



# BUILDING APPROVALS NSW AND ACT

EMBARGO: 11:30AM (CANBERRA TIME) TUES 8 SEPT 1998

## JULY KEY FIGURES

### NEW SOUTH WALES (a)

TREND ESTIMATES	Jul 1998	% change Jun 1998 to Jul 1998	% change Jul 1997 to Jul 1998
Dwelling units approved			
Private sector houses	2 391	-1.6	11.4
Total dwelling units	5 002	2.6	22.7

SEASONALLY ADJUSTED	Jul 1998	% change Jun 1998 to Jul 1998	% change Jul 1997 to Jul 1998
Dwelling units approved			
Private sector houses	2 306	-7.1	8.7
Total dwelling units	4 936	-7.9	33.4

## JULY KEY POINTS

### NEW SOUTH WALES (a)

#### TREND ESTIMATES

- The trend for the total number of dwelling units approved has been rising since mid 1997. It increased by 2.6% in July and is 22.7% higher than 12 months ago.
- The trend for private sector houses has decreased in each of the past 5 months and is now 6.4% below the level of February 1998. It is, however, 11.4% above the level of a year ago.

#### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units dropped by 7.9% in July, following the rise of 29.8% in June that established a four year high.

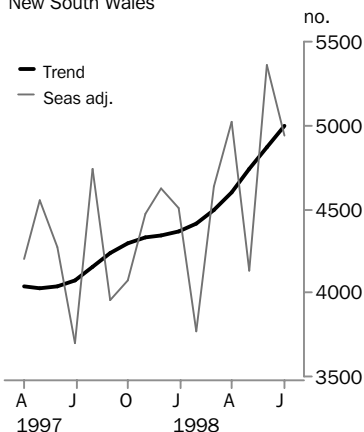
#### ORIGINAL ESTIMATES

- In original terms there were 5,661 dwellings approved in July. Unusually, the number of houses approved (2,650) were outnumbered by other dwellings (3,011). Willoughby (695) had by far the most dwellings approved in the Sydney Statistical Division (SSD), while Lake Macquarie (137) contributed most outside the SSD.
- The value of non-residential building work approved was \$329.8 million, the lowest value recorded in 1998. Of this total, offices contributed \$115.9 million.

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

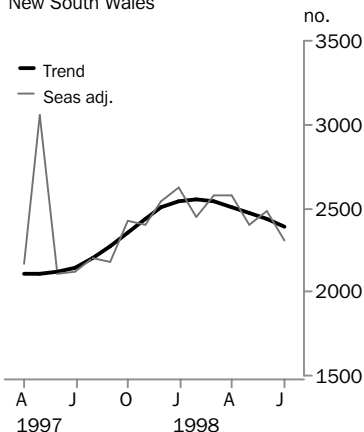
### Dwelling units approved

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>
August 1998	7 October 1998
September 1998	9 November 1998
October 1998	8 December 1998
November 1998	14 January 1999
December 1998	10 February 1999
January 1999	9 March 1999

## CHANGES IN THIS ISSUE

Area statistics are being classified to the new 1998 edition of the Australian Standard Geographic Classification.

## DATA NOTES

Lidcombe Media Village - this month 166 transportable dwelling units out of a total of 411 dwelling units belonging to the Lidcombe Media Village for the Olympic Games have been included as public sector houses. The remaining 245 dwelling units, worth over \$20 million, will not be included because of their temporary nature and method of construction.

Private certification of building applications was introduced in New South Wales in July 1998. Fundamental changes such as this may be expected to have some temporary impact on monthly movements as administrative and computing systems are changed to cope with legislative changes. Consequently the data shown for Campbelltown(C) in this issue is an estimate based on previous approval patterns. Data will be revised when Campbelltown can resume reporting to the ABS.

## REVISIONS THIS MONTH

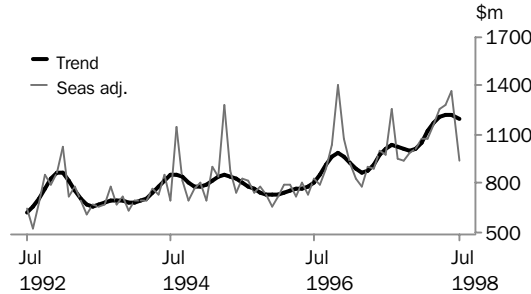
There are no revisions this month.

Gregory W. BRAY  
Regional Director, New South Wales

# VALUE OF BUILDING APPROVED: New South Wales

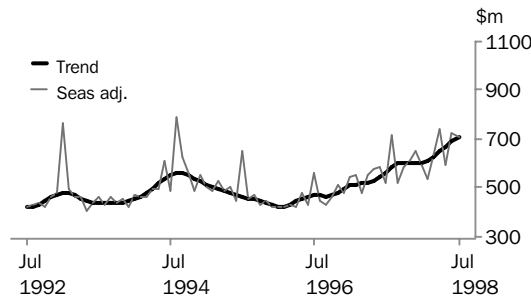
## VALUE OF TOTAL BUILDING

The dramatic fall of 31.3% in the seasonally adjusted value has arrested growth in the trend this month.



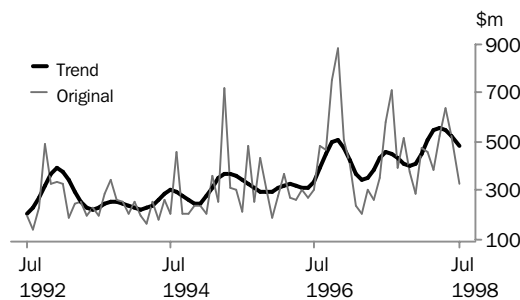
## VALUE OF RESIDENTIAL BUILDING

The trend has risen throughout 1998 and is 25.8% above the level of 12 months ago.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend has been greatly affected by the fall in Jul's value and is now showing a decline for the past 3 months. The July trend estimate is 13.4% below the level of April 1998.



# VALUE OF BUILDING APPROVED: NSW

## AVERAGE 1989–90 PRICES

### JUNE QUARTER 1998

Changes in the original series for the value of building approved in the June Quarter 1998 at average 1989–90 prices are summarised below.

	ORIGINAL SERIES	
	<i>Mar Qtr 1998 to Jun Qtr 1998</i>	<i>Jun Qtr 1997 to Jun Qtr 1998</i>
	% change	% change
New residential building	36.6	10.3
Alterations and additions to residential buildings	22.4	36.4
Non-residential building	26.2	73.8
<b>Total building</b>	<b>30.2</b>	<b>35.1</b>

### 1997–98 FINANCIAL YEAR

The annual movements in the value of building approved, at average 1989–90 prices, appear in the table below. The table shows the annual movements for the past three financial years in original terms.

	ANNUAL MOVEMENT: ORIGINAL SERIES		
	<i>1994–95 to 1995–96</i>	<i>1995–96 to 1996–97</i>	<i>1996–97 to 1997–98</i>
	% change	% change	% change
New residential building	-19.1	11.2	15.1
Alterations and additions to residential buildings	-7.6	10.8	20.8
Non-residential building	-4.4	38.5	7.5
<b>Total building</b>	<b>-12.4</b>	<b>22.4</b>	<b>12.1</b>

At average 1989-90 prices the total value of building work approved for 1997-98 was \$12,055.7, which is an increase of 12.1% on the previous year.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

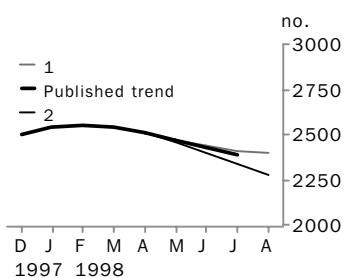
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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.

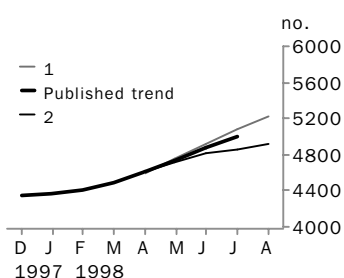
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the August seasonally adjusted estimate is higher than the July estimate by 6% for the number of private sector houses approved and 8% for total dwelling units approved; and that the August seasonally adjusted estimate is lower than the July 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:					
	no.	% change	<b>1</b> <i>rises by 6% on Jul 1998</i>	no.	% change	<b>2</b> <i>falls by 6% on Jul 1998</i>	no.	% change
March 1998	2 538	-0.7	2 540	-0.7	2 549	-0.5		
April 1998	2 507	-1.2	2 507	-1.3	2 512	-1.5		
May 1998	2 470	-1.5	2 471	-1.4	2 459	-2.1		
June 1998	2 430	-1.6	2 439	-1.3	2 397	-2.5		
July 1998	2 391	-1.6	2 412	-1.1	2 332	-2.7		
August 1998	n.y.a.	n.y.a.	2 396	-0.7	2 275	-2.4		

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
	no.	% change	<b>1</b> <i>rises by 8% on Jul 1998</i>	no.	% change	<b>2</b> <i>falls by 8% on Jul 1998</i>	no.	% change
March 1998	4 494	1.8	4 484	1.8	4 509	2.0		
April 1998	4 604	2.4	4 598	2.5	4 611	2.2		
May 1998	4 740	3.0	4 757	3.5	4 723	2.4		
June 1998	4 873	2.8	4 924	3.5	4 813	1.9		
July 1998	5 002	2.6	5 076	3.1	4 867	1.1		
August 1998	n.y.a.	n.y.a.	5 226	2.9	4 910	0.9		

