



BUILDING APPROVALS NSW AND ACT

EMBARGO: 11:30AM (CANBERRA TIME) WED 9 JUNE 1999

APRIL KEY FIGURES

NEW SOUTH WALES (a)

TREND ESTIMATES	Apr 1999	% change Mar 1999 to Apr 1999	% change Apr 1998 to Apr 1999
Dwelling units approved			
Private sector houses	2 397	0.3	-2.2
Total dwelling units	4 262	-0.8	-5.4

SEASONALLY ADJUSTED	Apr 1999	% change Mar 1999 to Apr 1999	% change Apr 1998 to Apr 1999
Dwelling units approved			
Private sector houses	2 253	-12.7	-12.6
Total dwelling units	4 190	-5.8	-16.6

APRIL KEY POINTS

NEW SOUTH WALES (a)

TREND ESTIMATES

- The growth in the trend for private sector houses has slackened from 1.7% in November 1998 to 0.3% in April 1999. It has increased by 7.8% over the last eight months.
- The trend for total dwelling units has fallen by 2.4% over the last four months to be 5.4% below the level of a year ago.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses fell by 12.7% in April but follows an increase of 17.0% over the previous two months.
- The seasonally adjusted estimate for total dwelling units fell by 5.8% in April following an increase of 9.2% in the previous month.

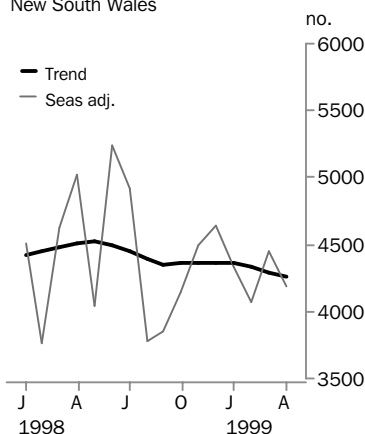
ORIGINAL ESTIMATES

- The total number of dwellings approved in April fell by 430 (-9.8%) to 3,978 dwellings. The fall was comprised of a decrease of 660 houses but a rise of 230 other dwelling units.
- The total value of building approved was \$778.8 million, a fall of \$229.5 million or 22.8% from March 1999. Most of the fall was in non-residential building.

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

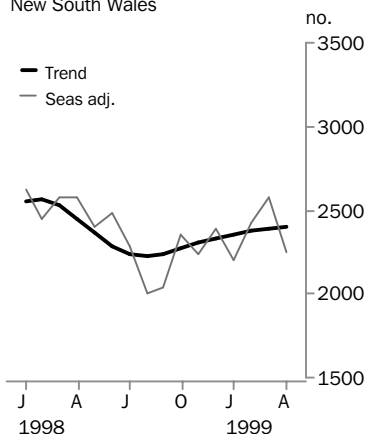
Dwelling units approved

New South Wales



Private sector houses approved

New South Wales



- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7585 or any ABS office shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
May 1999	8 July 1999
June 1999	6 August 1999
July 1999	7 September 1999
August 1999	8 October 1999
September 1999	9 November 1999
October 1999	7 December 1999



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

STORM DAMAGE: New South Wales suffered extensive damage during April. Most of the repair work being undertaken as a result of this damage will not be reflected in ABS building statistics because the work does not generally require council approval. It may even result in a decrease in building approvals as normal alteration and addition work may be deferred.

NSW RESIDENTIAL ALTERATIONS AND ADDITIONS NOT CREATING DWELLINGS:
There has been a significant decline in this series since July 1998. See page 34 for more details..



REVISIONS THIS MONTH

Other dwellings for March 1999 have been revised upwards by 101 dwelling units.

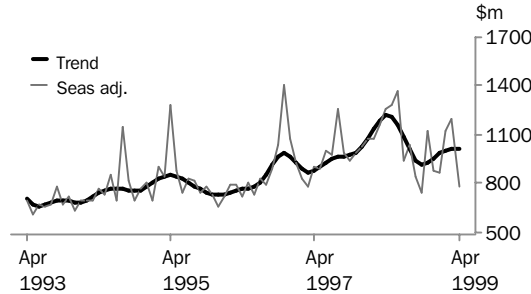


Gregory W. BRAY
Regional Director, New South Wales

VALUE OF BUILDING APPROVED: New South Wales

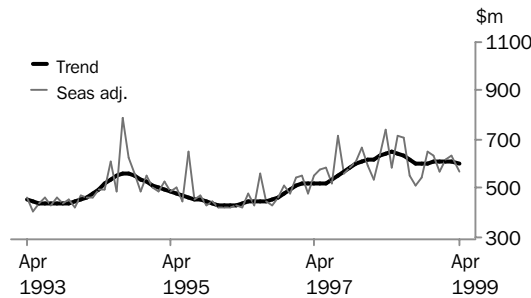
VALUE OF TOTAL BUILDING

The trend has fallen by 0.2% in April following an increase of 11.3% over the previous five months.



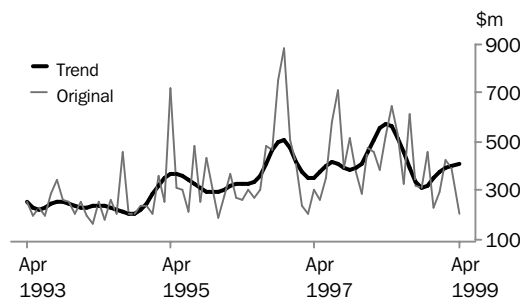
VALUE OF RESIDENTIAL BUILDING

The trend has been relatively flat over the last six months. It has fallen by 1.3% over the last three months following an increase of 2.0% over the previous three months.



VALUE OF NON-RESIDENTIAL BUILDING

The growth in trend has slowed from 9.1% in December 1998 to just 0.8% in April. It will take an increase of almost \$289 million in the seasonally adjusted series next month or nearly three times the average monthly movement (\$102 million) for growth to continue. This is a volatile series and substantial movements do occur.



VALUE OF BUILDING APPROVED: NSW

CHAIN VOLUME MEASURES

MARCH QUARTER 1999

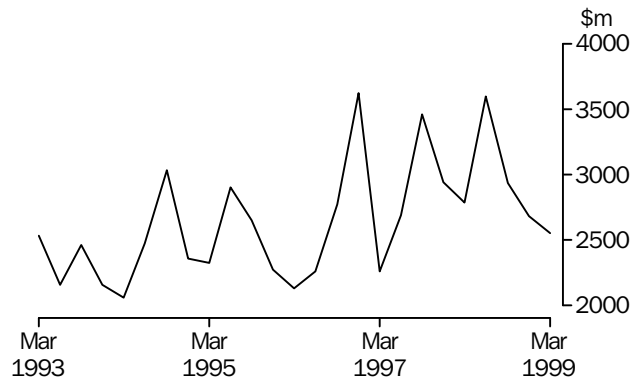
Changes in the original series of value of building approvals in the March Quarter 1999 in chain volume measures are summarised below.

ORIGINAL SERIES

	<i>Dec Qtr 1998 to Mar Qtr 1999</i>	<i>Mar Qtr 1998 to Mar Qtr 1999</i>
	% change	% change
New residential building	-15.1	7.4
Alterations and additions to residential buildings	4.3	-24.0
Non-residential building	10.0	-19.1
Total building	-4.8	-8.3

The total value of building work approved in the March 1999 quarter declined by \$128.1 million to \$2,554.8 million. This is 4.8% lower than the December 1998 quarter but the rate of decline has slowed.

QUARTERLY VALUE OF
BUILDING APPROVED
(chain volume measures)



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

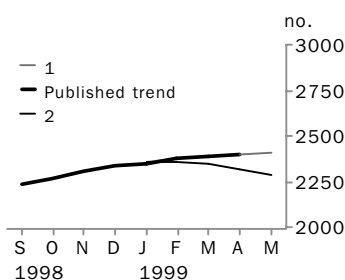
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

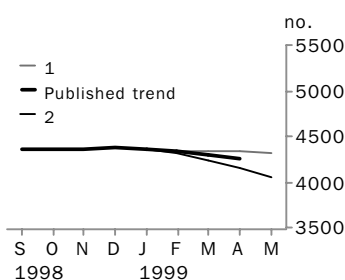
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the May seasonally adjusted estimate is higher than the April estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the May seasonally adjusted estimate is lower than the April estimate by 6% for the number of private sector houses approved and 7% 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:			
	no.	% change	1 <i>rises by 6% on Apr 1999</i>		2 <i>falls by 6% on Apr 1999</i>	
	no.	% change	no.	% change	no.	% change
December 1998	2 333	1.2	2 334	1.2	2 344	1.4
January 1999	2 352	0.8	2 353	0.8	2 358	0.6
February 1999	2 373	0.9	2 373	0.8	2 360	0.1
March 1999	2 391	0.8	2 389	0.7	2 348	-0.5
April 1999	2 397	0.3	2 397	0.3	2 319	-1.2
May 1999	n.y.a.	n.y.a.	2 404	0.3	2 286	-1.4

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 7% on Apr 1999</i>		2 <i>falls by 7% on Apr 1999</i>	
	no.	% change	no.	% change	no.	% change
December 1998	4 368	0.0	4 358	-0.1	4 380	0.1
January 1999	4 360	-0.2	4 356	-0.1	4 366	-0.3
February 1999	4 331	-0.7	4 340	-0.4	4 312	-1.3
March 1999	4 296	-0.8	4 327	-0.3	4 233	-1.8
April 1999	4 262	-0.8	4 327	0.0	4 149	-2.0
May 1999	n.y.a.	n.y.a.	4 321	-0.1	4 053	-2.3

