	24.3	34.4	7.4	2.2	6.4	24.9	3.0	335.6
September	9.1	25.1	33.9	167.4	21.8	17.8	1.1	4.7	30.8	2.6	314.2
October	21.1	59.4	36.9	213.2	27.9	13.8	2.2	2.6	65.5	4.4	446.9
November	178.3	28.6	36.6	20.2	33.1	9.2	0.3	11.7	15.9	12.2	346.2
December	43.6	23.8	21.1	25.0	35.5	10.8	2.2	9.9	22.7	6.5	200.9
1998											
January	86.5	92.2	30.5	54.4	56.7	7.9	7.8	2.5	3.5	3.9	346.1
February	54.5	27.5	34.1	18.8	129.8	11.6	1.1	8.4	11.8	14.5	312.0
March	4.5	39.5	24.9	22.2	53.0	5.8	0.9	14.1	12.0	3.1	180.1
April	70.5	52.3	27.8	181.5	34.5	33.8	3.3	16.6	10.0	3.8	434.1
PUBLIC SECTOR (\$ million)											
1994-95	2.3	19.3	8.4	157.2	85.3	237.6	0.0	239.5	51.7	119.5	920.8
1995-96	1.0	32.4	5.6	145.4	147.2	251.8	0.0	256.7	83.5	42.0	965.4
1996-97	7.5	61.4	24.6	136.7	185.0	283.3	0.2	77.4	189.2	61.1	1 026.0
1997											
April	0.0	3.4	0.0	4.5	8.9	6.7	0.0	2.9	15.6	9.0	51.0
May	1.3	2.2	0.8	6.5	4.0	16.0	0.0	20.5	1.1	6.2	58.4
June	0.0	0.4	0.3	7.5	13.4	16.7	0.1	2.3	8.5	5.8	55.0
July	0.0	1.4	0.1	7.1	4.1	8.8	0.0	9.8	20.9	7.3	59.4
August	0.0	1.6	0.2	18.2	74.6	7.5	0.0	10.6	259.5	2.7	374.8
September	0.5	0.0	0.0	11.8	12.2	15.5	0.0	21.5	14.5	6.1	82.2
October	0.0	0.4	0.5	1.0	2.7	35.1	0.0	11.1	16.7	5.7	73.3
November	0.0	0.3	0.3	6.0	1.8	14.2	0.0	3.5	3.7	4.6	34.4
December	0.0	0.2	0.0	4.0	32.9	31.7	0.0	5.2	8.6	2.4	85.0
1998											
January	0.0	0.1	0.3	2.4	5.7	48.0	0.0	63.2	2.8	8.6	131.0
February	0.0	2.2	0.0	29.1	82.4	17.3	0.0	5.7	2.8	10.3	149.8
March	0.0	0.1	0.0	18.6	12.2	12.2	0.0	101.4	40.1	21.7	206.4
April	11.7	0.1	0.5	7.5	7.2	15.2	0.0	23.5	1.7	25.6	93.0
TOTAL (\$ million)											
1994-95	286.6	606.9	389.4	505.2	439.5	336.8	33.8	315.3	626.6	193.3	3 733.5
1995-96	100.7	595.0	357.2	577.9	741.1	374.5	50.7	340.1	383.9	129.6	3 650.3
1996-97	309.7	891.3	438.5	1 229.0	594.6	410.5	22.1	234.2	906.7	132.6	5 169.2
1997											
April	12.4	91.1	38.3	32.0	32.1	18.0	0.3	18.6	48.7	15.9	307.3
May	18.1	32.7	28.1	73.2	22.7	23.4	0.5	33.9	11.3	16.6	260.5
June	13.8	89.1	16.3	39.9	81.5	30.0	2.8	16.1	53.1	10.3	353.0
July	116.4	62.8	47.3	188.2	60.8	39.1	3.1	16.6	33.6	17.0	584.9
August	21.5	177.2	36.1	42.5	109.0	14.9	2.2	17.0	284.4	5.7	710.5
September	9.6	25.1	33.9	179.2	34.0	33.3	1.1	26.2	45.3	8.7	396.4
October	21.1	59.8	37.5	214.2	30.5	48.9	2.2	13.7	82.2	10.1	520.3
November	178.3	28.9	36.9	26.2	34.9	23.4	0.3	15.2	19.6	16.9	380.6
December	43.6	24.0	21.1	29.0	68.5	42.5	2.2	15.1	31.3	8.9	286.0
1998											
January	86.5	92.3	30.8	56.8	62.4	55.9	7.8	65.7	6.2	12.6	477.0
February	54.5	29.7	34.1	47.9	212.2	28.9	1.1	14.1	14.6	24.8	461.8
March	4.5	39.6	24.9	40.8	65.3	17.9	0.9	115.5	52.1	24.9	386.4
April	82.2	52.4	28.3	188.9	41.7	48.9	3.3	40.1	11.7	29.4	527.0

BUILDING APPROVED IN THE SYDNEY STATISTICAL DIVISION: **Original**

DWELLINGS (no.).....

VALUE (\$'000).....