## 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						
<b>1997</b>						
May	3 331	3 348	1 818	1 889	5 149	5 237
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
<b>1998</b>						
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
May	2 588	2 600	1 936	2 051	4 524	4 651
June	2 607	2 651	2 409	2 543	5 016	5 194
July	2 471	2 650	2 874	3 011	5 345	5 661
SEASONALLY ADJUSTED						
<b>1997</b>						
May	3 055	3 072	n.a.	n.a.	4 500	4 553
June	2 111	2 120	n.a.	n.a.	4 118	4 277
July	2 122	2 134	n.a.	n.a.	3 621	3 700
August	2 198	2 203	n.a.	n.a.	4 622	4 742
September	2 181	2 186	n.a.	n.a.	3 844	3 961
October	2 424	2 434	n.a.	n.a.	4 045	4 077
November	2 399	2 411	n.a.	n.a.	4 424	4 470
December	2 545	2 563	n.a.	n.a.	4 476	4 620
<b>1998</b>						
January	2 621	2 648	n.a.	n.a.	4 395	4 506
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.	4 050	4 127
June	2 483	2 529	n.a.	n.a.	5 256	5 357
July	2 306	2 467	n.a.	n.a.	4 610	4 936
TREND ESTIMATES						
<b>1997</b>						
May	2 107	2 125	1 805	1 907	3 913	4 032
June	2 119	2 132	1 813	1 907	3 932	4 040
July	2 147	2 156	1 830	1 919	3 977	4 075
August	2 196	2 203	1 867	1 951	4 063	4 154
September	2 267	2 275	1 885	1 964	4 152	4 239
October	2 351	2 361	1 858	1 932	4 209	4 293
November	2 435	2 450	1 808	1 882	4 243	4 332
December	2 502	2 520	1 746	1 827	4 247	4 347
<b>1998</b>						
January	2 544	2 562	1 716	1 806	4 260	4 368
February	2 555	2 571	1 745	1 842	4 300	4 413
March	2 538	2 557	1 839	1 938	4 377	4 494
April	2 507	2 534	1 973	2 069	4 480	4 604
May	2 470	2 513	2 131	2 227	4 601	4 740
June	2 430	2 492	2 282	2 381	4 712	4 873
July	2 391	2 475	2 421	2 527	4 812	5 002

(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)						
<b>1997</b>						
May	47.3	45.6	-2.3	-4.3	24.9	22.6
June	-36.4	-36.5	0.4	9.1	-23.4	-20.0
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
<b>1998</b>						
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
May	7.3	7.3	-19.8	-18.6	-6.3	-5.9
June	0.7	2.0	24.4	24.0	10.9	11.7
July	-5.2	0.0	19.3	18.4	6.6	9.0
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1997</b>						
May	41.2	40.5	n.a.	n.a.	10.6	8.4
June	-30.9	-31.0	n.a.	n.a.	-8.5	-6.1
July	0.5	0.7	n.a.	n.a.	-12.1	-13.5
August	3.6	3.2	n.a.	n.a.	27.6	28.2
September	-0.8	-0.8	n.a.	n.a.	-16.8	-16.5
October	11.2	11.4	n.a.	n.a.	5.2	2.9
November	-1.1	-1.0	n.a.	n.a.	9.4	9.6
December	6.1	6.3	n.a.	n.a.	1.2	3.4
<b>1998</b>						
January	3.0	3.3	n.a.	n.a.	-1.8	-2.5
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.	-17.5	-17.9
June	3.2	4.6	n.a.	n.a.	29.8	29.8
July	-7.1	-2.5	n.a.	n.a.	-12.3	-7.9
TREND ESTIMATES (% change from preceding month)						
<b>1997</b>						
May	0.0	-0.1	0.3	-0.4	0.2	-0.3
June	0.6	0.4	0.4	0.0	0.5	0.2
July	1.3	1.1	1.0	0.6	1.1	0.9
August	2.3	2.2	2.0	1.7	2.2	1.9
September	3.2	3.3	1.0	0.7	2.2	2.0
October	3.7	3.8	-1.4	-1.6	1.4	1.3
November	3.6	3.8	-2.7	-2.6	0.8	0.9
December	2.7	2.9	-3.5	-2.9	0.1	0.4
<b>1998</b>						
January	1.7	1.7	-1.7	-1.1	0.3	0.5
February	0.4	0.4	1.7	2.0	0.9	1.0
March	-0.7	-0.6	5.4	5.2	1.8	1.8
April	-1.2	-0.9	7.2	6.8	2.3	2.4
May	-1.5	-0.9	8.0	7.6	2.7	3.0
June	-1.6	-0.8	7.1	6.9	2.4	2.8
July	-1.6	-0.7	6.1	6.1	2.1	2.6

(a) See Glossary for definition.

## 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					
<b>1997</b>					
May	608.3	101.7	710.0	260.5	970.5
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
<b>1998</b>					
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
May	555.0	139.3	694.3	640.7	1 335.0
June	544.3	147.4	691.8	523.1	1 214.8
July	630.6	144.0	774.6	329.8	1 104.4
SEASONALLY ADJUSTED					
<b>1997</b>					
May	490.8	90.7	581.5	n.a.	891.0
June	460.7	127.3	588.0	n.a.	997.0
July	427.2	95.3	522.5	n.a.	974.4
August	614.2	99.5	713.7	n.a.	1 264.6
September	430.3	93.8	524.0	n.a.	949.1
October	479.4	108.9	588.3	n.a.	943.9
November	503.1	103.5	606.6	n.a.	994.1
December	529.0	119.0	648.0	n.a.	1 010.1
<b>1998</b>					
January	450.2	144.0	594.2	n.a.	1 072.2
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	463.7	129.4	593.2	n.a.	1 285.7
June	588.9	139.1	728.0	n.a.	1 367.7
July	565.5	142.3	707.8	n.a.	940.1
TREND ESTIMATES					
<b>1997</b>					
May	439.1	92.7	531.8	389.8	921.6
June	453.1	93.2	546.3	430.7	977.1
July	470.4	94.2	564.6	455.7	1 020.3
August	487.9	96.5	584.4	452.5	1 036.8
September	497.6	100.6	598.2	432.1	1 030.3
October	495.6	105.8	601.4	412.1	1 013.5
November	488.6	111.9	600.5	403.0	1 003.5
December	480.2	118.4	598.6	413.3	1 012.0
<b>1998</b>					
January	477.7	124.6	602.3	452.7	1 055.0
February	484.1	129.5	613.6	505.3	1 119.0
March	497.4	132.9	630.3	546.4	1 176.7
April	514.2	135.5	649.7	561.1	1 210.7
May	533.4	137.9	671.2	552.4	1 223.6
June	550.9	139.8	690.6	527.0	1 217.7
July	569.3	140.8	710.1	486.0	1 196.0

(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)					
<b>1997</b>					
May	34.0	18.3	31.5	-15.2	14.5
June	-29.8	21.1	-22.5	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
<b>1998</b>					
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
May	-6.3	-3.3	-5.7	21.6	5.7
June	-1.9	5.8	-0.4	-18.4	-9.0
July	15.9	-2.3	12.0	-37.0	-9.1
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1997</b>					
May	5.6	-0.1	4.7	n.a.	-0.8
June	-6.1	40.4	1.1	n.a.	11.9
July	-7.3	-25.1	-11.1	n.a.	-2.3
August	43.8	4.4	36.6	n.a.	29.8
September	-29.9	-5.7	-26.6	n.a.	-24.9
October	11.4	16.1	12.3	n.a.	-0.5
November	4.9	-5.0	3.1	n.a.	5.3
December	5.1	15.0	6.8	n.a.	1.6
<b>1998</b>					
January	-14.9	21.0	-8.3	n.a.	6.1
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	-19.6	-19.3	-19.6	n.a.	2.4
June	27.0	7.5	22.7	n.a.	6.4
July	-4.0	2.3	-2.8	n.a.	-31.3
TREND ESTIMATES (% change from preceding month)					
<b>1997</b>					
May	2.3	-0.1	1.9	10.1	5.2
June	3.2	0.5	2.7	10.5	6.0
July	3.8	1.1	3.3	5.8	4.4
August	3.7	2.4	3.5	-0.7	1.6
September	2.0	4.2	2.4	-4.5	-0.6
October	-0.4	5.2	0.5	-4.6	-1.6
November	-1.4	5.8	-0.1	-2.2	-1.0
December	-1.7	5.8	-0.3	2.6	0.8
<b>1998</b>					
January	-0.5	5.2	0.6	9.5	4.2
February	1.3	3.9	1.9	11.6	6.1
March	2.7	2.6	2.7	8.1	5.2
April	3.4	2.0	3.1	2.7	2.9
May	3.7	1.8	3.3	-1.6	1.1
June	3.3	1.4	2.9	-4.6	-0.5
July	3.3	0.7	2.8	-7.8	-1.8