DWELLING UNITS APPROVED—NSW

Month	HOUSES.....		OTHER DWELLINGS....		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						
1998						
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
May	2 588	2 600	1 846	1 961	4 434	4 561
June	2 607	2 651	2 303	2 437	4 910	5 088
July	2 453	2 632	2 874	3 011	5 327	5 643
August	2 084	2 096	1 551	1 646	3 635	3 742
September	2 342	2 357	1 667	1 714	4 009	4 071
October	2 258	2 266	1 606	1 686	3 864	3 952
November	2 341	2 390	2 250	2 368	4 591	4 758
December	2 280	2 303	1 823	1 998	4 103	4 301
1999						
January	1 819	1 843	1 561	1 660	3 380	3 503
February	2 085	2 101	1 694	1 745	3 779	3 846
March	2 702	2 717	1 558	1 691	4 260	4 408
April	2 050	2 057	1 866	1 921	3 916	3 978
SEASONALLY ADJUSTED						
1998						
February	2 451	2 482	n.a.	n.a.	3 635	3 767
March	2 574	2 592	n.a.	n.a.	4 496	4 633
April	2 578	2 585	n.a.	n.a.	4 909	5 025
May	2 405	2 419	n.a.	n.a.	3 970	4 047
June	2 483	2 529	n.a.	n.a.	5 145	5 246
July	2 289	2 450	n.a.	n.a.	4 594	4 920
August	2 000	2 016	n.a.	n.a.	3 672	3 776
September	2 037	2 060	n.a.	n.a.	3 773	3 857
October	2 348	2 357	n.a.	n.a.	3 983	4 138
November	2 240	2 314	n.a.	n.a.	4 085	4 497
December	2 393	2 421	n.a.	n.a.	4 418	4 636
1999						
January	2 206	2 230	n.a.	n.a.	4 227	4 327
February	2 421	2 440	n.a.	n.a.	3 995	4 074
March	2 580	2 588	n.a.	n.a.	4 293	4 449
April	2 253	2 257	n.a.	n.a.	4 131	4 190
TREND ESTIMATES						
1998						
February	2 567	2 584	1 766	1 864	4 332	4 448
March	2 528	2 550	1 831	1 932	4 360	4 482
April	2 453	2 483	1 925	2 023	4 377	4 507
May	2 364	2 406	2 024	2 113	4 388	4 519
June	2 284	2 335	2 080	2 166	4 364	4 500
July	2 236	2 292	2 061	2 156	4 298	4 448
August	2 223	2 278	1 994	2 111	4 216	4 388
September	2 234	2 283	1 924	2 069	4 158	4 352
October	2 268	2 309	1 880	2 048	4 148	4 357
November	2 306	2 339	1 851	2 027	4 157	4 366
December	2 333	2 362	1 839	2 006	4 172	4 368
1999						
January	2 352	2 378	1 835	1 981	4 187	4 360
February	2 373	2 393	1 817	1 937	4 190	4 331
March	2 391	2 404	1 797	1 892	4 188	4 296
April	2 397	2 405	1 789	1 857	4 186	4 262

DWELLING UNITS APPROVED, Percentage Change—NSW

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1998						
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
May	7.3	7.3	-23.6	-22.2	-8.2	-7.7
June	0.7	2.0	24.8	24.3	10.7	11.6
July	-5.9	-0.7	24.8	23.6	8.5	10.9
August	-15.0	-20.4	-46.0	-45.3	-31.8	-33.7
September	12.4	12.5	7.5	4.1	10.3	8.8
October	-3.6	-3.9	-3.7	-1.6	-3.6	-2.9
November	3.7	5.5	40.1	40.5	18.8	20.4
December	-2.6	-3.6	-19.0	-15.6	-10.6	-9.6
1999						
January	-20.2	-20.0	-14.4	-16.9	-17.6	-18.6
February	14.6	14.0	8.5	5.1	11.8	9.8
March	29.6	29.3	-8.0	-3.1	12.7	14.6
April	-24.1	-24.3	19.8	13.6	-8.1	-9.8
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
February	-6.5	-6.3	n.a.	n.a.	-17.3	-16.4
March	5.0	4.5	n.a.	n.a.	23.7	23.0
April	0.2	-0.3	n.a.	n.a.	9.2	8.5
May	-6.7	-6.4	n.a.	n.a.	-19.1	-19.5
June	3.2	4.6	n.a.	n.a.	29.6	29.6
July	-7.8	-3.1	n.a.	n.a.	-10.7	-6.2
August	-12.7	-17.7	n.a.	n.a.	-20.1	-23.2
September	1.9	2.2	n.a.	n.a.	2.8	2.1
October	15.3	14.4	n.a.	n.a.	5.6	7.3
November	-4.6	-1.8	n.a.	n.a.	2.6	8.7
December	6.9	4.7	n.a.	n.a.	8.1	3.1
1999						
January	-7.8	-7.9	n.a.	n.a.	-4.3	-6.7
February	9.8	9.4	n.a.	n.a.	-5.5	-5.8
March	6.5	6.1	n.a.	n.a.	7.5	9.2
April	-12.7	-12.8	n.a.	n.a.	-3.8	-5.8
TREND ESTIMATES (% change from preceding month)						
1998						
February	0.3	0.3	0.5	0.7	0.4	0.5
March	-1.5	-1.3	3.7	3.6	0.6	0.7
April	-3.0	-2.6	5.1	4.7	0.4	0.6
May	-3.6	-3.1	5.1	4.5	0.2	0.3
June	-3.4	-3.0	2.8	2.5	-0.5	-0.4
July	-2.1	-1.8	-0.9	-0.5	-1.5	-1.2
August	-0.6	-0.6	-3.3	-2.1	-1.9	-1.3
September	0.5	0.2	-3.5	-2.0	-1.4	-0.8
October	1.5	1.1	-2.3	-1.0	-0.2	0.1
November	1.7	1.3	-1.6	-1.0	0.2	0.2
December	1.2	1.0	-0.6	-1.0	0.4	0.0
1999						
January	0.8	0.7	-0.2	-1.3	0.4	-0.2
February	0.9	0.6	-0.9	-2.2	0.1	-0.7
March	0.8	0.5	-1.1	-2.3	0.0	-0.8
April	0.3	0.0	-0.5	-1.8	0.0	-0.8

VALUE OF BUILDING APPROVED—NSW

<i>Month</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>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL					
1998					
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
May	550.1	139.3	689.3	645.7	1 335.0
June	533.1	147.4	680.6	534.3	1 214.8
July	629.0	144.2	773.3	329.9	1 103.2
August	450.9	95.1	546.0	612.0	1 158.0
September	431.6	112.8	544.4	322.9	867.3
October	463.7	84.9	548.6	313.5	862.1
November	624.6	94.0	718.6	461.5	1 180.1
December	523.2	80.7	603.8	234.7	838.5
1999					
January	376.2	83.0	459.2	297.1	756.3
February	469.6	91.9	561.5	428.9	990.4
March	517.7	96.0	613.8	394.5	1 008.3
April	488.6	83.0	571.6	207.2	778.8
SEASONALLY ADJUSTED					
1998					
February	413.4	122.5	536.0	n.a.	1 072.5
March	522.9	112.7	635.7	n.a.	1 161.0
April	577.0	160.4	737.4	n.a.	1 255.9
May	459.6	129.4	589.0	n.a.	1 285.7
June	576.8	139.1	715.9	n.a.	1 367.7
July	564.1	142.5	706.6	n.a.	939.0
August	465.5	91.3	556.7	n.a.	1 041.4
September	416.0	97.2	513.2	n.a.	848.4
October	468.0	79.2	547.3	n.a.	740.0
November	556.1	94.4	650.5	n.a.	1 130.5
December	547.8	90.6	638.4	n.a.	879.3
1999					
January	473.5	94.1	567.6	n.a.	869.4
February	515.0	106.2	621.2	n.a.	1 127.3
March	540.3	96.1	636.3	n.a.	1 202.2
April	474.0	92.6	566.6	n.a.	785.9
TREND ESTIMATES					
1998					
February	487.5	133.8	621.3	509.7	1 131.0
March	493.8	137.0	630.8	553.6	1 184.4
April	503.6	138.5	642.1	576.9	1 218.9
May	510.9	136.9	647.9	563.3	1 211.2
June	512.1	131.4	643.5	519.7	1 163.2
July	508.8	122.1	630.9	459.2	1 090.1
August	504.4	109.9	614.3	394.2	1 008.5
September	503.4	98.4	601.8	337.7	939.5
October	507.7	91.2	598.9	312.4	911.3
November	512.1	89.6	601.8	322.9	924.7
December	514.7	91.6	606.3	352.2	958.5
1999					
January	515.9	94.7	610.6	376.5	987.1
February	513.8	96.7	610.5	394.8	1 005.3
March	510.4	97.5	607.9	406.0	1 013.9
April	504.0	98.4	602.4	409.1	1 011.5

(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)					
1998					
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
May	-7.1	-3.3	-6.4	22.5	5.7
June	-3.1	5.8	-1.3	-17.3	-9.0
July	18.0	-2.2	13.6	-38.3	-9.2
August	-28.3	-34.0	-29.4	85.5	5.0
September	-4.3	18.6	-0.3	-47.2	-25.1
October	7.4	-24.7	0.8	-2.9	-0.6
November	34.7	10.7	31.0	47.2	36.9
December	-16.2	-14.1	-16.0	-49.1	-28.9
1999					
January	-28.1	2.9	-23.9	26.6	-9.8
February	24.8	10.7	22.3	44.4	31.0
March	10.2	4.5	9.3	-8.0	1.8
April	-5.6	-13.5	-6.9	-47.5	-22.8
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
February	-8.2	-14.9	-9.8	n.a.	0.0
March	26.5	-8.0	18.6	n.a.	8.3
April	10.3	42.3	16.0	n.a.	8.2
May	-20.3	-19.3	-20.1	n.a.	2.4
June	25.5	7.5	21.5	n.a.	6.4
July	-2.2	2.4	-1.3	n.a.	-31.3
August	-17.5	-35.9	-21.2	n.a.	10.9
September	-10.6	6.5	-7.8	n.a.	-18.5
October	12.5	-18.5	6.6	n.a.	-12.8
November	18.8	19.2	18.9	n.a.	52.8
December	-1.5	-4.0	-1.9	n.a.	-22.2
1999					
January	-13.6	3.9	-11.1	n.a.	-1.1
February	8.8	12.9	9.4	n.a.	29.7
March	4.9	-9.5	2.4	n.a.	6.6
April	-12.3	-3.6	-11.0	n.a.	-34.6
TREND ESTIMATES (% change from preceding month)					
1998					
February	0.4	3.6	1.0	11.5	5.5
March	1.3	2.4	1.5	8.6	4.7
April	2.0	1.1	1.8	4.2	2.9
May	1.4	-1.2	0.9	-2.4	-0.6
June	0.2	-4.0	-0.7	-7.7	-4.0
July	-0.6	-7.1	-2.0	-11.6	-6.3
August	-0.9	-10.0	-2.6	-14.2	-7.5
September	-0.2	-10.5	-2.0	-14.3	-6.8
October	0.9	-7.3	-0.5	-7.5	-3.0
November	0.9	-1.8	0.5	3.4	1.5
December	0.5	2.2	0.7	9.1	3.7
1999					
January	0.2	3.4	0.7	6.9	3.0
February	-0.4	2.1	0.0	4.9	1.8
March	-0.7	0.8	-0.4	2.8	0.9
April	-1.3	0.9	-0.9	0.8	-0.2