Period	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
1995-96	12 492	13 092	26 219	1 520 222	1 428 978	781 074	3 730 274	1 993 966	5 724 240
1996-97	13 767	15 308	30 849	1 764 202	1 605 227	891 631	4 261 060	3 452 056	7 713 116
1997									
April	1 207	1 545	2 795	153 364	156 780	65 689	375 833	167 663	543 496
May	2 302	1 613	3 945	297 705	176 786	74 866	549 357	151 072	700 429
June	1 095	1 193	2 723	140 481	138 025	103 416	381 922	269 944	651 866
July	1 217	1 487	2 761	159 182	159 249	81 955	400 385	468 933	869 318
August	1 222	1 851	3 208	154 280	303 336	80 646	538 263	232 230	770 493
September	1 438	1 283	2 747	193 107	118 109	85 701	396 917	274 768	671 685
October	1 261	1 313	2 692	165 363	175 314	86 786	427 463	398 126	825 589
November	1 277	1 947	3 298	164 208	229 452	86 040	479 700	268 982	748 681
December	1 433	1 565	3 039	188 530	171 222	84 883	444 636	166 786	611 421
1998									
January	1 190	880	2 350	157 198	78 810	115 090	351 098	282 068	633 166
February	1 111	992	2 264	150 108	95 069	85 003	330 180	281 028	611 209
March	1 309	1 291	2 641	178 249	137 789	85 571	401 609	132 465	534 073
April	1 361	1 903	3 421	183 018	257 242	104 932	545 192	386 286	931 478
PUBLIC SECTOR									
1995-96	230	840	1 075	22 572	64 238	11 284	98 094	722 566	820 660
1996-97	117	1 360	1 500	13 007	116 526	13 122	142 655	711 015	853 669
1997									
April	30	72	108	3 091	6 675	220	9 986	33 672	43 658
May	2	53	56	130	4 663	2 316	7 109	28 721	35 830
June	5	186	191	511	19 769	788	21 067	40 650	61 717
July	9	27	36	963	2 275	557	3 795	32 706	36 501
August	1	85	87	109	7 041	68	7 218	346 225	353 443
September	0	26	26	0	2 376	15	2 391	44 703	47 094
October	3	7	10	337	878	1 772	2 987	60 800	63 787
November	3	8	11	476	632	0	1 108	18 436	19 545
December	1	107	109	87	8 352	15	8 454	64 885	73 339
1998									
January	7	53	60	741	4 273	641	5 655	117 738	123 392
February	23	72	95	2 626	5 230	771	8 627	132 734	141 361
March	16	62	79	1 923	5 235	3 067	10 225	170 062	180 288
April	9	60	69	1 141	4 520	4 864	10 525	45 731	56 256
TOTAL									
1995-96	12 722	13 932	27 294	1 542 794	1 493 215	792 359	3 828 368	2 716 533	6 544 901
1996-97	13 884	16 668	32 349	1 777 209	1 721 753	904 753	4 403 715	4 163 071	8 566 786
1997									
April	1 237	1 617	2 903	156 456	163 455	65 908	385 819	201 334	587 153
May	2 304	1 666	4 001	297 835	181 450	77 181	556 466	179 793	736 259
June	1 100	1 379	2 914	140 991	157 794	104 204	402 990	310 594	713 583
July	1 226	1 514	2 797	160 146	161 524	82 512	404 181	501 639	905 819
August	1 223	1 936	3 295	154 389	310 378	80 715	545 481	578 455	1 123 936
September	1 438	1 309	2 773	193 107	120 485	85 716	399 308	319 471	718 779
October	1 264	1 320	2 702	165 700	176 192	88 559	430 450	458 926	889 376
November	1 280	1 955	3 309	164 684	230 084	86 040	480 808	287 418	768 226
December	1 434	1 672	3 148	188 616	179 574	84 898	453 089	231 671	684 760
1998									
January	1 197	933	2 410	157 939	83 083	115 730	356 752	399 806	756 558
February	1 134	1 064	2 359	152 734	100 299	85 774	338 807	413 762	752 569
March	1 325	1 353	2 720	180 172	143 024	88 638	411 834	302 527	714 361
April	1 370	1 963	3 490	184 160	261 762	109 796	555 717	432 017	987 734

(a) Refer to footnote (a) in Table 12.

(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVED IN STATISTICAL AREAS—NSW

DWELLING (No.).....

VALUE (\$'000).....

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
STATISTICAL LOCAL AREAS									
NEW SOUTH WALES	2 422	2 280	4 943	302 584	289 429	144 127	736 141	527 043	1 263 184
Sydney (SD)	1 370	1 963	3 490	184 160	261 762	109 796	555 718	432 017	987 735
Inner Sydney (SSD)	24	136	310	3 035	53 900	30 988	87 923	259 462	347 385
Botany (A)	11	0	11	1 710	0	722	2 432	2 781	5 213
Leichhardt (A)	3	10	132	255	1 300	23 027	24 582	7 035	31 617
Marrickville (A)	9	42	51	920	5 000	989	6 909	1 145	8 054
South Sydney (C)	1	22	54	150	2 000	5 846	7 996	27 489	35 486
Sydney Inner (C)	0	62	62	0	45 600	275	45 875	219 962	265 837
Sydney Remainder (C)	0	0	0	0	0	130	130	1 049	1 179
Eastern Suburbs (SSD)	19	160	180	5 008	25 600	12 537	43 145	6 798	49 943
Randwick (C)	9	114	124	1 911	15 650	4 768	22 329	5 871	28 200
Waverley (A)	3	12	15	582	1 350	2 747	4 679	600	5 279
Woollahra (A)	7	34	41	2 515	8 600	5 022	16 137	327	16 464
St George—Sutherland (SSD)	131	389	521	19 850	42 636	7 215	69 702	9 320	79 021
Hurstville (C)	40	97	138	6 105	10 842	695	17 642	925	18 567
Kogarah (A)	13	25	38	2 565	2 000	905	5 470	1 050	6 520
Rockdale (C)	8	195	203	1 489	23 788	1 222	26 500	1 825	28 325
Sutherland Shire (A)	70	72	142	9 691	6 006	4 393	20 090	5 519	25 610
Canterbury—Bankstown (SSD)	63	211	274	9 008	16 381	5 642	31 031	22 256	53 287
Bankstown (C)	36	135	171	4 988	11 033	1 880	17 902	15 794	33 696
Canterbury (C)	27	76	103	4 019	5 348	3 762	13 129	6 462	19 591
Fairfield—Liverpool (SSD)	174	56	230	20 300	4 388	1 176	25 864	21 576	47 439
Fairfield (C)	48	20	68	5 402	1 418	815	7 635	9 504	17 139
Liverpool (C)	126	36	162	14 897	2 970	362	18 229	12 072	30 301
Outer South Western Sydney (SSD)	179	14	194	20 871	768	1 594	23 232	5 755	28 987
Camden (A)	92	4	96	10 413	278	326	11 017	850	11 867
Campbelltown (C)	57	0	58	6 121	0	840	6 961	4 005	10 965
Wollondilly (A)	30	10	40	4 337	490	428	5 255	900	6 155
Inner Western Sydney (SSD)	21	226	247	3 337	41 495	3 836	48 668	884	49 552
Ashfield (A)	0	24	24	0	1 680	720	2 400	0	2 400
Burwood (A)	3	0	3	282	0	595	877	210	1 087
Concord (A)	11	141	152	1 697	24 420	486	26 603	410	27 013
Drummoyne (A)	2	53	55	461	14 300	1 306	16 067	0	16 067
Strathfield (A)	5	8	13	897	1 095	729	2 721	264	2 985
Central Western Sydney (SSD)	32	178	211	4 526	13 058	3 626	21 211	4 863	26 074
Auburn (A)	11	13	24	1 796	916	416	3 128	1 742	4 870
Holroyd (C)	9	43	52	1 275	2 854	702	4 832	1 320	6 152
Parramatta (C)	12	122	135	1 455	9 288	2 508	13 251	1 801	15 052
Outer Western Sydney (SSD)	128	44	173	14 871	3 177	4 066	22 113	15 246	37 359
Blue Mountains (C)	41	0	41	4 890	0	1 855	6 745	3 169	9 914
Hawkesbury (C)	25	6	31	2 886	415	774	4 075	4 110	8 185
Penrith (C)	62	38	101	7 095	2 762	1 437	11 293	7 967	19 260
Blacktown—Baulkham Hills (SSD)	263	100	364	33 134	10 939	3 721	47 794	31 602	79 396
Baulkham Hills (A)	106	26	132	15 962	2 159	2 148	20 268	8 380	28 648
Blacktown (C)	157	74	232	17 172	8 781	1 573	27 526	23 222	50 748
Lower Northern Sydney (SSD)	29	309	338	7 920	30 263	16 088	54 270	33 264	87 534
Hunter's Hill (A)	2	0	2	740	0	1 021	1 761	50	1 811
Lane Cove (A)	5	0	5	1 966	0	2 770	4 736	891	5 627
Mosman (A)	0	95	95	0	7 320	4 127	11 447	0	11 447
North Sydney (A)	1	4	5	1 200	1 000	1 882	4 082	1 896	5 978
Ryde (C)	13	47	60	1 909	3 653	2 946	8 507	29 584	38 091
Willoughby (C)	8	163	171	2 105	18 290	3 342	23 737	843	24 580