(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)						
<b>1995-96</b>	24 090	15 861	(b) 768	(b) 0	90	<b>40 809</b>
<b>1996-97</b>	25 831	17 999	490	0	143	<b>45 785</b>
<b>1997-98</b>	28 866	20 637	380	1 421	58	<b>51 362</b>
<b>1997</b>						
July	2 343	1 690	22	39	14	<b>4 108</b>
August	2 222	2 064	25	114	2	<b>4 427</b>
September	2 499	1 524	37	9	3	<b>4 072</b>
October	2 444	1 588	18	104	7	<b>4 161</b>
November	2 403	2 216	32	54	5	<b>4 710</b>
December	2 478	1 724	26	17	5	<b>4 250</b>
<b>1998</b>						
January	2 181	1 148	13	269	8	<b>3 619</b>
February	2 108	1 146	30	137	4	<b>3 425</b>
March	2 587	1 576	17	40	2	<b>4 222</b>
April	2 412	2 175	13	227	1	<b>4 828</b>
May	2 584	1 781	26	128	5	<b>4 524</b>
June	2 605	2 005	121	283	2	<b>5 016</b>
July	2 471	2 647	30	194	3	<b>5 345</b>
PUBLIC SECTOR (Number)						
<b>1995-96</b>	360	1 389	(b) 23	(b) 0	3	<b>1 775</b>
<b>1996-97</b>	206	1 862	10	0	7	<b>2 093</b>
<b>1997-98</b>	209	1 033	8	0	10	<b>1 260</b>
<b>1997</b>						
July	16	60	0	0	5	<b>81</b>
August	4	125	0	0	3	<b>132</b>
September	3	83	0	0	0	<b>86</b>
October	9	10	0	0	0	<b>19</b>
November	8	10	0	0	1	<b>19</b>
December	13	116	0	0	1	<b>130</b>
<b>1998</b>						
January	29	105	0	0	0	<b>134</b>
February	26	85	0	0	0	<b>111</b>
March	35	92	1	0	0	<b>128</b>
April	10	105	0	0	0	<b>115</b>
May	12	113	2	0	0	<b>127</b>
June	44	129	5	0	0	<b>178</b>
July	179	135	1	0	1	<b>316</b>
TOTAL (Number)						
<b>1995-96</b>	24 450	17 250	(b) 791	(b) 0	93	<b>42 584</b>
<b>1996-97</b>	26 037	19 861	500	0	150	<b>47 878</b>
<b>1997-98</b>	29 075	21 670	388	1 421	68	<b>52 622</b>
<b>1997</b>						
July	2 359	1 750	22	39	19	<b>4 189</b>
August	2 226	2 189	25	114	5	<b>4 559</b>
September	2 502	1 607	37	9	3	<b>4 158</b>
October	2 453	1 598	18	104	7	<b>4 180</b>
November	2 411	2 226	32	54	6	<b>4 729</b>
December	2 491	1 840	26	17	6	<b>4 380</b>
<b>1998</b>						
January	2 210	1 253	13	269	8	<b>3 753</b>
February	2 134	1 231	30	137	4	<b>3 536</b>
March	2 622	1 668	18	40	2	<b>4 350</b>
April	2 422	2 280	13	227	1	<b>4 943</b>
May	2 596	1 894	28	128	5	<b>4 651</b>
June	2 649	2 134	126	283	2	<b>5 194</b>
July	2 650	2 782	31	194	4	<b>5 661</b>

(a) See Glossary for definition.

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

## VALUE OF BUILDING APPROVED, Private and Public Sector–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)								
<b>1995-96</b>	2 700.0	1 637.1	(b) 52.3	973.9	(b) 0.0	5 364.6	2 684.6	<b>8 049.2</b>
<b>1996-97</b>	3 030.8	1 817.6	39.7	994.5	0.0	5 990.0	4 143.2	<b>10 133.2</b>
<b>1997-98</b>	3 526.0	2 337.0	58.9	1 191.4	150.1	7 263.3	4 440.9	<b>11 704.2</b>
<b>1997</b>								
July	282.3	176.9	1.5	100.0	3.5	564.2	525.5	<b>1 089.7</b>
August	262.9	318.8	2.0	95.0	4.5	683.2	335.6	<b>1 018.8</b>
September	305.7	138.2	3.2	106.6	0.7	554.3	314.2	<b>868.5</b>
October	292.3	198.2	2.0	101.4	4.9	598.7	446.9	<b>1 045.7</b>
November	289.4	247.7	2.4	98.7	7.4	645.5	346.2	<b>991.7</b>
December	302.4	183.9	2.9	98.0	1.5	588.7	200.9	<b>789.7</b>
<b>1998</b>								
January	264.9	99.0	1.2	85.4	45.0	495.5	346.1	<b>841.6</b>
February	258.5	107.9	3.0	90.8	11.7	472.0	312.0	<b>784.0</b>
March	315.6	162.2	1.5	104.5	3.6	587.4	180.1	<b>767.4</b>
April	301.3	281.5	1.0	101.1	37.1	722.1	434.1	<b>1 156.1</b>
May	326.1	217.8	3.0	107.5	24.2	678.7	578.0	<b>1 256.7</b>
June	324.6	204.9	35.2	102.4	6.0	673.0	421.3	<b>1 094.3</b>
July	315.6	288.8	2.6	112.6	24.7	744.3	281.8	<b>1 026.1</b>
PUBLIC SECTOR (\$ million)								
<b>1995-96</b>	36.2	103.6	(b) 1.4	10.1	(b) 0.0	153.5	965.4	<b>1 119.2</b>
<b>1996-97</b>	23.4	157.3	0.8	15.5	0.0	197.6	1 026.0	<b>1 223.4</b>
<b>1997-98</b>	23.6	84.4	1.9	19.5	0.0	129.3	1 453.9	<b>1 582.9</b>
<b>1997</b>								
July	1.8	5.3	0.0	0.6	0.0	7.6	59.4	<b>67.0</b>
August	0.4	11.6	0.0	0.3	0.0	12.3	374.8	<b>387.1</b>
September	0.4	6.9	0.0	0.0	0.0	7.3	82.2	<b>89.5</b>
October	1.0	1.2	0.0	1.8	0.0	4.1	73.3	<b>77.4</b>
November	1.1	0.8	0.0	0.0	0.0	1.9	34.4	<b>36.3</b>
December	1.3	9.1	0.0	0.7	0.0	11.1	85.0	<b>96.1</b>
<b>1998</b>								
January	2.8	8.0	0.0	0.7	0.0	11.5	131.0	<b>142.4</b>
February	2.9	6.3	0.0	0.9	0.0	10.0	149.8	<b>159.8</b>
March	4.2	7.8	1.2	1.9	0.0	15.1	206.4	<b>221.5</b>
April	1.3	7.9	0.0	4.9	0.0	14.1	93.0	<b>107.0</b>
May	1.5	9.6	0.2	4.3	0.0	15.6	62.8	<b>78.3</b>
June	4.9	9.9	0.5	3.4	0.0	18.7	101.8	<b>120.5</b>
July	13.2	12.9	0.5	3.7	0.0	30.3	48.0	<b>78.3</b>
TOTAL (\$ million)								
<b>1995-96</b>	2 736.3	1 740.7	(b) 53.8	984.0	(b) 0.0	5 518.6	3 650.3	<b>9 168.6</b>
<b>1996-97</b>	3 054.2	1 975.1	40.4	1 009.8	0.0	6 187.3	5 169.2	<b>11 356.6</b>
<b>1997-98</b>	3 549.6	2 421.4	60.6	1 210.9	150.1	7 392.7	5 894.7	<b>13 287.2</b>
<b>1997</b>								
July	284.1	182.1	1.5	100.6	3.5	571.8	584.9	<b>1 156.7</b>
August	263.3	330.4	2.0	95.2	4.5	695.5	710.5	<b>1 405.9</b>
September	306.0	145.1	3.2	106.6	0.7	561.5	396.4	<b>958.0</b>
October	293.3	199.4	2.0	103.2	4.9	602.8	520.3	<b>1 123.1</b>
November	290.5	248.5	2.4	98.7	7.4	647.5	380.6	<b>1 028.0</b>
December	303.8	193.0	2.9	98.7	1.5	599.9	286.0	<b>885.8</b>
<b>1998</b>								
January	267.7	106.9	1.2	86.1	45.0	507.0	477.0	<b>984.0</b>
February	261.4	114.3	3.0	91.7	11.7	482.0	461.8	<b>943.8</b>
March	319.8	170.1	2.6	106.4	3.6	602.5	386.4	<b>988.9</b>
April	302.6	289.4	1.0	106.0	37.1	736.1	527.0	<b>1 263.2</b>
May	327.6	227.4	3.2	111.9	24.2	694.3	640.7	<b>1 335.0</b>
June	329.5	214.8	35.6	105.8	6.0	691.8	523.1	<b>1 214.8</b>
July	328.9	301.7	3.0	116.3	24.7	774.6	329.8	<b>1 104.4</b>

(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										
<b>1995-96</b>	24 450	4 238	3 909	8 147	2 491	2 568	4 044	9 103	17 250	<b>41 700</b>
<b>1996-97</b>	26 037	3 418	4 313	7 731	2 843	3 398	5 889	12 130	19 861	<b>45 898</b>
<b>1997-98</b>	29 075	3 513	4 071	7 584	2 572	3 718	7 796	14 086	21 670	<b>50 745</b>
<b>1997</b>										
May	3 346	260	539	799	138	392	519	1 049	1 848	<b>5 194</b>
June	2 122	264	430	694	191	327	414	932	1 626	<b>3 748</b>
July	2 359	277	442	719	213	271	547	1 031	1 750	<b>4 109</b>
August	2 226	280	394	674	243	215	1 057	1 515	2 189	<b>4 415</b>
September	2 502	258	335	593	203	278	533	1 014	1 607	<b>4 109</b>
October	2 453	320	252	572	133	423	470	1 026	1 598	<b>4 051</b>
November	2 411	275	360	635	229	389	973	1 591	2 226	<b>4 637</b>
December	2 491	262	339	601	226	512	501	1 239	1 840	<b>4 331</b>
<b>1998</b>										
January	2 210	264	234	498	205	249	301	755	1 253	<b>3 463</b>
February	2 134	233	308	541	215	226	249	690	1 231	<b>3 365</b>
March	2 622	323	385	708	282	397	281	960	1 668	<b>4 290</b>
April	2 422	412	337	749	201	360	970	1 531	2 280	<b>4 702</b>
May	2 596	286	290	576	298	181	839	1 318	1 894	<b>4 490</b>
June	2 649	323	395	718	124	217	1 075	1 416	2 134	<b>4 783</b>
July	2 650	381	424	805	204	208	1 565	1 977	2 782	<b>5 432</b>
VALUE (\$ million)										
<b>1995-96</b>	2 736.3	322.9	351.1	673.9	194.0	195.6	677.1	1 066.7	1 740.7	<b>4 477.0</b>
<b>1996-97</b>	3 054.2	266.3	424.1	690.7	207.9	309.1	767.5	1 284.5	1 975.1	<b>5 029.4</b>
<b>1997-98</b>	3 549.6	278.3	400.4	678.7	227.5	336.4	1 178.5	1 742.5	2 421.4	<b>5 971.0</b>
<b>1997</b>										
May	412.6	20.3	59.8	80.1	10.5	38.4	66.7	115.6	195.7	<b>608.3</b>
June	249.7	19.9	41.8	61.8	16.0	32.6	66.7	115.3	177.1	<b>426.9</b>
July	284.1	21.6	50.6	72.2	18.0	23.0	68.9	109.9	182.1	<b>466.2</b>
August	263.3	22.9	33.9	56.8	24.4	30.5	218.7	273.6	330.4	<b>593.7</b>
September	306.0	19.0	30.6	49.6	16.1	23.3	56.1	95.5	145.1	<b>451.1</b>
October	293.3	25.6	22.4	48.0	9.7	33.3	108.4	151.4	199.4	<b>492.7</b>
November	290.5	19.5	38.5	58.0	17.2	31.7	141.5	190.5	248.5	<b>539.0</b>
December	303.8	20.5	31.6	52.1	22.0	48.0	71.0	140.9	193.0	<b>496.8</b>
<b>1998</b>										
January	267.7	20.5	22.1	42.6	14.4	23.4	26.5	64.3	106.9	<b>374.6</b>
February	261.4	18.4	30.4	48.8	19.2	18.4	27.8	65.4	114.3	<b>375.7</b>
March	319.8	28.0	38.0	66.0	29.1	31.1	43.9	104.0	170.1	<b>489.9</b>
April	302.6	35.2	32.6	67.8	16.9	38.6	166.0	221.6	289.4	<b>592.0</b>
May	327.6	22.9	31.6	54.5	28.7	14.6	129.5	172.9	227.4	<b>555.0</b>
June	329.5	24.2	38.1	62.3	11.8	20.5	120.2	152.5	214.8	<b>544.3</b>
July	328.9	31.1	49.0	80.1	21.6	19.7	180.3	221.6	301.7	<b>630.6</b>