(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)						
1995-1996	24 090	15 861	(b) 768	(b) 0	90	40 809
1996-1997	25 831	17 999	490	1 322	143	45 785
1997-1998	28 866	20 577	380	1 552	58	51 433
1998						
April	2 412	2 175	13	227	1	4 828
May	2 584	1 691	26	128	5	4 434
June	2 605	1 899	121	283	2	4 910
July	2 453	2 647	30	194	3	5 327
August	2 083	1 456	22	72	2	3 635
September	2 340	1 337	21	309	2	4 009
October	2 256	1 537	16	53	2	3 864
November	2 341	2 172	24	50	4	4 591
December	2 280	1 793	15	5	10	4 103
1999						
January	1 818	1 466	11	73	12	3 380
February	2 082	1 603	62	31	1	3 779
March	2 699	1 468	11	77	5	4 260
April	2 050	1 732	17	116	1	3 916
PUBLIC SECTOR (Number)						
1995-1996	360	1 389	(b) 23	(b) 0	3	1 775
1996-1997	206	1 862	10	8	7	2 093
1997-1998	209	1 033	8	0	10	1 260
1998						
April	10	105	0	0	0	115
May	12	113	2	0	0	127
June	44	129	5	0	0	178
July	179	135	1	0	1	316
August	12	95	0	0	0	107
September	15	47	0	0	0	62
October	8	71	9	0	0	88
November	49	118	0	0	0	167
December	23	175	0	0	0	198
1999						
January	24	99	0	0	0	123
February	16	50	1	0	0	67
March	15	132	0	0	1	148
April	7	50	5	0	0	62
TOTAL (Number)						
1995-1996	24 450	17 250	(b) 791	(b) 0	93	42 584
1996-1997	26 037	19 861	500	1 330	150	47 878
1997-1998	29 075	21 610	388	1 552	68	52 693
1998						
April	2 422	2 280	13	227	1	4 943
May	2 596	1 804	28	128	5	4 561
June	2 649	2 028	126	283	2	5 088
July	2 632	2 782	31	194	4	5 643
August	2 095	1 551	22	72	2	3 742
September	2 355	1 384	21	309	2	4 071
October	2 264	1 608	25	53	2	3 952
November	2 390	2 290	24	50	4	4 758
December	2 303	1 968	15	5	10	4 301
1999						
January	1 842	1 565	11	73	12	3 503
February	2 098	1 653	63	31	1	3 846
March	2 714	1 600	11	77	6	4 408
April	2 057	1 782	22	116	1	3 978

(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(a)	Total building
PRIVATE SECTOR (\$ million)								
1995-1996	2 700.0	1 637.1	(b) 52.3	973.9	(b) 0.0	5 364.6	2 684.6	8 049.2
1996-1997	3 030.8	1 817.6	39.7	994.5	107.2	5 990.0	4 143.2	10 133.2
1997-1998	3 526.0	2 363.6	58.9	1 191.4	168.9	7 308.5	4 457.0	11 765.6
1998								
April	301.3	281.5	1.0	101.1	37.1	722.1	434.1	1 156.1
May	326.1	212.9	3.0	107.5	24.2	673.7	582.9	1 256.7
June	324.6	193.7	35.2	102.4	6.0	661.8	432.5	1 094.3
July	314.1	288.8	2.6	112.8	24.7	743.0	281.9	1 024.9
August	273.0	168.4	2.5	86.1	4.9	534.9	303.7	838.7
September	296.3	130.4	1.9	77.4	33.1	539.1	240.8	779.9
October	287.7	169.4	2.0	78.8	2.9	540.8	248.9	789.7
November	302.6	305.3	4.5	83.5	4.9	700.8	340.0	1 040.8
December	296.6	205.7	2.0	77.4	0.4	582.2	163.7	745.9
1999								
January	233.6	131.0	1.1	71.0	9.7	446.4	220.0	666.3
February	281.5	181.6	5.3	82.7	2.0	553.1	341.5	894.6
March	355.6	149.7	1.1	83.7	6.1	596.2	302.7	898.9
April	276.0	207.3	1.1	67.4	12.1	564.0	175.8	739.8
PUBLIC SECTOR (\$ million)								
1995-1996	36.2	103.6	(b) 1.4	10.1	(b) 0.0	153.5	965.4	1 119.2
1996-1997	23.4	157.3	0.8	15.5	0.3	197.6	1 026.0	1 223.4
1997-1998	23.6	84.4	1.9	19.5	0.0	129.3	1 453.9	1 582.9
1998								
April	1.3	7.9	0.0	4.9	0.0	14.1	93.0	107.0
May	1.5	9.6	0.2	4.3	0.0	15.6	62.8	78.3
June	4.9	9.9	0.5	3.4	0.0	18.7	101.8	120.5
July	13.2	12.9	0.5	3.7	0.0	30.3	48.0	78.3
August	1.3	8.2	0.0	1.5	0.0	11.1	308.3	319.3
September	1.6	3.3	0.0	0.4	0.0	5.3	82.1	87.4
October	1.0	5.7	1.0	0.2	0.0	7.8	64.6	72.4
November	6.3	10.4	0.0	1.1	0.0	17.7	121.6	139.3
December	2.8	18.0	0.0	0.8	0.0	21.6	71.0	92.6
1999								
January	3.0	8.6	0.0	1.2	0.0	12.8	77.2	90.0
February	1.7	4.9	0.1	1.8	0.0	8.4	87.4	95.8
March	1.8	10.6	0.0	5.1	0.0	17.6	91.8	109.4
April	1.0	4.3	1.1	1.2	0.0	7.6	31.4	39.0
TOTAL (\$ million)								
1995-1996	2 736.3	1 740.7	(b) 53.8	984.0	(b) 0.0	5 518.6	3 650.3	9 168.6
1996-1997	3 054.2	1 975.1	40.4	1 009.8	107.5	6 187.3	5 169.2	11 356.6
1997-1998	3 549.6	2 447.8	60.6	1 210.9	168.9	7 438.0	5 910.9	13 348.6
1998								
April	302.6	289.4	1.0	106.0	37.1	736.1	527.0	1 263.2
May	327.6	222.4	3.2	111.9	24.2	689.3	645.7	1 335.0
June	329.5	203.6	35.6	105.8	6.0	680.6	534.3	1 214.8
July	327.3	301.7	3.0	116.5	24.7	773.3	329.9	1 103.2
August	274.3	176.6	2.5	87.7	4.9	546.0	612.0	1 158.0
September	297.9	133.7	1.9	77.8	33.1	544.4	322.9	867.3
October	288.6	175.1	3.0	79.0	2.9	548.6	313.5	862.1
November	308.9	315.7	4.5	84.6	4.9	718.6	461.5	1 180.1
December	299.4	223.7	2.0	78.2	0.4	603.8	234.7	838.5
1999								
January	236.6	139.6	1.1	72.2	9.7	459.2	297.1	756.3
February	283.1	186.5	5.4	84.5	2.0	561.5	428.9	990.4
March	357.4	160.3	1.1	88.8	6.1	613.8	394.5	1 008.3
April	277.0	211.6	2.3	68.6	12.1	571.6	207.2	778.8

(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			
NUMBER OF DWELLING UNITS										
1995-1996	24 450	4 238	3 909	8 147	2 491	2 568	4 044	9 103	17 250	41 700
1996-1997	26 037	3 418	4 313	7 731	2 843	3 398	5 889	12 130	19 861	45 898
1997-1998	29 075	3 513	4 071	7 584	2 572	3 718	7 736	14 026	21 610	50 685
1998										
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
May	2 596	286	290	576	298	181	749	1 228	1 804	4 400
June	2 649	323	395	718	124	217	969	1 310	2 028	4 677
July	2 632	381	424	805	204	208	1 565	1 977	2 782	5 414
August	2 095	301	279	580	196	255	520	971	1 551	3 646
September	2 355	260	495	755	172	166	291	629	1 384	3 739
October	2 264	313	406	719	115	221	553	889	1 608	3 872
November	2 390	226	444	670	145	303	1 172	1 620	2 290	4 680
December	2 303	331	328	659	138	289	882	1 309	1 968	4 271
1999										
January	1 842	255	263	518	108	238	701	1 047	1 565	3 407
February	2 098	223	300	523	87	283	760	1 130	1 653	3 751
March	2 714	287	382	669	249	138	544	931	1 600	4 314
April	2 057	318	296	614	95	307	766	1 168	1 782	3 839

VALUE (\$ million)

1995-1996	2 736.3	322.9	351.1	673.9	194.0	195.6	677.1	1 066.7	1 740.7	4 477.0
1996-1997	3 054.2	266.3	424.1	690.7	207.9	309.1	767.5	1 284.5	1 975.1	5 029.4
1997-1998	3 549.6	278.3	400.4	678.7	227.5	336.4	1 205.1	1 769.0	2 447.8	5 997.6
1998										
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
May	327.6	22.9	31.6	54.5	28.7	14.6	124.6	167.9	222.4	550.1
June	329.5	24.2	38.1	62.3	11.8	20.5	109.0	141.3	203.6	533.1
July	327.3	31.1	49.0	80.1	21.6	19.7	180.3	221.6	301.7	629.0
August	274.3	28.5	26.1	54.6	20.2	33.8	68.0	122.0	176.6	450.9
September	297.9	23.4	50.2	73.6	13.8	14.9	31.4	60.1	133.7	431.6
October	288.6	25.2	42.1	67.3	9.7	17.9	80.2	107.7	175.1	463.7
November	308.9	20.3	47.9	68.2	12.0	31.9	203.6	247.5	315.7	624.6
December	299.4	26.9	36.9	63.8	12.3	25.9	121.7	159.9	223.7	523.2
1999										
January	236.6	21.2	26.3	47.6	9.5	20.4	62.1	92.0	139.6	376.2
February	283.1	18.9	33.4	52.3	6.6	31.3	96.3	134.2	186.5	469.6
March	357.4	26.3	37.4	63.7	19.9	13.3	63.3	96.6	160.3	517.7
April	277.0	24.1	32.7	56.9	7.0	35.9	111.8	154.7	211.6	488.6

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)—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(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1995-1996	2 745.6	1 773.9	4 519.7	1 044.8	5 564.6	3 742.8	9 315.7
1996-1997	3 054.3	1 975.1	5 029.5	1 158.0	6 187.3	5 169.1	11 356.5
1997-1998	3 495.0	2 309.8	5 804.7	1 418.1	7 222.9	5 572.1	12 794.9
1997							
December	873.0	608.6	1 481.6	334.9	1 816.6	1 125.4	2 941.9
1998							
March	835.0	365.4	1 200.4	345.6	1 546.0	1 239.6	2 785.6
June	942.2	659.1	1 601.3	423.1	2 024.4	1 577.6	3 602.0
September	880.8	559.4	1 440.3	344.7	1 785.0	1 152.5	2 937.5
December	870.6	648.3	1 518.9	251.9	1 770.8	912.1	2 682.9
1999							
March	850.7	438.3	1 289.0	262.7	1 551.6	1 003.2	2 554.8
ORIGINAL (% change from preceding quarter)							
1997							
December	3.3	-10.1	-2.6	6.5	-1.1	-30.9	-15.1
1998							
March	-4.4	-40.0	-19.0	3.2	-14.9	10.1	-5.3
June	12.8	80.4	33.4	22.4	30.9	27.3	29.3
September	-6.5	-15.1	-10.1	-18.5	-11.8	-26.9	-18.4
December	-1.2	15.9	5.5	-26.9	-0.8	-20.9	-8.7
1999							
March	-2.3	-32.4	-15.1	4.3	-12.4	10.0	-4.8

(a) Reference year of chain volume measures is 1996-1997.
Refer to Explanatory Notes paragraphs 20-21.