DWELLINGS (no.).....

VALUE (\$'000).....

	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential buildings</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non residential building</i>	<i>Total building</i>
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STATISTICAL LOCAL AREAS

Sydney (SD) *continued*

Hornsby—Ku-ring-gai (SSD)	100	22	122	16 399	5 555	9 541	31 495	3 031	34 526
Hornsby (A)	84	2	86	11 412	200	3 803	15 415	576	15 990
Ku-ring-gai (A)	16	20	36	4 987	5 355	5 739	16 081	2 455	18 536
Northern Beaches (SSD)	35	35	70	5 952	4 455	6 271	16 678	4 772	21 450
Manly (A)	0	12	12	0	1 000	1 166	2 166	0	2 166
Pittwater (A)	10	10	20	2 177	2 175	2 973	7 325	2 670	9 995
Warringah (A)	25	13	38	3 775	1 280	2 132	7 187	2 102	9 289
Gosford—Wyong (SSD)	172	83	256	19 950	9 146	3 495	32 591	13 190	45 781
Gosford (C)	78	76	155	10 625	8 645	1 827	21 097	808	21 905
Wyong (A)	94	7	101	9 326	501	1 668	11 494	12 382	23 876

Hunter (SD)

Newcastle (SSD)	252	91	419	29 580	9 075	20 052	58 707	15 890	74 597
Newcastle (SSD)	207	78	361	23 786	8 155	19 372	51 313	13 681	64 994
Cessnock (C)	14	2	16	1 611	200	551	2 362	467	2 829
Lake Macquarie (C)	67	26	93	7 567	2 260	1 454	11 281	5 512	16 793
Maitland (C)	29	5	34	3 271	240	315	3 826	450	4 276
Newcastle (C)—Inner	0	18	94	0	3 000	14 209	17 209	521	17 730
Newcastle (C)—Remainder	35	15	50	4 127	1 027	2 187	7 340	6 381	13 721
Port Stephens (A)	62	12	74	7 211	1 428	656	9 295	350	9 645
Hunter SD Balance (SSD)	45	13	58	5 794	920	680	7 394	2 209	9 603
Dungog (A)	3	0	3	347	0	13	360	170	530
Gloucester (A)	4	0	4	576	0	11	587	0	587
Great Lakes (A)	24	9	33	2 847	700	243	3 790	1 158	4 948
Merriwa (A)	0	0	0	0	0	0	0	0	0
Murrurundi (A)	0	0	0	0	0	0	0	0	0
Muswellbrook (A)	3	0	3	525	0	124	649	300	949
Scone (A)	4	0	4	563	0	89	652	70	722
Singleton (A)	7	4	11	936	220	200	1 356	511	1 867

Illawarra (SD)

Wollongong (SSD)	151	41	195	17 995	3 937	4 828	26 760	10 375	37 135
Wollongong (SSD)	78	33	114	9 388	3 098	2 355	14 841	6 215	21 056
Kiama (A)	10	22	32	1 449	2 250	208	3 907	980	4 887
Shellharbour (A)	34	4	38	3 536	270	324	4 131	3 005	7 136
Wollongong (C)	34	7	44	4 403	578	1 822	6 803	2 230	9 033
Illawarra SD Balance (SSD)	73	8	81	8 607	839	2 473	11 919	4 160	16 079
Shoalhaven (C)	41	6	47	4 272	389	1 309	5 970	3 680	9 650
Wingecarribee (A)	32	2	34	4 335	450	1 163	5 949	480	6 429

Richmond—Tweed (SD)

Tweed Heads (SSD)	158	82	240	16 160	5 896	904	22 960	6 773	29 733
Tweed Heads (SSD)	53	58	111	5 708	3 909	91	9 709	5 500	15 209
Tweed (A) Pt A	53	58	111	5 708	3 909	91	9 709	5 500	15 209
Richmond—Tweed SD Balance (SSD)	105	24	129	10 452	1 987	812	13 251	1 273	14 524
Ballina (A)	32	12	44	3 519	1 277	204	5 000	690	5 690
Byron (A)	28	4	32	3 118	222	213	3 553	90	3 643
Casino (A)	3	0	3	274	0	28	302	60	362
Kyogle (A)	1	0	1	35	0	12	47	136	183
Lismore (C)	16	0	16	1 494	0	136	1 630	150	1 780
Richmond River (A)	6	2	8	472	100	0	572	147	719
Tweed (A) Pt B	19	6	25	1 541	389	219	2 148	0	2 148

BUILDING APPROVED IN STATISTICAL AREAS—NSW *continued*

DWELLINGS (no.).....