(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)							
<b>1995-96</b>	2 456.5	1 770.2	4 226.9	934.8	5 161.6	3 622.9	<b>8 784.6</b>
<b>1996-97</b>	2 731.5	1 968.1	4 699.5	1 035.8	5 735.5	5 018.3	<b>10 753.8</b>
<b>1997-98</b>	3 125.8	2 285.3	5 411.2	1 251.6	6 662.8	5 393.0	<b>12 055.7</b>
<b>1997</b>							
March	574.7	504.4	1 079.0	232.2	1 311.3	825.9	<b>2 137.2</b>
June	830.7	547.4	1 378.1	277.4	1 655.6	873.9	<b>2 529.5</b>
September	755.5	634.0	1 389.5	281.3	1 670.8	1 579.0	<b>3 249.7</b>
December	780.8	607.6	1 388.4	283.0	1 671.4	1 091.5	<b>2 762.9</b>
<b>1998</b>							
March	746.8	366.0	1 112.9	309.0	1 421.9	1 203.5	<b>2 625.4</b>
June	842.7	677.7	1 520.4	378.3	1 898.7	1 519.0	<b>3 417.7</b>
ORIGINAL (% change from preceding quarter)							
<b>1997</b>							
March	-10.2	9.2	-2.1	-14.5	-4.5	-60.4	<b>-38.2</b>
June	44.5	8.5	27.7	19.5	26.3	5.8	<b>18.4</b>
September	-9.1	15.8	0.8	1.4	0.9	80.7	<b>28.5</b>
December	3.3	-4.2	-0.1	0.6	0.0	-30.9	<b>-15.0</b>
<b>1998</b>							
March	-4.4	-39.8	-19.8	9.2	-14.9	10.3	<b>-5.0</b>
June	12.8	85.2	36.6	22.4	33.5	26.2	<b>30.2</b>

(a) Refer to Explanatory Notes paragraph 12.

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

Period	Hotels, motels and other short term accommodation		Shops.....		Factories.....		Offices.....		Other business premises.....		Educational.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
<b>1998</b>												
May	5	0.5	102	8.9	33	3.4	74	7.1	34	3.6	16	1.4
June	10	0.8	116	10.1	20	2.0	70	6.7	43	4.1	13	1.4
July	7	0.7	109	9.9	24	2.4	54	5.0	37	3.3	8	1.0
Value—\$200,000—\$499,999												
<b>1998</b>												
May	3	1.0	15	4.5	22	7.1	25	7.8	22	6.3	10	3.6
June	3	1.1	13	3.5	20	5.8	18	5.9	15	4.0	14	3.9
July	5	1.7	16	4.8	14	4.2	19	5.3	11	3.4	5	1.4
Value—\$500,000—\$999,999												
<b>1998</b>												
May	2	1.3	7	5.4	14	9.2	12	8.4	12	8.0	6	4.4
June	1	0.8	15	9.3	12	7.6	4	2.7	6	4.3	5	3.2
July	1	0.5	12	9.3	12	7.9	9	5.8	8	5.5	4	2.2
Value—\$1,000,000—\$4,999,999												
<b>1998</b>												
May	5	12.4	7	17.4	10	17.5	7	13.7	8	22.2	3	7.7
June	3	8.0	11	24.1	5	8.8	12	20.3	13	25.0	4	9.0
July	0	0.0	3	4.2	6	16.9	7	12.5	5	7.9	5	10.5
Value—\$5,000,000 and over												
<b>1998</b>												
May	0	0.0	2	31.2	0	0.0	5	336.6	3	19.0	0	0.0
June	3	67.5	3	29.5	1	5.1	6	71.6	5	58.3	1	54.0
July	1	60.0	0	0.0	0	0.0	5	87.3	0	0.0	0	0.0
Value—Total												
<b>1995-96</b>	166	100.7	1 523	595.0	718	357.2	1 228	577.9	732	741.1	398	374.5
<b>1996-97</b>	242	309.7	1 463	891.3	765	438.5	1 253	1 229.0	800	594.6	467	410.5
<b>1997-98</b>	198	711.5	1 643	735.6	734	397.4	1 245	1 494.4	864	874.0	435	442.3
<b>1998</b>												
May	15	15.2	133	67.3	79	37.2	123	373.5	79	59.0	35	17.1
June	20	78.1	158	76.5	58	29.3	110	107.2	82	95.7	37	71.5
July	14	62.9	140	28.3	56	31.4	94	115.9	61	20.1	22	15.1

Period	Religious.....		Health.....		Entertainment and recreational....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
<b>1998</b>										
May	3	0.4	9	0.6	12	1.4	21	2.1	309	29.3
June	4	0.4	7	0.7	10	0.9	23	1.8	316	28.9
July	6	0.5	7	0.7	14	1.2	21	2.2	287	26.9
Value—\$200,000—\$499,999										
<b>1998</b>										
May	2	0.4	7	2.2	5	1.4	8	3.0	119	37.3
June	5	1.6	7	2.6	7	2.0	10	2.5	112	32.9
July	2	0.6	7	2.1	4	1.1	10	3.1	93	27.6
Value—\$500,000—\$999,999										
<b>1998</b>										
May	1	0.7	1	0.6	2	1.2	5	3.5	62	42.7
June	0	0.0	1	0.6	9	6.0	5	3.4	58	37.9
July	1	0.7	1	0.6	3	2.2	1	0.6	52	35.3
Value—\$1,000,000—\$4,999,999										
<b>1998</b>										
May	1	1.0	2	6.2	7	19.2	3	4.4	53	121.6
June	0	0.0	3	7.9	5	9.2	1	2.6	57	115.0
July	0	0.0	2	3.4	1	2.0	4	6.0	33	63.4
Value—\$5,000,000 and over										
<b>1998</b>										
May	0	0.0	2	16.1	1	7.0	0	0.0	13	409.8
June	0	0.0	0	0.0	1	6.7	1	15.8	21	308.5
July	0	0.0	1	5.4	2	24.0	0	0.0	9	176.7
Value—Total										
<b>1995-96</b>	74	50.7	239	340.1	443	383.9	355	129.6	5 876	3 650.3
<b>1996-97</b>	66	22.1	260	234.2	481	906.7	402	132.6	6 199	5 169.2
<b>1997-98</b>	70	28.7	263	376.7	370	636.0	370	198.2	6 192	5 894.7
<b>1998</b>										
May	7	2.5	21	25.7	27	30.1	37	13.0	556	640.7
June	9	2.0	18	11.8	32	24.9	40	26.2	564	523.1
July	9	1.8	18	12.2	24	30.5	36	11.8	474	329.8