(b) 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												
1999												
February	6	0.6	61	5.2	9	1.0	51	4.7	29	2.8	10	1.0
March	11	1.2	71	6.2	35	3.8	50	4.8	37	3.6	11	0.9
April	9	0.7	75	6.6	15	1.7	39	3.5	29	2.9	6	0.6
Value—\$200,000—\$499,999												
1999												
February	3	1.1	14	4.5	15	4.8	19	5.1	9	2.4	11	3.2
March	4	1.1	14	4.0	16	5.3	21	6.2	17	4.6	9	3.3
April	4	1.1	14	4.0	8	2.5	20	6.5	15	4.7	6	1.9
Value—\$500,000—\$999,999												
1999												
February	0	0.0	8	5.7	8	4.8	7	4.6	2	1.1	4	2.7
March	3	2.5	4	2.6	6	3.7	3	2.1	8	6.2	1	0.8
April	0	0.0	8	5.8	4	2.3	5	3.4	6	3.9	4	2.5
Value—\$1,000,000—\$4,999,999												
1999												
February	1	1.5	6	9.8	8	15.4	4	8.0	3	6.0	9	22.9
March	2	2.0	6	14.4	9	16.5	6	12.2	8	20.2	4	9.3
April	1	2.2	8	15.7	3	3.7	4	5.5	6	12.7	6	13.2
Value—\$5,000,000 and over												
1999												
February	0	0.0	4	68.3	0	0.0	6	113.3	3	45.8	3	18.8
March	1	20.0	0	0.0	0	0.0	5	103.7	0	0.0	4	28.8
April	2	19.4	0	0.0	0	0.0	1	20.2	1	7.0	1	6.7
Value—Total												
1995-1996	166	100.7	1 523	595.0	718	357.2	1 228	577.9	732	741.1	398	374.5
1996-1997	242	309.7	1 463	891.3	765	438.5	1 253	1 229.0	800	594.6	467	410.5
1997-1998	198	716.5	1 643	735.6	734	397.4	1 246	1 505.6	864	874.0	435	442.3
1999												
February	10	3.2	93	93.5	40	26.0	87	135.9	46	58.2	37	48.7
March	21	26.9	95	27.1	66	29.3	85	128.8	70	34.6	29	43.1
April	16	23.4	105	32.1	30	10.2	69	39.1	57	31.1	23	25.0

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										
1999										
February	4	0.6	7	0.7	12	1.0	18	1.6	207	19.4
March	6	0.7	9	0.9	13	1.3	18	1.6	261	24.9
April	4	0.4	7	0.7	6	0.6	14	1.6	204	19.2
Value—\$200,000–\$499,999										
1999										
February	3	0.8	4	1.1	2	0.6	4	1.1	84	24.7
March	2	0.5	7	1.9	6	1.8	9	2.6	105	31.4
April	2	0.6	3	0.9	9	2.3	6	1.6	87	26.2
Value—\$500,000–\$999,999										
1999										
February	0	0.0	4	2.3	7	4.4	1	0.6	41	26.2
March	1	0.6	3	1.9	1	0.8	2	1.4	32	22.5
April	0	0.0	1	0.8	3	2.2	2	1.5	33	22.5
Value—\$1,000,000–\$4,999,999										
1999										
February	0	0.0	2	3.5	5	13.5	2	6.4	40	87.1
March	2	2.7	2	5.1	7	17.2	1	1.4	47	100.9
April	1	2.1	3	7.1	6	15.8	1	1.7	39	79.6
Value—\$5,000,000 and over										
1999										
February	0	0.0	1	7.7	2	17.6	0	0.0	19	271.5
March	0	0.0	4	62.3	0	0.0	0	0.0	14	214.7
April	0	0.0	1	6.5	0	0.0	0	0.0	6	59.8
Value—Total										
1995-1996	74	50.7	239	340.1	443	383.9	355	129.6	5 876	3 650.3
1996-1997	66	22.1	260	234.2	481	906.7	402	132.6	6 199	5 169.2
1997-1998	70	28.7	263	376.7	370	636.0	370	198.2	6 193	5 910.9
1999										
February	7	1.4	18	15.2	28	37.1	25	9.7	391	428.9
March	11	4.4	25	72.1	27	21.1	30	7.1	459	394.5
April	7	3.1	15	15.9	24	20.9	23	6.4	369	207.2

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)											
1995-1996	99.7	563.0	351.7	432.3	593.9	122.6	50.7	83.3	300.1	87.8	2 684.6
1996-1997	302.3	830.0	414.0	1 092.3	409.4	127.2	22.0	156.9	717.6	71.5	4 143.2
1997-1998	704.2	727.2	392.1	1 394.5	624.9	164.9	28.7	106.5	239.7	74.5	4 457.0
1998											
April	70.5	52.3	27.8	181.5	34.5	33.8	3.3	16.6	10.0	3.8	434.1
May	20.2	66.1	33.8	370.6	47.0	7.9	2.5	20.8	8.9	5.0	582.9
June	78.0	75.6	29.3	115.7	94.5	8.6	2.0	2.1	21.0	5.8	432.5
July	62.9	28.3	29.8	110.4	15.8	8.9	1.8	1.4	15.9	6.8	281.9
August	29.9	47.6	39.8	56.5	63.3	7.6	1.4	13.6	38.4	5.6	303.7
September	6.7	40.3	36.7	36.4	26.7	20.9	4.7	40.3	22.9	5.2	240.8
October	13.3	81.0	24.8	51.6	39.3	6.3	2.5	8.6	18.9	2.6	248.9
November	2.9	101.9	22.7	90.8	83.7	7.7	6.4	13.5	9.0	1.4	340.0
December	8.9	29.3	18.8	15.6	40.2	9.7	3.2	10.5	23.8	3.8	163.7
1999											
January	38.9	50.6	28.1	36.4	35.1	2.3	6.4	6.0	9.7	6.3	220.0
February	3.2	93.3	26.0	124.1	21.8	21.1	1.4	13.4	36.0	1.2	341.5
March	26.9	26.9	29.3	127.7	31.0	10.4	4.4	32.0	12.5	1.5	302.7
April	23.4	32.1	10.2	37.7	27.2	12.4	3.1	9.8	16.4	3.6	175.8
PUBLIC SECTOR (\$ million)											
1995-1996	1.0	32.4	5.6	145.4	147.2	251.8	0.0	256.7	83.5	42.0	965.4
1996-1997	7.5	61.4	24.6	136.7	185.0	283.3	0.2	77.4	189.2	61.1	1 026.0
1997-1998	12.3	8.5	5.3	111.3	249.0	277.6	0.0	270.1	396.4	123.4	1 453.9
1998											
April	11.7	0.1	0.5	7.5	7.2	15.2	0.0	23.5	1.7	25.6	93.0
May	0.0	1.2	3.4	2.9	12.0	9.2	0.0	4.9	21.2	8.0	62.8
June	0.1	0.9	0.0	2.7	1.2	62.9	0.0	9.7	3.9	20.4	101.8
July	0.0	0.0	1.6	5.5	4.3	6.2	0.0	10.8	14.6	5.1	48.0
August	0.0	0.1	0.1	5.7	275.8	12.8	0.0	5.9	2.6	5.4	308.3
September	0.0	0.1	0.1	0.4	11.4	37.4	0.0	7.1	24.3	1.3	82.1
October	0.0	0.5	1.3	3.0	0.3	21.6	0.0	2.7	29.5	5.9	64.6
November	0.7	0.6	0.0	2.3	34.9	20.3	0.0	51.2	8.0	3.6	121.6
December	11.0	0.4	0.0	8.4	0.9	21.4	0.0	2.9	23.4	2.6	71.0
1999											
January	0.0	0.0	0.0	6.5	3.5	34.5	0.0	22.3	9.3	1.2	77.2
February	0.0	0.2	0.0	11.8	36.4	27.6	0.0	1.8	1.1	8.5	87.4
March	0.0	0.2	0.0	1.1	3.5	32.7	0.0	40.2	8.6	5.6	91.8
April	0.0	0.1	0.0	1.4	4.0	12.6	0.0	6.1	4.5	2.8	31.4
TOTAL (\$ million)											
1995-1996	100.7	595.0	357.2	577.9	741.1	374.5	50.7	340.1	383.9	129.6	3 650.3
1996-1997	309.7	891.3	438.5	1 229.0	594.6	410.5	22.1	234.2	906.7	132.6	5 169.2
1997-1998	716.5	735.6	397.4	1 505.6	874.0	442.3	28.7	376.7	636.0	198.2	5 910.9
1998											
April	82.2	52.4	28.3	188.9	41.7	48.9	3.3	40.1	11.7	29.4	527.0
May	20.2	67.3	37.2	373.5	59.0	17.1	2.5	25.7	30.1	13.0	645.7
June	78.1	76.5	29.3	118.4	95.7	71.5	2.0	11.8	24.9	26.2	534.3
July	62.9	28.3	31.4	115.9	20.1	15.1	1.8	12.2	30.5	11.8	329.9
August	29.9	47.7	39.9	62.2	339.1	20.4	1.4	19.5	41.0	11.0	612.0
September	6.7	40.5	36.7	36.8	38.0	58.3	4.7	47.4	47.3	6.4	322.9
October	13.3	81.5	26.1	54.6	39.6	27.9	2.5	11.2	48.3	8.5	313.5
November	3.6	102.5	22.7	93.1	118.6	28.0	6.4	64.7	17.0	5.0	461.5
December	19.9	29.7	18.8	24.0	41.1	31.1	3.2	13.4	47.2	6.4	234.7
1999											
January	38.9	50.6	28.1	42.9	38.6	36.7	6.4	28.3	19.0	7.5	297.1
February	3.2	93.5	26.0	135.9	58.2	48.7	1.4	15.2	37.1	9.7	428.9
March	26.9	27.1	29.3	128.8	34.6	43.1	4.4	72.1	21.1	7.1	394.5
April	23.4	32.1	10.2	39.1	31.1	25.0	3.1	15.9	20.9	6.4	207.2