VALUE (\$'000).....

	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential buildings</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non residential building</i>	<i>Total building</i>
STATISTICAL LOCAL AREAS									
Mid-North Coast (SD)	162	32	195	17 982	2 577	2 077	22 635	30 025	52 661
Clarence (SSD)	72	5	78	7 112	650	1 198	8 960	8 955	17 915
Bellingen (A)	9	0	9	830	0	169	999	0	999
Coffs Harbour (C)	34	5	40	3 815	650	608	5 073	991	6 064
Copmanhurst (A)	0	0	0	0	0	26	26	0	26
Grafton (C)	2	0	2	180	0	52	232	7 784	8 016
Maclean (A)	8	0	8	598	0	53	651	180	831
Nambucca (A)	16	0	16	1 391	0	165	1 556	0	1 556
Nymboida (A)	0	0	0	0	0	60	60	0	60
Ullmarra (A)	3	0	3	299	0	66	365	0	365
Hastings (SSD)	90	27	117	10 870	1 927	879	13 675	21 070	34 745
Greater Taree (C)	21	13	34	2 493	977	231	3 701	20 455	24 156
Hastings (A)	60	14	74	7 634	950	436	9 020	615	9 635
Kempsey (A)	9	0	9	743	0	212	955	0	955
Lord Howe Island	0	0	0	0	0	0	0	0	0
Northern (SD)	47	34	81	5 414	3 024	953	9 391	2 676	12 067
Northern Slopes (SSD)	24	20	44	3 090	1 441	591	5 122	2 356	7 478
Barraba (A)	0	0	0	0	0	0	0	0	0
Bingara (A)	0	0	0	0	0	0	0	0	0
Gunnedah (A)	5	0	5	503	0	42	544	555	1 099
Inverell (A) Pt A	2	0	2	248	0	35	283	0	283
Manilla (A)	0	0	0	0	0	95	95	0	95
Nundle (A)	0	0	0	0	0	0	0	0	0
Parry (A)	5	0	5	902	0	0	902	0	902
Quirindi (A)	2	0	2	170	0	25	195	0	195
Tamworth (C)	10	20	30	1 268	1 441	346	3 054	1 751	4 805
Yallaroi (A)	0	0	0	0	0	49	49	50	99
Northern Tablelands (SSD)	17	8	25	1 767	1 003	339	3 108	320	3 428
Armidale (C)	2	6	8	291	603	87	981	0	981
Dumaresq (A)	1	0	1	80	0	43	123	0	123
Glen Innes (A)	2	0	2	177	0	24	201	320	521
Guyra (A)	1	0	1	45	0	15	60	0	60
Inverell (A) Pt B	2	2	4	210	400	33	643	0	643
Severn (A)	0	0	0	0	0	24	24	0	24
Tenterfield (A)	4	0	4	360	0	42	402	0	402
Uralla (A)	4	0	4	514	0	71	585	0	585
Walcha (A)	1	0	1	90	0	0	90	0	90
North Central Plain (SSD)	6	6	12	557	581	23	1 161	0	1 161
Moree Plains (A)	1	0	1	88	0	0	88	0	88
Narrabri (A)	5	6	11	469	581	23	1 073	0	1 073
North Western (SD)	48	2	50	5 209	150	754	6 113	10 026	16 139
Central Macquarie (SSD)	45	2	47	4 687	150	683	5 520	10 026	15 546
Coolah (A)	2	0	2	159	0	0	159	0	159
Coonabarabran (A)	3	0	3	269	0	0	269	98	367
Dubbo (C)	22	2	24	2 661	150	218	3 029	9 260	12 289
Gilgandra (A)	0	0	0	0	0	22	22	0	22
Mudgee (A)	16	0	16	1 432	0	252	1 684	370	2 054
Narromine (A)	1	0	1	75	0	65	140	50	190
Wellington (A)	1	0	1	91	0	126	217	248	465
Macquarie—Barwon (SSD)	1	0	1	150	0	27	177	0	177
Bogan (A)	0	0	0	0	0	17	17	0	17
Coonamble (A)	0	0	0	0	0	0	0	0	0
Walgett (A)	0	0	0	0	0	0	0	0	0
Warren (A)	1	0	1	150	0	10	160	0	160

DWELLINGS (no.)..... VALUE (\$'000).....

	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential buildings</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non residential building</i>	<i>Total building</i>
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STATISTICAL LOCAL AREAS

North Western (SD) *continued*

Upper Darling (SSD)	2	0	2	372	0	44	416	0	416
Bourke (A)	0	0	0	0	0	0	0	0	0
Brewarrina (A)	1	0	1	337	0	0	337	0	337
Cobar (A)	1	0	1	35	0	44	79	0	79

Central West (SD)

Bathurst—Orange (SSD)	42	4	49	4 775	270	1 418	9 653	4 889	14 541
Bathurst (C)	18	4	25	2 031	270	333	2 634	1 900	4 534
Blayney (A) Pt A	0	0	0	0	0	46	46	0	46
Cabonne (A) Pt A	0	0	0	0	0	0	0	0	0
Evans (A) Pt A	1	0	1	146	0	0	146	0	146
Orange (C)	23	0	23	2 599	0	359	2 958	60	3 018

Central Tablelands (excl.