## 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)											
<b>1995-96</b>	99.7	563.0	351.7	432.3	593.9	122.6	50.7	83.3	300.1	87.8	<b>2 684.6</b>
<b>1996-97</b>	302.3	830.0	414.0	1 092.3	409.4	127.2	22.0	156.9	717.6	71.5	<b>4 143.2</b>
<b>1997-98</b>	699.2	727.2	392.1	1 383.3	624.9	164.9	28.7	106.5	239.7	74.5	<b>4 440.9</b>
<b>1997</b>											
July	116.4	61.5	47.3	181.2	56.7	30.3	3.1	6.7	12.7	9.7	<b>525.5</b>
August	21.5	175.6	35.9	24.3	34.4	7.4	2.2	6.4	24.9	3.0	<b>335.6</b>
September	9.1	25.1	33.9	167.4	21.8	17.8	1.1	4.7	30.8	2.6	<b>314.2</b>
October	21.1	59.4	36.9	213.2	27.9	13.8	2.2	2.6	65.5	4.4	<b>446.9</b>
November	178.3	28.6	36.6	20.2	33.1	9.2	0.3	11.7	15.9	12.2	<b>346.2</b>
December	43.6	23.8	21.1	25.0	35.5	10.8	2.2	9.9	22.7	6.5	<b>200.9</b>
<b>1998</b>											
January	86.5	92.2	30.5	54.4	56.7	7.9	7.8	2.5	3.5	3.9	<b>346.1</b>
February	54.5	27.5	34.1	18.8	129.8	11.6	1.1	8.4	11.8	14.5	<b>312.0</b>
March	4.5	39.5	24.9	22.2	53.0	5.8	0.9	14.1	12.0	3.1	<b>180.1</b>
April	70.5	52.3	27.8	181.5	34.5	33.8	3.3	16.6	10.0	3.8	<b>434.1</b>
May	15.2	66.1	33.8	370.6	47.0	7.9	2.5	20.8	8.9	5.0	<b>578.0</b>
June	78.0	75.6	29.3	104.5	94.5	8.6	2.0	2.1	21.0	5.8	<b>421.3</b>
July	62.9	28.3	29.8	110.4	15.8	8.9	1.8	1.4	15.9	6.8	<b>281.8</b>
PUBLIC SECTOR (\$ million)											
<b>1995-96</b>	1.0	32.4	5.6	145.4	147.2	251.8	0.0	256.7	83.5	42.0	<b>965.4</b>
<b>1996-97</b>	7.5	61.4	24.6	136.7	185.0	283.3	0.2	77.4	189.2	61.1	<b>1 026.0</b>
<b>1997-98</b>	12.3	8.5	5.3	111.3	249.0	277.6	0.0	270.1	396.4	123.4	<b>1 453.9</b>
<b>1997</b>											
July	0.0	1.4	0.1	7.1	4.1	8.8	0.0	9.8	20.9	7.3	<b>59.4</b>
August	0.0	1.6	0.2	18.2	74.6	7.5	0.0	10.6	259.5	2.7	<b>374.8</b>
September	0.5	0.0	0.0	11.8	12.2	15.5	0.0	21.5	14.5	6.1	<b>82.2</b>
October	0.0	0.4	0.5	1.0	2.7	35.1	0.0	11.1	16.7	5.7	<b>73.3</b>
November	0.0	0.3	0.3	6.0	1.8	14.2	0.0	3.5	3.7	4.6	<b>34.4</b>
December	0.0	0.2	0.0	4.0	32.9	31.7	0.0	5.2	8.6	2.4	<b>85.0</b>
<b>1998</b>											
January	0.0	0.1	0.3	2.4	5.7	48.0	0.0	63.2	2.8	8.6	<b>131.0</b>
February	0.0	2.2	0.0	29.1	82.4	17.3	0.0	5.7	2.8	10.3	<b>149.8</b>
March	0.0	0.1	0.0	18.6	12.2	12.2	0.0	101.4	40.1	21.7	<b>206.4</b>
April	11.7	0.1	0.5	7.5	7.2	15.2	0.0	23.5	1.7	25.6	<b>93.0</b>
May	0.0	1.2	3.4	2.9	12.0	9.2	0.0	4.9	21.2	8.0	<b>62.8</b>
June	0.1	0.9	0.0	2.7	1.2	62.9	0.0	9.7	3.9	20.4	<b>101.8</b>
July	0.0	0.0	1.6	5.5	4.3	6.2	0.0	10.8	14.6	5.1	<b>48.0</b>
TOTAL (\$ million)											
<b>1995-96</b>	100.7	595.0	357.2	577.9	741.1	374.5	50.7	340.1	383.9	129.6	<b>3 650.3</b>
<b>1996-97</b>	309.7	891.3	438.5	1 229.0	594.6	410.5	22.1	234.2	906.7	132.6	<b>5 169.2</b>
<b>1997-98</b>	711.5	735.6	397.4	1 494.4	874.0	442.3	28.7	376.7	636.0	198.2	<b>5 894.7</b>
<b>1997</b>											
July	116.4	62.8	47.3	188.2	60.8	39.1	3.1	16.6	33.6	17.0	<b>584.9</b>
August	21.5	177.2	36.1	42.5	109.0	14.9	2.2	17.0	284.4	5.7	<b>710.5</b>
September	9.6	25.1	33.9	179.2	34.0	33.3	1.1	26.2	45.3	8.7	<b>396.4</b>
October	21.1	59.8	37.5	214.2	30.5	48.9	2.2	13.7	82.2	10.1	<b>520.3</b>
November	178.3	28.9	36.9	26.2	34.9	23.4	0.3	15.2	19.6	16.9	<b>380.6</b>
December	43.6	24.0	21.1	29.0	68.5	42.5	2.2	15.1	31.3	8.9	<b>286.0</b>
<b>1998</b>											
January	86.5	92.3	30.8	56.8	62.4	55.9	7.8	65.7	6.2	12.6	<b>477.0</b>
February	54.5	29.7	34.1	47.9	212.2	28.9	1.1	14.1	14.6	24.8	<b>461.8</b>
March	4.5	39.6	24.9	40.8	65.3	17.9	0.9	115.5	52.1	24.9	<b>386.4</b>
April	82.2	52.4	28.3	188.9	41.7	48.9	3.3	40.1	11.7	29.4	<b>527.0</b>
May	15.2	67.3	37.2	373.5	59.0	17.1	2.5	25.7	30.1	13.0	<b>640.7</b>
June	78.1	76.5	29.3	107.2	95.7	71.5	2.0	11.8	24.9	26.2	<b>523.1</b>
July	62.9	28.3	31.4	115.9	20.1	15.1	1.8	12.2	30.5	11.8	<b>329.8</b>



## 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									
<b>1996-97</b>	13 762	15 308	30 844	1 763 371	1 605 227	891 631	4 260 229	3 452 056	7 712 285
<b>1997-98</b>	15 593	17 804	35 031	2 075 029	2 104 766	1 129 611	5 309 407	3 779 327	9 088 734
<b>1997</b>									
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
<b>1998</b>									
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
May	1 452	1 491	3 088	198 437	190 278	110 817	499 532	518 713	1 018 245
June	1 322	1 801	3 522	183 349	188 896	122 188	494 433	368 943	863 376
July	1 234	2 404	3 848	173 056	269 005	114 535	556 596	238 357	794 953
PUBLIC SECTOR									
<b>1996-97</b>	117	1 360	1 500	13 007	116 526	13 122	142 655	711 015	853 669
<b>1997-98</b>	88	647	745	10 066	51 882	17 157	79 104	1 170 717	1 249 822
<b>1997</b>									
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
<b>1998</b>									
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
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
TOTAL									
<b>1996-97</b>	13 879	16 668	32 344	1 776 378	1 721 753	904 753	4 402 883	4 163 071	8 565 954
<b>1997-98</b>	15 681	18 451	35 776	2 085 095	2 156 648	1 146 768	5 388 511	4 950 044	10 338 555
<b>1997</b>									
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
<b>1998</b>									
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
May	1 458	1 551	3 156	199 031	195 436	113 366	507 833	570 519	1 078 352
June	1 332	1 881	3 617	184 418	194 809	125 025	504 252	453 834	958 086
July	1 406	2 509	4 125	185 388	278 879	117 148	581 415	272 075	853 490

(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									
<b>NEW SOUTH WALES</b>	<b>2 650</b>	<b>2 782</b>	<b>5 661</b>	<b>328 864</b>	<b>301 731</b>	<b>143 995</b>	<b>774 591</b>	<b>329 831</b>	<b>1 104 421</b>
<b>Sydney (SD)</b>	<b>1 406</b>	<b>2 509</b>	<b>4 125</b>	<b>185 388</b>	<b>278 879</b>	<b>117 148</b>	<b>581 416</b>	<b>272 075</b>	<b>853 490</b>
Inner Sydney (SSD)	16	328	536	2 439	57 418	31 091	90 948	40 645	131 593
Botany (C)	1	2	3	84	255	356	695	8 933	9 628
Leichhardt (A)	8	8	31	1 565	1 250	5 303	8 118	1 810	9 928
Marrickville (A)	5	42	67	490	4 900	4 705	10 095	2 946	13 041
South Sydney (C)	2	166	325	300	20 013	20 597	40 910	6 240	47 150
Sydney (C)—Inner	0	0	0	0	0	50	50	18 508	18 558
Sydney (C)—Remainder	0	110	110	0	31 000	80	31 080	2 208	33 288
Eastern Suburbs (SSD)	18	252	275	6 261	30 116	12 838	49 214	6 216	55 430
Randwick (C)	10	173	183	2 014	15 076	3 336	20 425	5 405	25 830
Waverley (A)	2	35	37	1 200	8 360	2 475	12 035	100	12 135
Woollahra (A)	6	44	55	3 047	6 680	7 027	16 754	711	17 465
St George—Sutherland (SSD)	108	324	432	16 546	34 352	6 582	57 481	1 807	59 288
Hurstville (C)	16	95	111	2 975	13 050	919	16 944	0	16 944
Kogarah (A)	10	34	44	1 892	2 880	622	5 394	700	6 094
Rockdale (C)	14	56	70	2 632	4 571	1 007	8 209	532	8 741
Sutherland Shire (A)	68	139	207	9 048	13 851	4 035	26 933	575	27 508
Canterbury—Bankstown (SSD)	54	48	103	8 973	5 617	3 975	18 565	11 653	30 218
Bankstown (C)	38	36	75	6 101	4 420	2 211	12 732	11 553	24 284
Canterbury (C)	16	12	28	2 872	1 197	1 765	5 834	100	5 934
Fairfield—Liverpool (SSD)	185	160	345	22 039	12 778	1 251	36 068	23 861	59 929
Fairfield (C)	45	128	173	5 651	10 083	979	16 712	6 720	23 432
Liverpool (C)	140	32	172	16 388	2 695	272	19 355	17 141	36 497
Outer South Western Sydney (SSD)	98	0	98	10 829	0	570	11 398	1 432	12 830
Camden (A)	54	0	54	6 460	0	169	6 629	805	7 434
Campbelltown (C)	40	0	40	4 000	0	357	4 357	627	4 984
Wollondilly (A)	4	0	4	369	0	44	413	0	413
Inner Western Sydney (SSD)	13	163	176	2 718	18 610	6 110	27 437	5 623	33 061
Ashfield (A)	0	0	0	0	0	543	543	220	763
Burwood (A)	2	59	61	222	4 610	595	5 427	61	5 488
Concord (A)	4	7	11	744	550	1 080	2 374	0	2 374
Drummoyne (A)	2	97	99	444	13 450	3 882	17 776	2 075	19 851
Strathfield (A)	5	0	5	1 307	0	11	1 318	3 267	4 585
Central Western Sydney (SSD)	209	133	342	17 361	10 123	3 250	30 734	70 615	101 349
Auburn (A)	180	0	180	13 867	0	205	14 072	66 620	80 692
Holroyd (C)	8	85	93	865	6 325	391	7 581	2 600	10 181
Parramatta (C)	21	48	69	2 630	3 797	2 654	9 081	1 395	10 476
Outer Western Sydney (SSD)	160	63	225	18 503	5 757	5 284	29 544	3 727	33 271
Blue Mountains (C)	40	2	42	4 428	130	2 190	6 748	180	6 928
Hawkesbury (C)	36	2	38	4 626	130	1 021	5 777	572	6 349
Penrith (C)	84	59	145	9 449	5 497	2 074	17 019	2 976	19 995
Blacktown—Baulkham Hills (SSD)	223	105	328	31 837	6 640	4 377	42 853	7 048	49 901
Baulkham Hills (A)	126	34	160	21 226	2 440	2 934	26 601	1 590	28 191
Blacktown (C)	97	71	168	10 610	4 200	1 443	16 252	5 458	21 710
Lower Northern Sydney (SSD)	21	794	815	4 072	86 084	11 432	101 587	82 170	183 757
Hunter's Hill (A)	1	48	49	900	7 327	1 695	9 922	0	9 922
Lane Cove (A)	1	0	1	260	0	1 334	1 594	0	1 594
Mosman (A)	0	13	13	0	1 500	0	1 500	0	1 500
North Sydney (A)	3	18	21	310	3 800	3 680	7 790	1 603	9 393
Ryde (C)	6	30	36	1 032	2 997	1 409	5 438	27 842	33 280
Willoughby (C)	10	685	695	1 570	70 460	3 313	75 343	52 725	128 068