BUILDING APPROVED IN THE SYDNEY STATISTICAL DIVISION: Original

Period	DWELLINGS (no.).....			VALUE (\$'000).....					
	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									
1996-1997	13 762	15 308	30 844	1 763 371	1 605 227	891 631	4 260 229	3 452 056	7 712 285
1997-1998	15 593	17 744	35 102	2 075 029	2 131 276	1 148 411	5 354 717	3 795 477	9 150 194
1998									
April	1 361	1 903	3 421	183 018	257 242	104 932	545 192	386 286	931 478
May	1 452	1 401	2 998	198 437	185 328	110 817	494 582	523 663	1 018 245
June	1 322	1 695	3 416	183 349	177 696	122 188	483 233	380 143	863 376
July	1 216	2 404	3 830	171 497	269 005	114 778	555 281	238 407	793 687
August	1 239	1 104	2 426	177 574	118 399	73 395	369 368	251 127	620 494
September	1 153	1 021	2 489	160 713	103 327	89 899	353 939	197 010	550 949
October	1 196	1 312	2 568	166 967	151 544	62 770	381 282	207 876	589 158
November	1 284	2 000	3 337	179 528	288 506	69 571	537 606	299 524	837 129
December	1 278	1 539	2 837	180 836	179 875	61 653	422 364	109 759	532 123
1999									
January	895	1 244	2 202	126 343	105 160	61 033	292 537	125 304	417 841
February	1 196	1 414	2 694	173 949	164 672	71 921	410 541	288 033	698 574
March	1 592	1 191	2 864	223 398	122 384	69 982	415 763	244 330	660 093
April	1 142	1 414	2 653	168 810	184 745	62 785	416 340	120 835	537 175
PUBLIC SECTOR									
1996-1997	117	1 360	1 500	13 007	116 526	13 122	142 655	711 015	853 669
1997-1998	88	647	745	10 066	51 882	17 157	79 104	1 170 717	1 249 822
1998									
April	9	60	69	1 141	4 520	4 864	10 525	45 731	56 256
May	6	60	68	594	5 157	2 550	8 301	51 806	60 107
June	10	80	95	1 069	5 912	2 837	9 818	84 892	94 710
July	172	105	277	12 332	9 874	2 613	24 819	33 718	58 537
August	4	63	67	425	5 229	1 323	6 976	293 036	300 013
September	0	44	44	0	2 879	425	3 304	56 949	60 253
October	1	57	67	152	4 197	1 190	5 539	41 989	47 527
November	10	99	109	1 430	8 809	899	11 138	103 330	114 468
December	0	157	157	0	16 357	755	17 112	55 316	72 428
1999									
January	1	89	90	200	7 581	1 245	9 025	43 750	52 776
February	10	42	53	984	4 073	1 871	6 929	16 607	23 535
March	10	46	56	1 250	3 434	4 718	9 402	49 209	58 610
April	3	29	37	370	2 493	2 091	4 953	13 913	18 867
TOTAL									
1996-1997	13 879	16 668	32 344	1 776 378	1 721 753	904 753	4 402 883	4 163 071	8 565 954
1997-1998	15 681	18 391	35 847	2 085 095	2 183 158	1 165 568	5 433 821	4 966 194	10 400 015
1998									
April	1 370	1 963	3 490	184 160	261 762	109 796	555 717	432 017	987 734
May	1 458	1 461	3 066	199 031	190 486	113 366	502 883	575 469	1 078 352
June	1 332	1 775	3 511	184 418	183 609	125 025	493 052	465 034	958 086
July	1 388	2 509	4 107	183 829	278 879	117 391	580 100	272 125	852 224
August	1 243	1 167	2 493	177 998	123 628	74 718	376 344	544 163	920 507
September	1 153	1 065	2 533	160 713	106 206	90 324	357 243	253 959	611 202
October	1 197	1 369	2 635	167 119	155 741	63 960	386 821	249 865	636 686
November	1 294	2 099	3 446	180 958	297 315	70 470	548 744	402 854	951 597
December	1 278	1 696	2 994	180 836	196 232	62 408	439 476	165 075	604 551
1999									
January	896	1 333	2 292	126 543	112 741	62 278	301 562	169 054	470 616
February	1 206	1 456	2 747	174 933	168 745	73 791	417 470	304 639	722 109
March	1 602	1 237	2 920	224 648	125 818	74 699	425 165	293 539	718 703
April	1 145	1 443	2 690	169 180	187 239	64 875	421 294	134 748	556 041

(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 AREAS									
NEW SOUTH WALES	2 057	1 782	3 978	276 979	211 587	83 029	571 595	207 216	778 811
Sydney (SD)	1 145	1 443	2 690	169 179	187 239	64 877	421 295	134 750	556 045
Inner Sydney (SSD)	4	286	365	1 174	33 192	11 795	46 161	50 106	96 267
Botany Bay (C)	1	12	20	154	1 989	1 411	3 554	385	3 939
Leichhardt (A)	2	0	2	960	0	571	1 531	0	1 531
Marrickville (A)	0	0	0	0	0	0	0	0	0
South Sydney (C)	1	15	84	60	900	9 813	10 773	2 679	13 452
Sydney (C)—Inner	0	24	24	0	8 800	0	8 800	45 761	54 561
Sydney (C)—Remainder	0	235	235	0	21 503	0	21 503	1 281	22 784
Eastern Suburbs (SSD)	10	94	104	7 130	29 245	5 306	41 681	6 155	47 836
Randwick (C)	4	5	9	810	1 160	1 296	3 266	4 339	7 605
Waverley (A)	0	15	15	0	2 000	163	2 163	0	2 163
Woollahra (A)	6	74	80	6 320	26 085	3 847	36 252	1 816	38 068
St George—Sutherland (SSD)	68	277	347	13 546	32 115	4 975	50 636	3 655	54 291
Hurstville (C)	9	15	24	1 426	1 378	637	3 441	292	3 733
Kogarah (A)	17	2	19	5 571	240	1 138	6 949	50	6 999
Rockdale (C)	5	87	94	692	11 457	335	12 484	460	12 944
Sutherland Shire (A)	37	173	210	5 857	19 040	2 865	27 762	2 853	30 615
Canterbury—Bankstown (SSD)	18	65	83	2 846	6 539	2 257	11 642	560	12 202
Bankstown (C)	15	54	69	2 251	5 499	1 378	9 128	485	9 613
Canterbury (C)	3	11	14	595	1 040	879	2 514	75	2 589
Fairfield—Liverpool (SSD)	165	28	198	21 522	2 580	2 384	26 486	12 098	38 584
Fairfield (C)	37	28	65	5 286	2 580	736	8 602	4 470	13 072
Liverpool (C)	128	0	133	16 236	0	1 648	17 884	7 628	25 512
Outer South Western Sydney (SSD)	131	6	140	16 075	420	1 982	18 477	3 045	21 522
Camden (A)	70	0	70	8 324	0	239	8 563	400	8 963
Campbelltown (C)	35	6	43	4 128	420	1 596	6 144	2 645	8 789
Wollondilly (A)	26	0	27	3 623	0	147	3 770	0	3 770
Inner Western Sydney (SSD)	15	105	120	2 753	12 750	2 273	17 776	2 850	20 626
Ashfield (A)	0	65	65	0	5 000	98	5 098	670	5 768
Burwood (A)	2	30	32	320	6 530	255	7 105	411	7 516
Concord (A)	5	4	9	986	320	1 040	2 346	469	2 815
Drummoyne (A)	1	6	7	199	900	518	1 617	0	1 617
Strathfield (A)	7	0	7	1 248	0	362	1 610	1 300	2 910
Central Western Sydney (SSD)	23	92	115	2 912	7 646	1 616	12 174	15 132	27 306
Auburn (A)	3	0	3	516	0	145	661	237	898
Holroyd (C)	3	74	77	230	5 355	0	5 585	1 320	6 905
Parramatta (C)	17	18	35	2 166	2 291	1 471	5 928	13 575	19 503
Outer Western Sydney (SSD)	171	38	209	19 417	2 785	4 270	26 472	6 768	33 240
Blue Mountains (C)	43	13	56	5 479	1 100	2 017	8 596	365	8 961
Hawkesbury (C)	26	0	26	3 375	0	909	4 284	2 420	6 704
Penrith (C)	102	25	127	10 563	1 685	1 344	13 592	3 983	17 575
Blacktown—Baulkham Hills (SSD)	293	4	298	41 009	300	3 268	44 577	12 927	57 504
Baulkham Hills (A)	139	0	139	21 843	0	1 485	23 328	165	23 493
Blacktown (C)	154	4	159	19 166	300	1 783	21 249	12 762	34 011
Lower Northern Sydney (SSD)	41	212	254	8 414	30 444	6 270	45 128	11 906	57 034
Hunter's Hill (A)	0	0	0	0	0	280	280	50	330
Lane Cove (A)	5	0	5	1 750	0	1 265	3 015	460	3 475
Mosman (A)	2	2	4	2 200	220	1 338	3 758	50	3 808
North Sydney (A)	0	0	0	0	0	0	0	6 700	6 700
Ryde (C)	25	165	190	2 590	19 054	668	22 312	3 136	25 448
Willoughby (C)	9	45	55	1 874	11 170	2 719	15 763	1 510	17 273