Bathurst—Orange) (SSD)	14	0	14	1 614	0	360	1 973	2 450	4 423
Blayney (A) Pt B	1	0	1	200	0	15	215	0	215
Cabonne (A) Pt B	2	0	2	200	0	16	216	0	216
Evans (A) Pt B	3	0	3	266	0	70	336	0	336
Greater Lithgow (C)	8	0	8	948	0	259	1 206	950	2 156
Oberon (A)	0	0	0	0	0	0	0	1 500	1 500
Rylstone (A)	0	0	0	0	0	0	0	0	0

Lachlan (SSD)

Bland (A)	1	0	1	90	0	71	161	50	211
Cabonne (A) Pt C	4	0	4	390	0	0	390	173	563
Cowra (A)	8	0	8	910	0	211	1 121	0	1 121
Forbes (A)	0	0	0	0	0	0	0	56	56
Lachlan (A)	2	0	2	186	0	0	186	0	186
Parkes (A)	0	0	0	0	0	0	0	200	200
Weddin (A)	0	0	0	0	0	38	38	0	38

South Eastern (SD)

Queanbeyan (SSD)	12	0	12	1 475	0	90	1 565	1 163	2 728
Queanbeyan (C)	12	0	12	1 475	0	90	1 565	1 163	2 728
Yarrowlumla (A)—Pt A	0	0	0	0	0	0	0	0	0

Southern Tablelands (excl.

Queanbeyan) (SSD)	27	0	27	2 608	0	476	3 084	105	3 189
Boorowa (A)	1	0	1	140	0	0	140	0	140
Crookwell (A)	0	0	0	0	0	0	0	0	0
Goulburn (C)	5	0	5	610	0	0	610	55	665
Gunning (A)	0	0	0	0	0	0	0	0	0
Harden (A)	2	0	2	209	0	150	359	0	359
Mulwaree (A)	9	0	9	724	0	76	800	0	800
Tallaganda (A)	0	0	0	0	0	0	0	50	50
Yarrowlumla (A)—Pt B	0	0	0	0	0	0	0	0	0
Yass (A)	1	0	1	150	0	162	312	0	312
Young (A)	9	0	9	776	0	88	864	0	864

Lower South Coast (SSD)

Bega Valley (A)	14	12	26	1 398	1 300	258	2 956	220	3 176
Eurobodalla (A)	20	0	20	2 081	0	561	2 642	1 382	4 023

Snowy (SSD)

Bombala (A)	1	0	1	160	0	0	160	0	160
Cooma—Monaro (A)	3	0	3	258	0	100	358	0	358
Snowy River (A)	5	2	7	505	250	166	921	0	921

BUILDING APPROVED IN STATISTICAL AREAS—NSW *continued*

DWELLINGS (no.)..... VALUE (\$'000).....

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
STATISTICAL LOCAL AREAS									
Murrumbidgee (SD)	40	15	56	4 819	1 098	915	6 832	8 462	15 294
Central Murrumbidgee (SD)	24	13	38	2 815	950	493	4 257	7 382	11 639
Coolamon (A)	3	0	3	348	0	0	348	0	348
Cootamundra (A)	2	0	2	275	0	50	325	0	325
Gundagai (A)	1	0	1	72	0	0	72	0	72
Junea (A)	0	0	1	0	0	73	73	82	155
Lockhart (A)	0	0	0	0	0	25	25	0	25
Narrandera (A)	1	0	1	108	0	31	139	0	139
Temora (A)	1	0	1	97	0	0	97	0	97
Tumut (A)	3	0	3	446	0	156	602	0	602
Wagga Wagga (C)	13	13	26	1 469	950	158	2 577	7 300	9 877
Lower Murrumbidgee (SSD)	16	2	18	2 005	148	423	2 575	1 080	3 655
Carrathool (A)	0	0	0	0	0	0	0	0	0
Griffith (C)	10	2	12	1 483	148	320	1 951	256	2 207
Hay (A)	1	0	1	80	0	10	90	0	90
Leeton (A)	5	0	5	442	0	82	524	824	1 348
Murrumbidgee (A)	0	0	0	0	0	10	10	0	10
Murray (SD)	40	2	42	4 719	90	718	5 527	3 042	8 569
Albury (SSD)	24	2	26	2 859	90	397	3 345	2 447	5 792
Albury (C)	16	2	18	2 138	90	357	2 585	2 447	5 032
Hume (A)	8	0	8	721	0	40	760	0	760
Upper Murray (excl. Albury) (SSD)	3	0	3	276	0	83	359	0	359
Corowa (A)	2	0	2	200	0	54	254	0	254
Culcairn (A)	0	0	0	0	0	0	0	0	0
Holbrook (A)	0	0	0	0	0	29	29	0	29
Tumbarumba (A)	0	0	0	0	0	0	0	0	0
Urana (A)	1	0	1	76	0	0	76	0	76
Central Murray (SSD)	11	0	11	1 368	0	204	1 572	505	2 077
Berrigan (A)	3	0	3	252	0	107	359	440	799
Conargo (A)	0	0	0	0	0	0	0	0	0
Deniliquin (A)	2	0	2	310	0	20	330	0	330
Jerilderie (A)	0	0	0	0	0	0	0	65	65
Murray (A)	6	0	6	806	0	60	866	0	866
Wakool (A)	0	0	0	0	0	17	17	0	17
Windouran (A)	0	0	0	0	0	0	0	0	0
Murray—Darling (SSD)	2	0	2	216	0	35	251	90	341
Balranald (A)	0	0	0	0	0	0	0	0	0
Wentworth(A)	2	0	2	216	0	35	251	90	341
Far West (SD)	1	0	1	97	0	63	160	0	160
Far West (SSD)	1	0	1	97	0	63	160	0	160
Broken Hill (C)	1	0	1	97	0	63	160	0	160
Central Darling (A)	0	0	0	0	0	0	0	0	0
Unincorp, Far West	0	0	0	0	0	0	0	0	0

STATISTICAL DISTRICT

Newcastle NSW	207	78	361	23 786	8 155	19 372	51 313	13 681	64 994
Wollongong NSW	78	33	114	9 388	3 098	2 355	14 841	6 215	21 056
Bathurst-Orange NSW	42	4	49	4 775	270	739	5 784	1 960	7 744
Albury-Wodonga NSW/VIC	53	2	55	6 028	90	686	6 804	2 877	9 681
Canberra-Queanbeyan ACT/NSW	100	5	105	12 649	383	5 769	18 800	7 696	26 496
Gold Coast-Tweed Heads QLD/NSW	293	452	747	34 988	50 402	1 344	86 734	13 694	100 428

(a) Includes conversions and dwelling units approved as part of alterations and additions or the construction of non-residential buildings.