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									
<b>Sydney (SD) <i>continued</i></b>									
Hornsby—Ku-ring-gai (SSD)	66	77	145	9 656	5 580	11 744	26 980	1 007	27 987
Hornsby (A)	58	26	85	7 653	2 280	4 479	14 411	530	14 941
Ku-ring-gai (A)	8	51	60	2 003	3 300	7 266	12 569	477	13 046
Northern Beaches (SSD)	41	31	77	9 683	3 365	14 156	27 205	5 959	33 163
Manly (A)	3	4	7	980	400	3 062	4 442	368	4 810
Pittwater (A)	14	4	19	3 963	515	4 648	9 126	375	9 501
Warringah (A)	24	23	51	4 741	2 450	6 447	13 637	5 216	18 853
Gosford—Wyong (SSD)	194	31	228	24 472	2 440	4 489	31 402	10 313	41 715
Gosford (C)	110	20	131	15 678	1 591	3 316	20 584	6 639	27 223
Wyong (A)	84	11	97	8 794	850	1 174	10 818	3 674	14 491
<b>Hunter (SD)</b>	<b>348</b>	<b>89</b>	<b>442</b>	<b>40 450</b>	<b>8 456</b>	<b>7 744</b>	<b>56 650</b>	<b>18 648</b>	<b>75 298</b>
Newcastle (SSD)	286	60	350	33 377	6 441	6 705	46 522	16 886	63 408
Cessnock (C)	16	4	20	1 669	243	216	2 128	2 425	4 553
Lake Macquarie (C)	122	14	137	13 568	829	2 762	17 159	5 755	22 914
Maitland (C)	33	4	39	3 907	342	443	4 691	1 931	6 622
Newcastle (C)—Inner	2	0	2	400	0	45	445	330	775
Newcastle (C)—Remainder	47	2	49	5 963	200	2 238	8 401	1 280	9 681
Port Stephens (A)	66	36	103	7 870	4 827	1 001	13 699	5 165	18 864
Hunter SD Balance (SSD)	62	29	92	7 074	2 015	1 039	10 128	1 762	11 890
Dungog (A)	5	0	5	586	0	84	670	255	925
Gloucester (A)	2	0	2	210	0	40	250	0	250
Great Lakes (A)	33	29	63	3 725	2 015	492	6 232	862	7 094
Merriwa (A)	1	0	1	140	0	25	165	0	165
Murrurundi (A)	1	0	1	20	0	40	60	0	60
Muswellbrook (A)	3	0	3	345	0	134	479	125	604
Scone (A)	3	0	3	419	0	83	502	0	502
Singleton (A)	14	0	14	1 629	0	141	1 770	520	2 290
<b>Illawarra (SD)</b>	<b>241</b>	<b>8</b>	<b>255</b>	<b>29 481</b>	<b>567</b>	<b>6 595</b>	<b>36 644</b>	<b>1 873</b>	<b>38 517</b>
Wollongong (SSD)	122	8	134	14 421	567	4 272	19 260	271	19 531
Kiama (A)	0	0	0	0	0	0	0	0	0
Shellharbour (C)	42	2	44	4 971	150	273	5 394	171	5 565
Wollongong (C)	80	6	90	9 450	417	3 999	13 866	100	13 966
Illawarra SD Balance (SSD)	119	0	121	15 061	0	2 323	17 384	1 602	18 986
Shoalhaven (C)	80	0	80	8 783	0	1 737	10 520	838	11 358
Wingecarribee (A)	39	0	41	6 278	0	586	6 864	764	7 628
<b>Richmond—Tweed (SD)</b>	<b>91</b>	<b>49</b>	<b>143</b>	<b>9 152</b>	<b>4 305</b>	<b>1 162</b>	<b>14 619</b>	<b>4 878</b>	<b>19 497</b>
Tweed Heads (SSD)	30	33	63	2 966	1 776	160	4 901	2 860	7 761
Tweed (A) Pt A	30	33	63	2 966	1 776	160	4 901	2 860	7 761
Richmond—Tweed SD Balance (SSD)	61	16	80	6 186	2 529	1 003	9 718	2 018	11 736
Ballina (A)	20	6	27	2 225	880	316	3 422	424	3 846
Byron (A)	15	2	19	1 634	249	366	2 250	182	2 432
Casino (A)	0	0	0	0	0	0	0	0	0
Kyogle (A)	1	0	1	99	0	0	99	0	99
Lismore (C)	6	0	6	527	0	36	563	1 012	1 575
Richmond River (A)	2	0	2	195	0	0	195	400	595
Tweed (A) Pt B	17	8	25	1 507	1 400	284	3 191	0	3 191

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									
<b>Mid-North Coast (SD)</b>	<b>195</b>	<b>48</b>	<b>244</b>	<b>22 260</b>	<b>3 620</b>	<b>2 681</b>	<b>28 561</b>	<b>3 619</b>	<b>32 180</b>
Clarence (SSD)	95	14	110	10 420	1 270	1 573	13 262	1 311	14 573
Bellingen (A)	8	0	8	940	0	352	1 292	85	1 377
Coffs Harbour (C)	57	12	70	6 417	1 106	725	8 248	881	9 129
Copmanhurst (A)	0	0	0	0	0	11	11	0	11
Grafton (C)	4	0	4	543	0	344	887	345	1 232
Maclean (A)	11	0	11	876	0	22	897	0	897
Nambucca (A)	14	2	16	1 584	164	57	1 805	0	1 805
Nymboida (A)	1	0	1	60	0	63	123	0	123
Ulmarra (A)	0	0	0	0	0	0	0	0	0
<b>Hastings (SSD)</b>	<b>100</b>	<b>34</b>	<b>134</b>	<b>11 840</b>	<b>2 351</b>	<b>1 108</b>	<b>15 298</b>	<b>2 308</b>	<b>17 607</b>
Greater Taree (C)	18	0	18	2 574	0	274	2 847	1 507	4 354
Hastings (A)	69	34	103	8 213	2 351	557	11 121	575	11 696
Kempsey (A)	13	0	13	1 053	0	277	1 330	227	1 557
Lord Howe Island	0	0	0	0	0	0	0	0	0
<b>Northern (SD)</b>	<b>32</b>	<b>8</b>	<b>42</b>	<b>3 558</b>	<b>880</b>	<b>2 069</b>	<b>6 506</b>	<b>1 647</b>	<b>8 153</b>
Northern Slopes (SSD)	17	4	21	2 091	427	774	3 292	1 478	4 770
Barraba (A)	0	0	0	0	0	0	0	0	0
Bingara (A)	2	0	2	127	0	42	169	0	169
Gunnedah (A)	1	0	1	146	0	61	207	0	207
Inverell (A) Pt A	2	0	2	345	0	12	357	0	357
Manilla (A)	3	0	3	310	0	0	310	0	310
Nundle (A)	0	0	0	0	0	0	0	0	0
Parry (A)	0	0	0	0	0	0	0	0	0
Quirindi (A)	1	0	1	260	0	27	287	0	287
Tamworth (C)	8	4	12	904	427	619	1 950	1 478	3 428
Yallaroi (A)	0	0	0	0	0	13	13	0	13
<b>Northern Tablelands (SSD)</b>	<b>12</b>	<b>4</b>	<b>18</b>	<b>1 262</b>	<b>453</b>	<b>1 194</b>	<b>2 909</b>	<b>0</b>	<b>2 909</b>
Armidale (C)	1	0	3	160	0	548	708	0	708
Dumaresq (A)	2	0	2	242	0	13	255	0	255
Glen Innes (A)	1	0	1	53	0	34	87	0	87
Guyra (A)	2	4	6	234	453	15	701	0	701
Inverell (A) Pt B	2	0	2	331	0	347	678	0	678
Severn (A)	1	0	1	20	0	25	45	0	45
Tenterfield (A)	1	0	1	55	0	60	115	0	115
Uralla (A)	1	0	1	56	0	153	209	0	209
Walcha (A)	1	0	1	112	0	0	112	0	112
<b>North Central Plain (SSD)</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>204</b>	<b>0</b>	<b>101</b>	<b>305</b>	<b>169</b>	<b>474</b>
Moree Plains (A)	1	0	1	39	0	48	87	169	257
Narrabri (A)	2	0	2	165	0	53	218	0	218
<b>North Western (SD)</b>	<b>41</b>	<b>11</b>	<b>52</b>	<b>4 869</b>	<b>951</b>	<b>580</b>	<b>6 400</b>	<b>3 087</b>	<b>9 486</b>
Central Macquarie (SSD)	39	11	50	4 712	951	554	6 217	2 787	9 004
Coolah (A)	1	0	1	61	0	20	81	0	81
Coonabarabran (A)	1	0	1	35	0	0	35	600	635
Dubbo (C)	23	9	32	3 282	778	445	4 505	1 762	6 267
Gilgandra (A)	0	0	0	0	0	0	0	0	0
Mudgee (A)	9	0	9	999	0	90	1 089	305	1 394
Narromine (A)	2	2	4	159	173	0	332	0	332
Wellington (A)	3	0	3	176	0	0	176	120	296
<b>Macquarie—Barwon (SSD)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>10</b>	<b>300</b>	<b>310</b>
Bogan (A)	0	0	0	0	0	0	0	0	0
Coonamble (A)	0	0	0	0	0	0	0	0	0
Walgett (A)	0	0	0	0	0	10	10	300	310
Warren (A)	0	0	0	0	0	0	0	0	0