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 AREAS									
Sydney (SD) <i>continued</i>									
Hornsby–Ku-ring-gai (SSD)	42	38	80	9 118	6 960	7 602	23 680	3 155	26 835
Hornsby (A)	27	4	31	6 184	360	2 116	8 660	2 310	10 970
Ku-ring-gai (A)	15	34	49	2 934	6 600	5 486	15 020	845	15 865
Northern Beaches (SSD)	31	16	61	7 604	1 838	7 923	17 365	1 850	19 215
Manly (A)	3	0	5	866	0	1 700	2 566	80	2 646
Pittwater (A)	7	8	15	2 215	980	1 147	4 342	50	4 392
Warringah (A)	21	8	41	4 523	858	5 076	10 457	1 720	12 177
Gosford–Wyong (SSD)	133	182	316	15 659	20 425	2 956	39 040	4 543	43 583
Gosford (C)	40	50	91	5 336	4 473	1 923	11 732	3 595	15 327
Wyong (A)	93	132	225	10 323	15 952	1 033	27 308	948	28 256
Hunter (SD)	284	123	440	34 349	9 762	6 583	50 694	23 873	74 567
Newcastle (SSD)	233	83	349	28 205	6 145	5 232	39 582	18 261	57 843
Cessnock (C)	8	0	8	994	0	75	1 069	260	1 329
Lake Macquarie (C)	114	50	164	13 907	3 362	1 775	19 044	1 099	20 143
Maitland (C)	24	9	33	2 983	530	293	3 806	8 376	12 182
Newcastle (C)–Inner	0	0	33	0	0	544	544	904	1 448
Newcastle (C)–Remainder	40	6	46	4 576	435	1 958	6 969	5 122	12 091
Port Stephens (A)	47	18	65	5 745	1 818	587	8 150	2 500	10 650
Hunter SD Balance (SSD)	51	40	91	6 144	3 617	1 351	11 112	5 612	16 724
Dungog (A)	1	0	1	58	0	250	308	180	488
Gloucester (A)	1	0	1	120	0	80	200	2 139	2 339
Great Lakes (A)	34	40	74	4 236	3 617	182	8 035	1 748	9 783
Merriwa (A)	0	0	0	0	0	31	31	0	31
Murrurundi (A)	1	0	1	85	0	0	85	0	85
Muswellbrook (A)	4	0	4	454	0	61	515	1 390	1 905
Scone (A)	0	0	0	0	0	556	556	0	556
Singleton (A)	10	0	10	1 191	0	191	1 382	155	1 537
Illawarra (SD)	135	23	158	17 734	2 070	4 184	23 988	11 206	35 194
Wollongong (SSD)	62	10	72	7 986	840	2 047	10 873	3 186	14 059
Kiama (A)	3	5	8	575	520	557	1 652	286	1 938
Shellharbour (C)	21	0	21	2 885	0	124	3 009	0	3 009
Wollongong (C)	38	5	43	4 526	320	1 366	6 212	2 900	9 112
Illawarra SD Balance (SSD)	73	13	86	9 748	1 230	2 137	13 115	8 020	21 135
Shoalhaven (C)	52	0	52	5 955	0	1 214	7 169	6 720	13 889
Wingecarribee (A)	21	13	34	3 793	1 230	923	5 946	1 300	7 246
Richmond–Tweed (SD)	112	25	138	10 417	4 150	1 496	16 063	15 260	31 323
Tweed Heads (SSD)	40	10	50	3 094	749	482	4 325	5 556	9 881
Tweed (A)–Pt A	40	10	50	3 094	749	482	4 325	5 556	9 881
Richmond–Tweed SD Balance (SSD)	72	15	88	7 323	3 401	1 014	11 738	9 704	21 442
Ballina (A)	31	15	46	3 271	3 401	195	6 867	574	7 441
Byron (A)	10	0	10	797	0	0	797	100	897
Casino (A)	3	0	3	330	0	31	361	80	441
Kyogle (A)	1	0	1	40	0	40	80	0	80
Lismore (C)	16	0	17	1 722	0	393	2 115	8 250	10 365
Richmond River (A)	1	0	1	109	0	0	109	0	109
Tweed (A)–Pt B	10	0	10	1 054	0	355	1 409	700	2 109

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 AREAS									
Mid-North Coast (SD)	133	112	246	15 396	4 782	1 518	21 696	5 177	26 873
Clarence (SSD)	62	102	165	7 118	4 032	925	12 075	3 866	15 941
Bellingen (A)	2	0	2	147	0	298	445	114	559
Coffs Harbour (C)	37	100	137	4 729	3 925	261	8 915	2 525	11 440
Copmanhurst (A)	0	0	0	0	0	0	0	0	0
Grafton (C)	5	2	7	535	107	89	731	500	1 231
Maclean (A)	5	0	6	578	0	55	633	327	960
Nambucca (A)	4	0	4	300	0	222	522	0	522
Nymboida (A)	3	0	3	277	0	0	277	0	277
Ulmarra (A)	6	0	6	552	0	0	552	400	952
Hastings (SSD)	71	10	81	8 278	750	593	9 621	1 311	10 932
Greater Taree (C)	18	0	18	2 242	0	202	2 444	66	2 510
Hastings (A)	46	8	54	5 411	500	161	6 072	1 245	7 317
Kempsey (A)	7	2	9	625	250	230	1 105	0	1 105
Lord Howe Island	0	0	0	0	0	0	0	0	0
Northern (SD)	35	4	39	4 225	247	955	5 427	2 549	7 976
Northern Slopes (SSD)	24	2	26	2 960	140	427	3 527	1 034	4 561
Barraba (A)	0	0	0	0	0	0	0	0	0
Bingara (A)	0	0	0	0	0	0	0	0	0
Gunnedah (A)	4	0	4	702	0	113	815	0	815
Inverell (A)—Pt A	1	2	3	55	140	0	195	0	195
Manilla (A)	0	0	0	0	0	0	0	60	60
Nundle (A)	4	0	4	265	0	0	265	190	455
Parry (A)	4	0	4	522	0	138	660	0	660
Quirindi (A)	0	0	0	0	0	24	24	0	24
Tamworth (C)	11	0	11	1 416	0	152	1 568	784	2 352
Yallaroi (A)	0	0	0	0	0	0	0	0	0
Northern Tablelands (SSD)	8	2	10	993	107	528	1 628	1 425	3 053
Armidale (C)	0	0	0	0	0	20	20	65	85
Dumaresq (A)	2	0	2	375	0	0	375	100	475
Glen Innes (A)	2	0	2	239	0	107	346	60	406
Guyra (A)	0	0	0	0	0	13	13	0	13
Inverell (A)—Pt B	2	0	2	280	0	245	525	1 200	1 725
Severn (A)	1	0	1	19	0	0	19	0	19
Tenterfield (A)	1	2	3	80	107	88	275	0	275
Uralla (A)	0	0	0	0	0	55	55	0	55
Walcha (A)	0	0	0	0	0	0	0	0	0
North Central Plain (SSD)	3	0	3	272	0	0	272	90	362
Moree Plains (A)	2	0	2	227	0	0	227	90	317
Narrabri (A)	1	0	1	45	0	0	45	0	45
North Western (SD)	24	0	24	3 019	0	337	3 356	1 008	4 364
Central Macquarie (SSD)	21	0	21	2 701	0	282	2 983	1 008	3 991
Coolah (A)	0	0	0	0	0	0	0	0	0
Coonabarabran (A)	1	0	1	92	0	10	102	228	330
Dubbo (C)	16	0	16	2 153	0	84	2 237	555	2 792
Gilgandra (A)	0	0	0	0	0	16	16	0	16
Mudgee (A)	4	0	4	456	0	144	600	150	750
Narromine (A)	0	0	0	0	0	28	28	0	28
Wellington (A)	0	0	0	0	0	0	0	0	75
Macquarie—Barwon (SSD)	2	0	2	267	0	45	312	0	312
Bogan (A)	2	0	2	267	0	0	267	0	267
Coonamble (A)	0	0	0	0	0	0	0	0	0
Walgett (A)	0	0	0	0	0	0	0	0	0
Warren (A)	0	0	0	0	0	45	45	0	45

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 AREAS									
North Western (SD) <i>continued</i>									
Upper Darling (SSD)	1	0	1	51	0	10	61	0	61
Bourke (A)	0	0	0	0	0	0	0	0	0
Brewarrina (A)	0	0	0	0	0	10	10	0	10
Cobar (A)	1	0	1	51	0	0	51	0	51
Central West (SD)									
Bathurst-Orange (SSD)	31	8	39	3 645	459	345	4 449	4 657	9 106
Bathurst (C)	11	2	13	1 428	120	131	1 679	4 657	6 336
Blayney (A)-Pt A	3	0	3	324	0	78	402	0	402
Cabonne (A)-Pt A	0	0	0	0	0	0	0	0	0
Evans (A)-Pt A	0	0	0	0	0	0	0	0	0
Orange (C)	17	6	23	1 893	339	136	2 368	0	2 368
Central Tablelands (excl.)									
Bathurst-Orange (SSD)	10	0	10	1 268	0	161	1 429	236	1 665
Blayney (A)-Pt B	3	0	3	324	0	78	402	0	402
Cabonne (A) -Pt B	0	0	0	0	0	0	0	0	0
Evans (A)-Pt B	0	0	0	0	0	0	0	0	0
Greater Lithgow (C)	6	0	6	903	0	119	1 022	236	1 258
Oberon (A)	3	0	3	283	0	0	283	0	283
Rylstone (A)	0	0	0	0	0	13	13	0	13
Lachlan (SSD)									
Bland (A)	1	0	1	97	0	25	122	0	122
Cabonne (A)-Pt C	0	0	0	0	0	0	0	0	0
Cowra (A)	9	0	9	1 046	0	97	1 143	575	1 718
Forbes (A)	1	0	1	130	0	35	165	0	165
Lachlan (A)	0	0	0	0	0	46	46	0	46
Parkes (A)	3	0	3	275	0	60	335	340	675
Weddin (A)	0	0	0	0	0	0	0	0	0
South Eastern (SD)									
Queanbeyan (SSD)	18	0	18	2 700	0	491	3 191	175	3 366
Queanbeyan (C)	13	0	13	2 099	0	366	2 465	175	2 640
Yarrowlumla (A)-Pt A	5	0	5	601	0	125	726	0	726
Southern Tablelands (excl.)									
Queanbeyan (SSD)	22	0	22	2 609	0	226	2 835	877	3 712
Boorowa (A)	1	0	1	85	0	25	110	0	110
Crookwell (A)	0	0	0	0	0	0	0	0	0
Goulburn (C)	7	0	7	922	0	121	1 043	70	1 113
Gunning (A)	0	0	0	0	0	0	0	0	0
Harden (A)	1	0	1	20	0	0	20	0	20
Mulwaree (A)	5	0	5	695	0	0	695	0	695
Tallaganda (A)	0	0	0	0	0	0	0	0	0
Yarrowlumla (A)-Pt B	0	0	0	0	0	0	0	0	0
Yass (A)	4	0	4	444	0	50	494	57	551
Young (A)	4	0	4	443	0	30	473	750	1 223
Lower South Coast (SSD)									
Bega Valley (A)	10	0	12	1 134	0	317	1 451	0	1 451
Eurobodalla (A)	18	29	47	1 976	1 700	320	3 996	114	4 110
Snowy (SSD)									
Bombala (A)	0	0	0	0	0	0	0	0	0
Cooma-Monaro (A)	1	0	1	40	0	0	40	0	40
Snowy River (A)	4	2	6	367	149	187	703	60	763