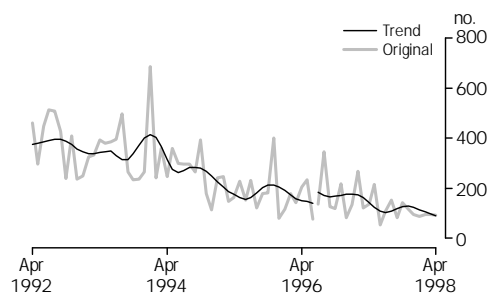
(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVALS KEY FEATURES: ACT

KEY FIGURES

		% change Mar 1998 to Apr 1998	% change Apr 1997 to Apr 1998
Trend estimates			
Dwelling units approved			
Total dwelling units	89	-9.1	-37.7
Original			
Dwelling units approved			
Private sector houses	88	-6.4	-24.1
Total dwelling units	93	-1.1	-32.6

DWELLING UNITS APPROVED



KEY POINTS

- There were 93 dwelling units approved in April of which 88 were houses. Of these, 23 were in Ngunnawal and 21 in Nicholls.
- The trend for total dwelling units declined further in April and has fallen by 31.0% over the last five months.
- The value of residential building approved was \$17.2 million with alterations and additions accounting for \$5.3 million of this total.
- The value of non-residential building was \$6.5 million.

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building	Total dwelling units	Total dwelling units trend estimates
PRIVATE SECTOR (Number)							
1994-95	1 526	1 062	(b) 4	(b) 0	0	2 592	n.a.
1995-96	1 168	792	(b) 0	(b) 0	0	1 960	n.a.
1996-97	1 185	717	3	0	3	1 908	n.a.
1997							
April	116	22	0	0	0	138	n.a.
May	91	123	1	0	1	216	n.a.
June	54	0	0	0	0	54	n.a.
July	88	11	0	0	0	99	n.a.
August	86	67	0	0	0	153	n.a.
September	83	0	0	0	0	83	n.a.
October	133	8	1	0	0	142	n.a.
November	79	36	0	0	0	115	n.a.
December	78	16	0	0	0	94	n.a.
1998							
January	81	7	0	0	0	88	n.a.
February	81	13	0	0	1	95	n.a.
March	94	0	0	0	0	94	n.a.
April	88	5	0	0	0	93	n.a.
PUBLIC SECTOR (Number)							
1994-95	7	122	(b) 0	(b) 0	0	129	n.a.
1995-96	40	65	(b) 85	(b) 0	0	190	n.a.
1996-97	39	10	0	0	0	49	n.a.
1997							
April	0	0	0	0	0	0	n.a.
May	0	0	0	0	0	0	n.a.
June	0	0	0	0	0	0	n.a.
July	0	8	0	0	0	8	n.a.
August	0	0	0	0	0	0	n.a.
September	0	0	0	0	0	0	n.a.
October	0	0	0	0	0	0	n.a.
November	2	0	0	0	0	2	n.a.
December	0	0	0	0	0	0	n.a.
1998							
January	0	0	0	0	0	0	n.a.
February	0	0	0	0	0	0	n.a.
March	0	0	0	0	0	0	n.a.
April	0	0	0	0	0	0	n.a.
TOTAL (Number)							
1994-95	1 533	1 184	(b) 4	(b) 0	0	2 721	n.a.
1995-96	1 208	857	(b) 85	(b) 0	0	2 150	n.a.
1996-97	1 224	727	3	0	3	1 957	n.a.
1997							
April	116	22	0	0	0	138	143
May	91	123	1	0	1	216	124
June	54	0	0	0	0	54	109
July	88	19	0	0	0	107	103
August	86	67	0	0	0	153	108
September	83	0	0	0	0	83	119
October	133	8	1	0	0	142	127
November	81	36	0	0	0	117	129
December	78	16	0	0	0	94	123
1998							
January	81	7	0	0	0	88	114
February	81	13	0	0	1	95	106
March	94	0	0	0	0	94	98
April	88	5	0	0	0	93	89

(a) See Glossary for definition.