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									
<b>North Western (SD) <i>continued</i></b>									
Upper Darling (SSD)	2	0	2	157	0	16	172	0	172
Bourke (A)	0	0	0	0	0	0	0	0	0
Brewarrina (A)	0	0	0	0	0	0	0	0	0
Cobar (A)	2	0	2	157	0	16	172	0	172
<b>Central West (SD)</b>	<b>61</b>	<b>31</b>	<b>93</b>	<b>7 152</b>	<b>1 660</b>	<b>1 793</b>	<b>10 605</b>	<b>13 070</b>	<b>23 675</b>
Bathurst-Orange (SSD)	22	31	54	3 152	1 660	854	5 666	7 555	13 221
Bathurst (C)	7	27	35	752	1 300	459	2 511	1 255	3 766
Blayney (A) Pt A	3	0	3	327	0	62	389	50	439
Cabonne (A) Pt A	2	0	2	750	0	0	750	0	750
Evans (A) Pt A	0	0	0	0	0	30	30	0	30
Orange (C)	10	4	14	1 322	360	304	1 986	6 250	8 236
Central Tablelands (excl.)									
Bathurst-Orange (SSD)	20	0	20	1 903	0	446	2 349	3 500	5 849
Blayney (A) Pt B	1	0	1	120	0	44	164	0	164
Cabonne (A) Pt B	0	0	0	0	0	97	97	0	97
Evans (A) Pt B	5	0	5	520	0	72	592	0	592
Greater Lithgow (C)									
Oberon (A)	10	0	10	1 118	0	96	1 214	3 500	4 714
Rylstone (A)	4	0	4	145	0	106	251	0	251
Lachlan (SSD)	19	0	19	2 097	0	493	2 590	2 015	4 605
Bland (A)	1	0	1	87	0	0	87	60	147
Cabonne (A) Pt C	2	0	2	151	0	35	186	0	186
Cowra (A)	10	0	10	1 104	0	189	1 293	222	1 515
Forbes (A)	1	0	1	137	0	45	182	0	182
Lachlan (A)	1	0	1	170	0	92	262	1 400	1 662
Parkes (A)	4	0	4	449	0	132	580	333	913
Weddin (A)	0	0	0	0	0	0	0	0	0
<b>South Eastern (SD)</b>	<b>143</b>	<b>15</b>	<b>159</b>	<b>15 710</b>	<b>1 337</b>	<b>2 420</b>	<b>19 466</b>	<b>8 164</b>	<b>27 630</b>
Queanbeyan (SSD)	32	5	37	3 963	333	338	4 633	0	4 633
Queanbeyan (C)	22	5	27	2 738	333	53	3 124	0	3 124
Yarrowlumla (A)-Pt A	10	0	10	1 224	0	285	1 509	0	1 509
Southern Tablelands (excl.)									
Queanbeyan (SSD)	38	0	39	3 827	0	488	4 315	6 635	10 950
Boorowa (A)	0	0	0	0	0	0	0	0	0
Crookwell (A)	0	0	0	0	0	0	0	0	0
Goulburn (C)	7	0	7	769	0	95	864	90	954
Gunning (A)	2	0	2	287	0	0	287	0	287
Harden (A)	0	0	0	0	0	10	10	82	92
Mulwaree (A)	11	0	11	838	0	30	868	700	1 568
Tallaganda (A)	4	0	4	241	0	0	241	0	241
Yarrowlumla (A)-Pt B	0	0	0	0	0	0	0	0	0
Yass (A)	9	0	10	1 211	0	353	1 564	323	1 886
Young (A)	5	0	5	481	0	0	481	5 440	5 921
Lower South Coast (SSD)									
Bega Valley (A)	65	10	75	7 153	1 004	1 420	9 577	1 379	10 956
Eurobodalla (A)	35	0	35	3 828	0	468	4 296	960	5 256
Snowy (SSD)	8	0	8	767	0	174	941	150	1 091
Bombala (A)	30	10	40	3 325	1 004	953	5 281	419	5 700
Cooma-Monaro (A)	2	0	2	167	0	69	236	0	236
Snowy River (A)	6	0	6	600	0	105	705	150	855

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									
<b>Murrumbidgee (SD)</b>	<b>49</b>	<b>12</b>	<b>61</b>	<b>6 203</b>	<b>957</b>	<b>946</b>	<b>8 106</b>	<b>2 437</b>	<b>10 543</b>
Central Murrumbidgee (SSD)	29	2	31	3 558	140	695	4 393	625	5 017
Coolamon (A)	1	0	1	100	0	0	100	0	100
Cootamundra (A)	0	0	0	0	0	36	36	52	88
Gundagai (A)	2	0	2	255	0	14	269	0	269
Junee (A)	0	0	0	0	0	0	0	75	75
Lockhart (A)	1	0	1	75	0	0	75	0	75
Narrandera (A)	0	0	0	0	0	45	45	256	301
Temora (A)	2	0	2	315	0	20	335	0	335
Tumut (A)	2	0	2	222	0	88	310	0	310
Wagga Wagga (C)	21	2	23	2 591	140	492	3 223	242	3 465
Lower Murrumbidgee (SSD)	20	10	30	2 645	817	252	3 713	1 812	5 525
Carrathool (A)	0	0	0	0	0	0	0	120	120
Griffith (C)	13	10	23	1 793	817	224	2 834	610	3 444
Hay (A)	0	0	0	0	0	28	28	0	28
Leeton (A)	3	0	3	382	0	0	382	982	1 364
Murrumbidgee (A)	4	0	4	470	0	0	470	100	570
<b>Murray (SD)</b>	<b>42</b>	<b>0</b>	<b>42</b>	<b>4 580</b>	<b>0</b>	<b>768</b>	<b>5 348</b>	<b>284</b>	<b>5 631</b>
Albury (SSD)	19	0	19	2 116	0	247	2 363	214	2 577
Albury (C)	17	0	17	1 913	0	247	2 160	214	2 374
Hume (A)	2	0	2	203	0	0	203	0	203
Upper Murray (excl. Albury) (SSD)	12	0	12	1 146	0	448	1 594	0	1 594
Corowa (A)	9	0	9	892	0	0	892	0	892
Culcairn (A)	2	0	2	144	0	0	144	0	144
Holbrook (A)	1	0	1	110	0	448	558	0	558
Tumbarumba (A)	0	0	0	0	0	0	0	0	0
Urana (A)	0	0	0	0	0	0	0	0	0
Central Murray (SSD)	8	0	8	921	0	73	994	70	1 064
Berrigan (A)	0	0	0	0	0	0	0	0	0
Conargo (A)	0	0	0	0	0	0	0	0	0
Deniliquin (A)	5	0	5	662	0	73	735	0	735
Jerilderie (A)	0	0	0	0	0	0	0	0	0
Murray (A)	3	0	3	259	0	0	259	70	329
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)	3	0	3	397	0	0	397	0	397
Balranald (A)	2	0	2	230	0	0	230	0	230
Wentworth(A)	1	0	1	167	0	0	167	0	167
<b>Far West (SD)</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>63</b>	<b>120</b>	<b>90</b>	<b>272</b>	<b>50</b>	<b>322</b>
Far West (SSD)	1	2	3	63	120	90	272	50	322
Broken Hill (C)	0	2	2	0	120	75	195	50	245
Central Darling (A)	1	0	1	63	0	15	78	0	78
Unincorp, Far West	0	0	0	0	0	0	0	0	0

## STATISTICAL DISTRICT

Newcastle NSW	286	60	350	33 377	6 441	6 705	46 522	16 886	63 408
Wollongong NSW	122	8	134	14 421	567	4 272	19 260	271	19 531
Bathurst–Orange NSW	22	31	54	3 152	1 660	854	5 666	7 555	13 221
Albury–Wodonga NSW/VIC	19	0	19	2 116	0	247	2 363	214	2 577
Canberra–Queanbeyan ACT/NSW	32	5	37	3 963	333	338	4 633	0	4 633
Gold Coast–Tweed Heads QLD/NSW	30	33	63	2 966	1 776	160	4 901	2 860	7 761

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

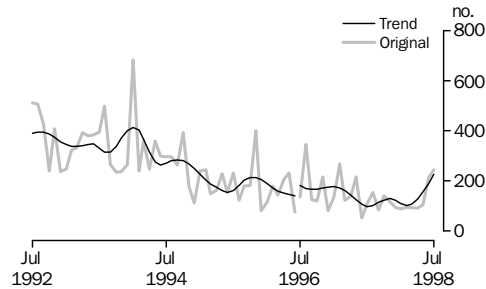
(b) Refer to Explanatory Notes paragraph 12.