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 AREAS									
Murrumbidgee (SD)	34	10	44	4 020	849	590	5 459	2 026	7 485
Central Murrumbidgee (SSD)	7	4	11	713	280	325	1 318	1 572	2 890
Coolamon (A)	1	0	1	15	0	72	87	0	87
Cootamundra (A)	1	0	1	99	0	138	237	0	237
Gundagai (A)	0	0	0	0	0	0	0	0	0
Junee (A)	1	0	1	116	0	44	160	0	160
Lockhart (A)	0	0	0	0	0	0	0	360	360
Narrandera (A)	2	0	2	170	0	12	182	0	182
Temora (A)	1	4	5	153	280	12	445	60	505
Tumut (A)	1	0	1	160	0	47	207	700	907
Wagga Wagga (C)	0	0	0	0	0	0	0	452	452
Lower Murrumbidgee (SSD)	27	6	33	3 307	569	265	4 141	454	4 595
Carrathool (A)	3	0	3	414	0	0	414	0	414
Griffith (C)	15	6	21	2 071	569	229	2 869	82	2 951
Hay (A)	0	0	0	0	0	0	0	0	0
Leeton (A)	8	0	8	660	0	0	660	372	1 032
Murrumbidgee (A)	1	0	1	162	0	36	198	0	198
Murray (SD)	24	3	27	2 876	180	110	3 166	3 599	6 765
Albury (SSD)	1	0	1	150	0	100	250	2 806	3 056
Albury (C)	0	0	0	0	0	0	0	2 806	2 806
Hume (A)	1	0	1	150	0	100	250	0	250
Upper Murray (excl. Albury) (SSD)	7	0	7	689	0	0	689	83	772
Corowa (A)	4	0	4	458	0	0	458	83	541
Culcairn (A)	0	0	0	0	0	0	0	0	0
Holbrook (A)	1	0	1	40	0	0	40	0	40
Tumbarumba (A)	1	0	1	91	0	0	91	0	91
Urana (A)	1	0	1	100	0	0	100	0	100
Central Murray (SSD)	14	3	17	1 767	180	10	1 957	710	2 667
Berrigan (A)	2	0	2	254	0	0	254	0	254
Conargo (A)	0	0	0	0	0	0	0	0	0
Deniliquin (A)	3	0	3	312	0	10	322	330	652
Jerilderie (A)	1	0	1	160	0	0	160	0	160
Murray (A)	8	3	11	1 041	180	0	1 221	380	1 601
Wakool (A)	0	0	0	0	0	0	0	0	0
Windouran (A)	0	0	0	0	0	0	0	0	0
Murray–Darling (SSD)	2	0	2	270	0	0	270	0	270
Balranald (A)	2	0	2	270	0	0	270	0	270
Wentworth(A)	0	0	0	0	0	0	0	0	0
Far West (SD)	3	0	3	477	0	69	546	734	1 280
Far West (SSD)	3	0	3	477	0	69	546	734	1 280
Broken Hill (C)	3	0	3	477	0	69	546	734	1 280
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	233	83	349	28 205	6 145	5 232	39 582	18 261	57 843
Wollongong NSW	62	10	72	7 986	840	2 047	10 873	3 186	14 059
Bathurst–Orange NSW	31	8	39	3 645	459	345	4 449	4 657	9 106
Albury–Wodonga NSW/VIC	1	0	1	150	0	100	250	2 806	3 056
Canberra–Queanbeyan ACT/NSW	18	0	18	2 700	0	491	3 191	175	3 366
Gold Coast–Tweed Heads QLD/NSW	40	10	50	3 094	749	482	4 325	5 556	9 881

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

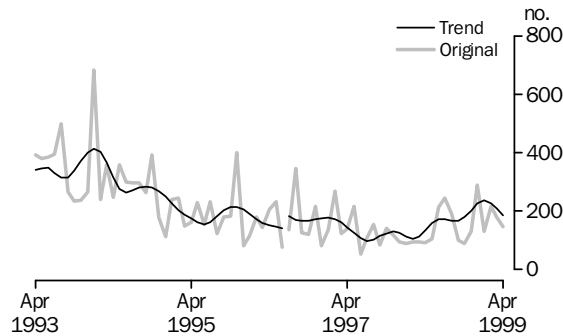
(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVALS KEY FEATURES: ACT

KEY FIGURES

		% change Mar 1999 to Apr 1999	% change Apr 1998 to Apr 1999
Trend estimates			
Dwelling units approved			
Total dwelling units	185	-10.8	38.6
Original			
Dwelling units approved			
Private sector houses	82	-24.1	6.5
Total dwelling units	147	-17.4	58.1

DWELLING UNITS APPROVED



KEY POINTS

ORIGINAL ESTIMATES

- There were 147 dwellings approved in April 1999, 31 dwellings less than March but 54 more than April 1998
- The number of houses approved rose by 14 but other dwellings fell by 45 to 24 dwelling units.
- The value of total building approved was \$42.0 million (residential building \$21.4 million, non-residential building \$20.6 million). This level is \$14.1 million less than last month but \$18.3 million more than April last year.

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building (a)	Total dwelling units	Total dwelling units trend estimates
PRIVATE SECTOR (Number)							
1995-1996	1 168	792	(b) 0	(b) 0	0	1 960	n.a.
1996-1997	1 185	717	3	0	3	1 908	n.a.
1997-1998	1 086	259	1	0	1	1 347	n.a.
1998							
April	77	5	0	0	0	82	n.a.
May	82	22	0	0	0	104	n.a.
June	124	90	0	0	0	214	n.a.
July	142	78	0	0	0	220	n.a.
August	127	62	0	0	0	189	n.a.
September	82	19	0	0	0	101	n.a.
October	87		0	0	0	87	n.a.
November	116	12	0	0	0	128	n.a.
December	65	89	0	133	0	287	n.a.
1999							
January	88	44	0	0	0	132	n.a.
February	96	104	0	0	0	200	n.a.
March	108	69	0	0	0	177	n.a.
April	82	24	0	0	0	106	n.a.
PUBLIC SECTOR (Number)							
1995-1996	40	65	(b) 85	(b) 0	0	190	n.a.
1996-1997	39	10	0	0	0	49	n.a.
1997-1998	15	34	0	0	0	49	n.a.
1998							
April	11	0	0	0	0	11	n.a.
May	1	0	0	0	0	1	n.a.
June	1	0	0	0	0	1	n.a.
July	24	0	0	0	0	24	n.a.
August	1	0	0	0	0	1	n.a.
September	0	0	0	0	0	0	n.a.
October	1	0	0	0	0	1	n.a.
November	2	0	0	0	0	2	n.a.
December	2	0	0	0	0	2	n.a.
1999							
January	0	0	0	0	0	0	n.a.
February	12	4	0	0	0	16	n.a.
March	1	0	0	0	0	1	n.a.
April	41	0	0	0	0	41	n.a.
TOTAL (Number)							
1995-1996	1 208	857	(b) 85	(b) 0	0	2 150	n.a.
1996-1997	1 224	727	3	0	3	1 957	n.a.
1997-1998	1 101	293	1	0	1	1 396	n.a.
1998							
April	88	5	0	0	0	93	134
May	83	22	0	0	0	105	160
June	125	90	0	0	0	215	173
July	166	78	0	0	0	244	173
August	128	62	0	0	0	190	167
September	82	19	0	0	0	101	167
October	88	0	0	0	0	88	180
November	118	12	0	0	0	130	202
December	67	89	0	133	0	289	227
1999							
January	88	44	0	0	0	132	237
February	108	108	0	0	0	216	227
March	109	69	0	0	0	178	208
April	123	24	0	0	0	147	185

(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(a)	Total building
PRIVATE SECTOR (\$ '000)								
1995-1996	132 947	72 090	(b) 0	47 032	(b) 0	252 069	125 323	377 392
1996-1997	140 828	63 709	133	56 638	0	261 309	147 055	408 364
1997-1998	134 548	24 867	80	52 567	413	212 474	157 063	369 537
1998								
April	10 349	383	0	5 266	413	16 411	5 561	21 972
May	11 494	1 900	0	4 365	0	17 760	11 409	29 169
June	13 989	9 446	0	4 814	0	28 249	16 101	44 350
July	18 175	8 103	0	4 375	0	30 654	6 004	36 658
August	15 210	6 305	0	4 315	0	25 830	16 301	42 131
September	10 549	1 917	0	5 009	0	17 474	23 936	41 410
October	11 810		0	6 617	0	18 427	2 190	20 617
November	14 477	1 250	0	4 526	0	20 252	3 492	23 744
December	8 930	8 065	0	4 459	9 874	31 328	21 747	53 076
1999								
January	11 652	3 830	0	3 195	0	18 677	1 929	20 605
February	12 846	8 808	0	3 080	0	24 734	1 507	26 241
March	14 392	9 450	0	3 536	0	27 377	26 134	53 511
April	10 901	3 107	0	3 641	0	17 650	18 111	35 761
PUBLIC SECTOR (\$ '000)								
1995-1996	3 534	9 466	(b)9 043	628	(b) 0	22 670	367 210	389 880
1996-1997	3 646	873	0	43	0	4 562	144 582	149 144
1997-1998	1 167	2 790	0	0	0	3 957	81 838	85 795
1998								
April	825	0	0	0	0	825	972	1 797
May	120	0	0	0	0	120	7 062	7 182
June	84	0	0	0	0	84	239	323
July	1 516	0	0	0	0	1 516	21 570	23 085
August	82	0	0	0	0	82	13 174	13 255
September	0	0	0	0	0	0	10 399	10 399
October	81	0	0	0	0	81	1 599	1 680
November	162	0	0	0	0	162	2 695	2 858
December	189	0	0	0	0	189	9 373	9 563
1999								
January	0	0	0	0	0	0	300	300
February	983	328	0	0	0	1 310	84 515	85 825
March	55	0	0	18	0	74	2 568	2 641
April	3 776	0	0	0	0	3 776	2 502	6 278
TOTAL (\$ '000)								
1995-1996	136 481	81 556	(b)9 043	47 660	(b) 0	274 739	492 533	767 273
1996-1997	144 474	64 582	133	56 681	0	265 871	291 637	557 508
1997-1998	135 715	27 657	80	52 567	413	216 432	238 901	455 333
1998								
April	11 174	383	0	5 266	413	17 235	6 533	23 768
May	11 615	1 900	0	4 365	0	17 880	18 470	36 351
June	14 073	9 446	0	4 814	0	28 333	16 340	44 673
July	19 691	8 103	0	4 375	0	32 169	27 574	59 743
August	15 292	6 305	0	4 315	0	25 911	29 475	55 386
September	10 549	1 917	0	5 009	0	17 474	34 335	51 809
October	11 891		0	6 617	0	18 508	3 789	22 297
November	14 639	1 250	0	4 526	0	20 414	6 187	26 602
December	9 120	8 065	0	4 459	9 874	31 518	31 121	62 638
1999								
January	11 652	3 830	0	3 195	0	18 677	2 229	20 905
February	13 828	9 136	0	3 080	0	26 045	86 021	112 066
March	14 447	9 450	0	3 554	0	27 451	28 702	56 152
April	14 677	3 107	0	3 641	0	21 426	20 614	42 039

(a) See Glossary for definition.