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

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 (\$ '000)								
1994-95	167 590	94 633	(b) 300	57 940	(b) 0	320 463	91 722	412 184
1995-96	132 947	72 090	(b) 0	47 032	(b) 0	252 069	125 323	377 392
1996-97	140 828	63 709	133	56 638	0	261 309	147 055	408 364
1997								
April	14 193	2 366	0	5 751	0	22 310	12 264	34 574
May	10 433	13 766	50	3 850	0	28 099	26 282	54 381
June	6 379	0	0	3 189	0	9 568	4 207	13 775
July	9 272	877	0	3 617	0	13 766	24 372	38 137
August	9 551	6 524	0	4 028	0	20 104	17 162	37 266
September	11 179	0	0	5 132	0	16 311	7 625	23 937
October	17 484	798	80	6 248	0	24 610	7 603	32 213
November	9 614	3 400	0	3 681	0	16 695	8 042	24 737
December	9 423	1 360	0	2 416	0	13 199	35 161	48 359
1998								
January	9 612	556	0	3 814	0	13 982	9 995	23 977
February	10 118	983	0	4 569	0	15 669	8 302	23 971
March	12 463	0	0	4 617	0	17 080	5 732	22 812
April	11 174	383	0	5 266	413	17 235	5 561	22 797
PUBLIC SECTOR (\$ '000)								
1994-95	813	9 682	(b) 0	2 114	(b) 0	12 610	183 452	196 062
1995-96	3 534	9 466	(b) 9 043	628	(b) 0	22 670	367 210	389 880
1996-97	3 646	873	0	43	0	4 562	144 582	149 144
1997								
April	0	0	0	0	0	0	787	787
May	0	0	0	0	0	0	3 856	3 856
June	0	0	0	0	0	0	8 794	8 794
July	0	480	0	0	0	480	3 178	3 658
August	0	0	0	0	0	0	1 181	1 181
September	0	0	0	0	0	0	1 384	1 384
October	0	0	0	0	0	0	13 470	13 470
November	137	0	0	0	0	137	18 394	18 531
December	0	0	0	0	0	0	7 675	7 675
1998								
January	0	0	0	0	0	0	10 613	10 613
February	0	0	0	0	0	0	15 754	15 754
March	0	0	0	0	0	0	1 918	1 918
April	0	0	0	0	0	0	972	972
TOTAL (\$ '000)								
1994-95	168 403	104 315	(b) 300	60 054	(b) 0	333 072	275 174	608 246
1995-96	136 481	81 556	(b) 9 043	47 660	(b) 0	274 739	492 533	767 273
1996-97	144 474	64 582	133	56 681	0	265 871	291 637	557 508
1997								
April	14 193	2 366	0	5 751	0	22 310	13 051	35 361
May	10 433	13 766	50	3 850	0	28 099	30 137	58 236
June	6 379	0	0	3 189	0	9 568	13 001	22 569
July	9 272	1 357	0	3 617	0	14 246	27 550	41 796
August	9 551	6 524	0	4 028	0	20 104	18 343	38 447
September	11 179	0	0	5 132	0	16 311	9 009	25 320
October	17 484	798	80	6 248	0	24 610	21 072	45 682
November	9 751	3 400	0	3 681	0	16 833	26 435	43 268
December	9 423	1 360	0	2 416	0	13 199	42 836	56 035
1998								
January	9 612	556	0	3 814	0	13 982	20 608	34 590
February	10 118	983	0	4 569	0	15 669	24 056	39 725
March	12 463	0	0	4 617	0	17 080	7 649	24 729
April	11 174	383	0	5 266	413	17 235	6 533	23 768

(a) Includes alterations and dwelling units approved as part of alterations and additions or the construction of non-residential building.

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

BUILDING APPROVED IN STATISTICAL LOCAL AREAS—ACT

DWELLINGS (no.).....

VALUE (\$'000).....

Statistical area(c)	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
AUSTRALIAN CAPITAL TERRITORY	88	5	93	11 174	383	5 679	17 235	6 533	23 768
Canberra (SD)	88	5	93	11 174	383	5 679	17 235	6 533	23 768
North Canberra (SSD)	8	0	8	766	0	877	1 644	1 156	2 799
Acton	0	0	0	0	0	0	0	0	0
Ainslie	3	0	3	385	0	0	385	0	385
Braddon	0	0	0	0	0	0	0	0	0
Campbell	0	0	0	0	0	107	107	0	107
City	0	0	0	0	0	413	413	600	1 013
Dickson	0	0	0	0	0	0	0	496	496
Downer	1	0	1	84	0	0	84	0	84
Duntroon	0	0	0	0	0	0	0	0	0
Hackett	0	0	0	0	0	13	13	0	13
Kowen	0	0	0	0	0	0	0	0	0
Lyneham	0	0	0	0	0	58	58	0	58
Majura	0	0	0	0	0	0	0	0	0
O'Connor	3	0	3	226	0	196	422	60	482
Reid	0	0	0	0	0	18	18	0	18
Russell	0	0	0	0	0	0	0	0	0
Turner	0	0	0	0	0	19	19	0	19
Watson	1	0	1	71	0	54	125	0	125
Belconnen (SSD)	7	5	12	984	383	943	2 310	1 868	4 178
Aranda	0	0	0	0	0	35	35	0	35
Belconnen Town Centre	0	0	0	0	0	0	0	761	761
Belconnen - SSD Bal	0	0	0	0	0	0	0	0	0
Bruce	0	0	0	0	0	37	37	0	37
Charnwood	0	0	0	0	0	0	0	0	0
Cook	0	0	0	0	0	41	41	0	41
Dunlop	6	5	11	902	383	61	1 347	0	1 347
Evatt	0	0	0	0	0	109	109	0	109
Florey	0	0	0	0	0	101	101	0	101
Flynn	0	0	0	0	0	50	50	0	50
Fraser	0	0	0	0	0	48	48	0	48
Giralang	0	0	0	0	0	36	36	0	36
Hawker	0	0	0	0	0	15	15	0	15
Higgins	0	0	0	0	0	0	0	0	0
Holt	0	0	0	0	0	19	19	1 107	1 126
Kaleen	0	0	0	0	0	139	139	0	139
Latham	0	0	0	0	0	27	27	0	27
McKellar	0	0	0	0	0	134	134	0	134
Macgregor	0	0	0	0	0	23	23	0	23
Macquarie	0	0	0	0	0	11	11	0	11
Melba	0	0	0	0	0	0	0	0	0
Page	0	0	0	0	0	37	37	0	37
Scullin	1	0	1	82	0	20	101	0	101
Spence	0	0	0	0	0	0	0	0	0
Weetangera	0	0	0	0	0	0	0	0	0
Woden Valley (SSD)	4	0	4	335	0	1 145	1 479	1 726	3 205
Chifley	2	0	2	125	0	21	146	0	146
Curtin	0	0	0	0	0	150	150	0	150
Farrer	0	0	0	0	0	276	276	0	276
Garran	0	0	0	0	0	84	84	476	560
Hughes	0	0	0	0	0	421	421	0	421
Isaacs	0	0	0	0	0	33	33	0	33
Lyons	1	0	1	76	0	0	76	0	76
Mawson	1	0	1	133	0	0	133	0	133
O'Malley	0	0	0	0	0	0	0	0	0
Pearce	0	0	0	0	0	160	160	0	160
Phillip	0	0	0	0	0	0	0	1 250	1 250
Torrens	0	0	0	0	0	0	0	0	0

BUILDING APPROVED IN STATISTICAL AREAS—ACT *continued*

DWELLINGS (no.).....