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

BUILDING APPROVED IN STATISTICAL AREAS—ACT

Statistical area(c)	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
AUSTRALIAN CAPITAL TERRITORY	123	24	147	14 679	3 108	3 642	21 429	20 615	42 044
Canberra (SD)	123	24	147	14 679	3 108	3 642	21 429	20 615	42 044
North Canberra (SSD)	16	0	16	1 643	0	701	2 344	3 283	5 627
Acton	0	0	0	0	0	0	0	1 345	1 345
Ainslie	0	0	0	0	0	149	149	0	149
Braddon	0	0	0	0	0	0	0	100	100
Campbell	2	0	2	256	0	16	272	800	1 072
City	0	0	0	0	0	0	0	981	981
Dickson	0	0	0	0	0	0	0	0	0
Downer	0	0	0	0	0	86	86	0	86
Duntroon	0	0	0	0	0	0	0	0	0
Hackett	0	0	0	0	0	97	97	0	97
Kowen	0	0	0	0	0	0	0	0	0
Lyneham	0	0	0	0	0	109	109	0	109
Majura	0	0	0	0	0	0	0	0	0
O'Connor	12	0	12	1 117	0	198	1 315	0	1 315
Reid	0	0	0	0	0	0	0	0	0
Russell	0	0	0	0	0	0	0	0	0
Turner	2	0	2	270	0	36	306	57	363
Watson	0	0	0	0	0	10	10	0	10
Belconnen (SSD)	20	6	26	2 428	830	558	3 816	85	3 901
Aranda	0	0	0	0	0	16	16	0	16
Belconnen Town Centre	0	0	0	0	0	0	0	85	85
Belconnen-SSD Bal	0	0	0	0	0	0	0	0	0
Bruce	6	6	12	892	830	0	1 722	0	1 722
Charnwood	0	0	0	0	0	44	44	0	44
Cook	0	0	0	0	0	19	19	0	19
Dunlop	14	0	14	1 536	0	0	1 536	0	1 536
Evatt	0	0	0	0	0	127	127	0	127
Florey	0	0	0	0	0	35	35	0	35
Flynn	0	0	0	0	0	0	0	0	0
Fraser	0	0	0	0	0	0	0	0	0
Giralang	0	0	0	0	0	0	0	0	0
Hawker	0	0	0	0	0	0	0	0	0
Higgins	0	0	0	0	0	66	66	0	66
Holt	0	0	0	0	0	0	0	0	0
Kaleen	0	0	0	0	0	16	16	0	16
Latham	0	0	0	0	0	51	51	0	51
McKellar	0	0	0	0	0	35	35	0	35
Macgregor	0	0	0	0	0	0	0	0	0
Macquarie	0	0	0	0	0	51	51	0	51
Melba	0	0	0	0	0	0	0	0	0
Page	0	0	0	0	0	10	10	0	10
Scullin	0	0	0	0	0	22	22	0	22
Spence	0	0	0	0	0	66	66	0	66
Weetangera	0	0	0	0	0	0	0	0	0
Woden Valley (SSD)	16	0	16	1 429	0	317	1 746	12 463	14 209
Chifley	0	0	0	0	0	0	0	0	0
Curtin	0	0	0	0	0	182	182	0	182
Farrer	0	0	0	0	0	0	0	0	0
Garran	0	0	0	0	0	0	0	0	0
Hughes	0	0	0	0	0	0	0	173	173
Isaacs	0	0	0	0	0	10	10	0	10
Lyons	0	0	0	0	0	0	0	0	0
Mawson	0	0	0	0	0	98	98	90	188
O'Malley	0	0	0	0	0	0	0	0	0
Pearce	16	0	16	1 429	0	27	1 456	0	1 456
Phillip	0	0	0	0	0	0	0	12 200	12 200
Torrens	0	0	0	0	0	0	0	0	0

BUILDING APPROVED IN STATISTICAL AREAS—ACT *continued*

Statistical area(c)	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
Weston Creek–Stromlo (SSD)	0	0	0	0	0	436	436	0	436
Chapman	0	0	0	0	0	118	118	0	118
Duffy	0	0	0	0	0	11	11	0	11
Fisher	0	0	0	0	0	61	61	0	61
Holder	0	0	0	0	0	0	0	0	0
Rivett	0	0	0	0	0	61	61	0	61
Stirling	0	0	0	0	0	0	0	0	0
Stromlo	0	0	0	0	0	0	0	0	0
Waramanga	0	0	0	0	0	46	46	0	46
Weston	0	0	0	0	0	139	139	0	139
Weston Creek–Stromlo – SSD Bal	0	0	0	0	0	0	0	0	0
Tuggeranong (SSD)	23	10	33	2 541	1 243	792	4 576	180	4 756
Banks	0	0	0	0	0	0	0	0	0
Bonython	0	0	0	0	0	72	72	0	72
Calwell	0	0	0	0	0	15	15	0	15
Chisholm	0	0	0	0	0	52	52	0	52
Conder	2	0	2	258	0	53	311	0	311
Fadden	0	0	0	0	0	165	165	0	165
Gilmore	0	0	0	0	0	19	19	0	19
Gordon	8	10	18	1 053	1 243	20	2 316	0	2 316
Gowrie	0	0	0	0	0	15	15	0	15
Greenway	0	0	0	0	0	0	0	180	180
Isabella Plains	0	0	0	0	0	0	0	0	0
Kambah	13	0	13	1 230	0	59	1 289	0	1 289
Macarthur	0	0	0	0	0	0	0	0	0
Monash	0	0	0	0	0	103	103	0	103
Oxley	0	0	0	0	0	0	0	0	0
Richardson	0	0	0	0	0	71	71	0	71
Theodore	0	0	0	0	0	126	126	0	126
Tuggeranong–SSD Bal	0	0	0	0	0	0	0	0	0
Wanniassa	0	0	0	0	0	22	22	0	22
South Canberra (SSD)	2	0	2	373	0	786	1 159	1 040	2 199
Barton	0	0	0	0	0	94	94	267	361
Deakin	0	0	0	0	0	126	126	0	126
Forrest	0	0	0	0	0	0	0	0	0
Fyshwick	0	0	0	0	0	0	0	703	703
Griffith	1	0	1	188	0	39	227	70	297
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	0	0	0	0	0	0	0	0	0
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	504	504	0	504
Symonston	0	0	0	0	0	0	0	0	0
Yarralumla	1	0	1	185	0	23	208	0	208
Gungahlin–Hall (SSD)	46	8	54	6 265	1 035	52	7 352	3 564	10 916
Amaroo	10	8	18	1 241	1 035	0	2 276	0	2 276
Gungahlin–Hall – SSD Bal	0	0	0	0	0	0	0	0	0
Hall	0	0	0	0	0	0	0	91	91
Mitchell	0	0	0	0	0	0	0	403	403
Ngunnawal	8	0	8	1 274	0	21	1 295	0	1 295
Nicholls	28	0	28	3 750	0	31	3 781	3 070	6 851
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;
- permits issued by licensed building surveyors;
- 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* (Cat. no. 8762.0).

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

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

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

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

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

12 The Type of Work classification refers to the building activity carried out: New; Alterations and additions; or Conversion. See the Glossary for definitions of these terms. Prior to the 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* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

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

CHAIN VOLUME MEASURES

20 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1996–1997). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

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

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the *Australian Standard Geographical Classification, 1998 Edition* (Cat. no. 1216.0), effective from 1 July 1998, 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* (Cat. no. 8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, Australian Capital Territory* (Cat. no. 8752.8)
- *Building Activity, New South Wales* (Cat. no. 8752.1)
- *Building Activity, Building Work Done, Australia*, (Cat. no. 8755.0)
- *Building Approvals, Australia* (Cat. no. 8731.0)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0).
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in House Building* (Cat. no. 6408.0)
- *Price Index of Materials Used in Building Other than House Building* (Cat. no. 6407.0)

EXPLANATORY NOTES

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
A Area
C City
SD Statistical Division
SLA Statistical Local Area
SSD Substatistical SubDivision

GLOSSARY

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 and 13 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 6 and 14 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 12.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretakers residences) associated with a non-residential building are defined as houses.

GLOSSARY

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

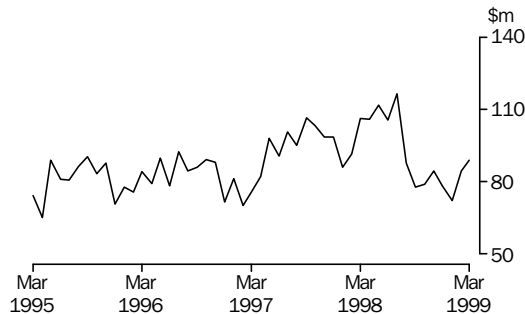
ALTERATIONS AND ADDITIONS

RESIDENTIAL ALTERATIONS AND ADDITIONS - NSW

KEY POINTS

There has been a noticeable decline in the level of approvals for 'alterations and additions not creating dwellings' (A&A) in NSW since July 1998. Whilst the timing of this decline coincides with the implementation of the amended planning legislation, preliminary discussions with local councils have not identified this as the cause. Over the coming months the ABS will be undertaking a more formal investigation of this issue to determine whether there has been an actual fall in the level of activity, or whether it has been caused by changes in the approval processes. However, as noted on page 2, there is likely to be some reduction in the normal level of A&A building activity as resources are diverted to repair work as required as a result of the recent extensive storm damage.

ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDINGS NOT CREATING DWELLINGS



The table below shows the value of A&A work approved in NSW for the nine months ending March 1999 and for the corresponding period for the previous four years. Whilst there is a significant drop when compared to last year, the current level of activity is still at, or above, the level of the earlier years.

<i>Period</i>	<i>\$m</i>
Nine months to	
March 1999	769.3
March 1998	887.2
March 1997	738.9
March 1996	736.9
March 1995	720.5

In terms of the overall value of building work approved in Australia each month, alterations and additions not creating dwellings accounts for about 3-4% of total building work approved. It should be noted however that A&A statistics, as reported by the ABS, does not include approvals where the value of the building work is less than \$10,000 or work for which no building approval is required.

INQUIRIES

For more details, contact Richard Mason on (08) 8237 7663.

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