VALUE (\$'000).....

Statistical area(c)	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
Weston Creek–Stromlo (SSD)	2	0	2	150	0	435	585	0	585
Chapman	1	0	1	69	0	34	102	0	102
Duffy	0	0	0	0	0	65	65	0	65
Fisher	0	0	0	0	0	29	29	0	29
Holder	0	0	0	0	0	51	51	0	51
Rivett	0	0	0	0	0	16	16	0	16
Stirling	1	0	1	82	0	133	214	0	214
Stromlo	0	0	0	0	0	0	0	0	0
Waramanga	0	0	0	0	0	108	108	0	108
Weston	0	0	0	0	0	0	0	0	0
Weston Creek–Stromlo - SSD Bal	0	0	0	0	0	0	0	0	0
Tuggeranong (SSD)	8	0	8	953	0	1 344	2 297	0	2 297
Banks	0	0	0	0	0	54	54	0	54
Bonython	0	0	0	0	0	39	39	0	39
Calwell	0	0	0	0	0	133	133	0	133
Chisholm	0	0	0	0	0	85	85	0	85
Conder	8	0	8	953	0	0	953	0	953
Fadden	0	0	0	0	0	196	196	0	196
Gilmore	0	0	0	0	0	30	30	0	30
Gordon	0	0	0	0	0	153	153	0	153
Gowrie	0	0	0	0	0	20	20	0	20
Greenway	0	0	0	0	0	0	0	0	0
Isabella Plains	0	0	0	0	0	34	34	0	34
Kambah	0	0	0	0	0	174	174	0	174
Macarthur	0	0	0	0	0	42	42	0	42
Monash	0	0	0	0	0	94	94	0	94
Oxley	0	0	0	0	0	0	0	0	0
Richardson	0	0	0	0	0	0	0	0	0
Theodore	0	0	0	0	0	268	268	0	268
Tuggeranong–SSD Bal	0	0	0	0	0	0	0	0	0
Wanniassa	0	0	0	0	0	24	24	0	24
South Canberra (SSD)	6	0	6	908	0	850	1 758	1 783	3 541
Barton	0	0	0	0	0	90	90	290	380
Deakin	1	0	1	70	0	99	169	85	254
Forrest	1	0	1	352	0	73	425	0	425
Fyshwick	0	0	0	0	0	0	0	569	569
Griffith	0	0	0	0	0	26	26	0	26
Harman	0	0	0	0	0	0	0	0	0
Hume	0	0	0	0	0	0	0	0	0
Jerrabomberra	0	0	0	0	0	0	0	0	0
Kingston	0	0	0	0	0	0	0	0	0
Narrabundah	2	0	2	141	0	61	202	0	202
Oaks Estate	0	0	0	0	0	0	0	0	0
Parkes	0	0	0	0	0	0	0	0	0
Pialligo	0	0	0	0	0	0	0	0	0
Red Hill	0	0	0	0	0	258	258	0	258
Symonston	0	0	0	0	0	0	0	839	839
Yarralumla	2	0	2	345	0	242	587	0	587
Gungahlin–Hall (SSD)	53	0	53	7 078	0	86	7 164	0	7 164
Amaroo	9	0	9	1 093	0	0	1 093	0	1 093
Gungahlin–Hall - SSD Bal	0	0	0	0	0	0	0	0	0
Hall	0	0	0	0	0	0	0	0	0
Mitchell	0	0	0	0	0	0	0	0	0
Ngunnawal	23	0	23	3 227	0	15	3 242	0	3 242
Nicholls	21	0	21	2 759	0	71	2 830	0	2 830
Palmerston	0	0	0	0	0	0	0	0	0
Australian Capital Territory - Bal	0	0	0	0	0	0	0	0	0

(a) Includes conversions and dwelling units approved as part of alterations and additions or the construction of non-residential buildings.

(b) Refer to Explanatory Notes paragraph 12.

(c) Data for the statistical district of Canberra-Queanbeyan is located in table 12.

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;
- permits issued by ACT building, electrical and plumbing control—Department of Urban Services;
- major building activity in areas not subject to normal administrative approval e.g. building on remote mine sites.

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

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 April 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the April 1998 issue onwards, Conversion jobs are shown separately in tables 5, 6, 13 and 14. However, in other tables they are included within existing categories, as follows: in tables 1, 2, 11, 12 and 15 they are included in the appropriate Type of Building category, and in tables 3, 4, 11, 12 and 15 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 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.

AUSTRALIAN STANDARD

GEOGRAPHIC CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the ASGC, 1996 Edition (Cat. no. 1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.

23 Some Statistical Districts straddle State/Territory boundaries (e.g. the Gold Coast–Tweed Statistical District lies partly in Queensland and partly in New South Wales).

UNPUBLISHED DATA

24 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

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

- *Building Activity, Australia: Dwelling Unit Commencements* (8750.0)
- *Building Activity, Australia* (8752.0)
- *Building Activity, New South Wales* (8752.1)
- *Building Activity, Australian Capital Territory* (8752.8)
- *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).

EXPLANATORY NOTES



ROUNDING	When figures have been rounded, discrepancies may occur between sums of the component items and totals.	
SYMBOLS AND OTHER USAGES	—	nil or rounded to zero
	n.a.	not available
	A	Area
	C	City
	SD	Statistical Division
	SLA	Statistical Local Area
	SSD	Substatistical Division

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 April 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 5 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 6 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 12.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (eg. caretakers residences) associated with a non-residential building are defined as houses.

G L O S S A R Y

Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
New building work	Building activity which will result in the creation of a building which previously did not exist.
New other residential buildings	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
New residential	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
Non-residential building	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the April 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 5). 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.
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 7 of this publication.
Religious	Includes convents, churches, temples, mosques, monasteries and noviciates.
Residential building	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
Semi-detached, row or terrace houses, townhouses	Dwellings having their own private grounds with no other dwellings above or below.
Shops	Includes retail shops, restaurants, taverns and shopping arcades.

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