# BUILDING APPROVALS KEY FEATURES: ACT

## KEY FIGURES

		<b>% change Jun 1998 to Jul 1998</b>	<b>% change Jul 1997 to Jul 1998</b>
<b>Trend estimates</b>			
Dwelling units approved			
Total dwelling units	227	19.5	130.2
<b>Original</b>			
Dwelling units approved			
Private sector houses	166	32.8	88.6
Total dwelling units	244	13.5	128.0

## DWELLING UNITS APPROVED



## KEY POINTS

- Strong approval numbers in the past two months have resulted in the trend estimate for total dwelling units approved showing considerable growth since February 1998.
- There were 244 dwelling units approved in July, of which 166 were new houses and 78 other dwelling units. Approvals were concentrated in Watson (52), Nicholls (42), Amaroo (36) and Ngunnawal (33).
- The total value of residential building work approved was \$32.2 million, with alterations and additions accounting for \$4.4 million.
- The value of non-residential building work approved was \$27.6 million.
- There were eleven building projects exceeding \$500,000 each reported in July.

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)							
<b>1995-96</b>	1 168	792	(b) 0	(b) 0	0	1 960	n.a.
<b>1996-97</b>	1 185	717	3	0	3	1 908	n.a.
<b>1997-98</b>	1 099	275	1	0	1	1 376	n.a.
<b>1997</b>							
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.
<b>1998</b>							
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.
May	83	22	0	0	0	105	n.a.
June	125	90	0	0	0	215	n.a.
July	166	78	0	0	0	244	n.a.
PUBLIC SECTOR (Number)							
<b>1995-96</b>	40	65	(b) 85	(b) 0	0	190	n.a.
<b>1996-97</b>	39	10	0	0	0	49	n.a.
<b>1997-98</b>	2	8	0	0	0	10	n.a.
<b>1997</b>							
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.
<b>1998</b>							
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.
May	0	0	0	0	0	0	n.a.
June	0	0	0	0	0	0	n.a.
July	0	0	0	0	0	0	n.a.
TOTAL (Number)							
<b>1995-96</b>	1 208	857	(b) 85	(b) 0	0	2 150	n.a.
<b>1996-97</b>	1 224	727	3	0	3	1 957	n.a.
<b>1997-98</b>	1 101	283	1	0	1	1 386	n.a.
<b>1997</b>							
July	88	19	0	0	0	107	98
August	86	67	0	0	0	153	102
September	83	0	0	0	0	83	114
October	133	8	1	0	0	142	124
November	81	36	0	0	0	117	130
December	78	16	0	0	0	94	124
<b>1998</b>							
January	81	7	0	0	0	88	111
February	81	13	0	0	1	95	103
March	94	0	0	0	0	94	107
April	88	5	0	0	0	93	127
May	83	22	0	0	0	105	157
June	125	90	0	0	0	215	190
July	166	78	0	0	0	244	227

(a) See Glossary for definition.

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



## VALUE OF BUILDING APPROVED, Private and Public Sector—ACT: 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 (\$ '000)								
<b>1995-96</b>	132 947	72 090	(b) 0	47 032	(b) 0	252 069	125 323	<b>377 392</b>
<b>1996-97</b>	140 828	63 709	133	56 638	0	261 309	147 055	<b>408 364</b>
<b>1997-98</b>	135 577	26 227	80	52 567	413	214 864	157 063	<b>371 927</b>
<b>1997</b>								
July	9 272	877	0	3 617	0	13 766	24 372	<b>38 137</b>
August	9 551	6 524	0	4 028	0	20 104	17 162	<b>37 266</b>
September	11 179	0	0	5 132	0	16 311	7 625	<b>23 937</b>
October	17 484	798	80	6 248	0	24 610	7 603	<b>32 213</b>
November	9 614	3 400	0	3 681	0	16 695	8 042	<b>24 737</b>
December	9 423	1 360	0	2 416	0	13 199	35 161	<b>48 359</b>
<b>1998</b>								
January	9 612	556	0	3 814	0	13 982	9 995	<b>23 977</b>
February	10 118	983	0	4 569	0	15 669	8 302	<b>23 971</b>
March	12 463	0	0	4 617	0	17 080	5 732	<b>22 812</b>
April	11 174	383	0	5 266	413	17 235	5 561	<b>22 797</b>
May	11 615	1 900	0	4 365	0	17 880	11 409	<b>29 289</b>
June	14 073	9 446	0	4 814	0	28 333	16 101	<b>44 434</b>
July	19 691	8 103	0	4 375	0	32 169	6 004	<b>38 173</b>
PUBLIC SECTOR (\$ '000)								
<b>1995-96</b>	3 534	9 466	(b)9 043	628	(b) 0	22 670	367 210	<b>389 880</b>
<b>1996-97</b>	3 646	873	0	43	0	4 562	144 582	<b>149 144</b>
<b>1997-98</b>	137	480	0	0	0	618	81 838	<b>82 455</b>
<b>1997</b>								
July	0	480	0	0	0	480	3 178	<b>3 658</b>
August	0	0	0	0	0	0	1 181	<b>1 181</b>
September	0	0	0	0	0	0	1 384	<b>1 384</b>
October	0	0	0	0	0	0	13 470	<b>13 470</b>
November	137	0	0	0	0	137	18 394	<b>18 531</b>
December	0	0	0	0	0	0	7 675	<b>7 675</b>
<b>1998</b>								
January	0	0	0	0	0	0	10 613	<b>10 613</b>
February	0	0	0	0	0	0	15 754	<b>15 754</b>
March	0	0	0	0	0	0	1 918	<b>1 918</b>
April	0	0	0	0	0	0	972	<b>972</b>
May	0	0	0	0	0	0	7 062	<b>7 062</b>
June	0	0	0	0	0	0	239	<b>239</b>
July	0	0	0	0	0	0	21 570	<b>21 570</b>
TOTAL (\$ '000)								
<b>1995-96</b>	136 481	81 556	(b)9 043	47 660	(b) 0	274 739	492 533	<b>767 273</b>
<b>1996-97</b>	144 474	64 582	133	56 681	0	265 871	291 637	<b>557 508</b>
<b>1997-98</b>	135 715	26 707	80	52 567	413	215 482	238 901	<b>454 383</b>
<b>1997</b>								
July	9 272	1 357	0	3 617	0	14 246	27 550	<b>41 796</b>
August	9 551	6 524	0	4 028	0	20 104	18 343	<b>38 447</b>
September	11 179	0	0	5 132	0	16 311	9 009	<b>25 320</b>
October	17 484	798	80	6 248	0	24 610	21 072	<b>45 682</b>
November	9 751	3 400	0	3 681	0	16 833	26 435	<b>43 268</b>
December	9 423	1 360	0	2 416	0	13 199	42 836	<b>56 035</b>
<b>1998</b>								
January	9 612	556	0	3 814	0	13 982	20 608	<b>34 590</b>
February	10 118	983	0	4 569	0	15 669	24 056	<b>39 725</b>
March	12 463	0	0	4 617	0	17 080	7 649	<b>24 729</b>
April	11 174	383	0	5 266	413	17 235	6 533	<b>23 768</b>
May	11 615	1 900	0	4 365	0	17 880	18 470	<b>36 351</b>
June	14 073	9 446	0	4 814	0	28 333	16 340	<b>44 673</b>
July	19 691	8 103	0	4 375	0	32 169	27 574	<b>59 743</b>

(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
<b>AUSTRALIAN CAPITAL TERRITORY</b>	<b>166</b>	<b>78</b>	<b>244</b>	<b>19 691</b>	<b>8 103</b>	<b>4 375</b>	<b>32 170</b>	<b>27 574</b>	<b>59 743</b>
<b>Canberra (SD)</b>	<b>166</b>	<b>78</b>	<b>244</b>	<b>19 691</b>	<b>8 103</b>	<b>4 375</b>	<b>32 170</b>	<b>27 516</b>	<b>59 686</b>
North Canberra (SSD)	5	52	57	561	5 962	754	7 278	23 249	30 527
Acton	0	0	0	0	0	0	0	19 000	19 000
Ainslie	0	0	0	0	0	87	87	0	87
Braddon	0	0	0	0	0	0	0	0	0
Campbell	0	0	0	0	0	386	386	0	386
City	0	0	0	0	0	0	0	4 249	4 249
Dickson	0	0	0	0	0	0	0	0	0
Downer	1	0	1	108	0	0	108	0	108
Duntroon	0	0	0	0	0	0	0	0	0
Hackett	0	0	0	0	0	0	0	0	0
Kowen	0	0	0	0	0	0	0	0	0
Lyneham	0	0	0	0	0	0	0	0	0
Majura	0	0	0	0	0	0	0	0	0
O'Connor	2	0	2	190	0	281	470	0	470
Reid	0	0	0	0	0	0	0	0	0
Russell	0	0	0	0	0	0	0	0	0
Turner	2	0	2	263	0	0	263	0	263
Watson	0	52	52	0	5 962	0	5 962	0	5 962
Belconnen (SSD)	42	15	57	4 280	982	990	6 252	2 310	8 562
Aranda	0	0	0	0	0	57	57	0	57
Belconnen Town Centre	0	0	0	0	0	0	0	100	100
Belconnen—SSD Bal	0	0	0	0	0	0	0	0	0
Bruce	0	0	0	0	0	0	0	2 150	2 150
Charnwood	0	0	0	0	0	65	65	0	65
Cook	0	0	0	0	0	17	17	0	17
Dunlop	15	0	15	1 528	0	105	1 633	0	1 633
Evatt	0	0	0	0	0	73	73	0	73
Florey	0	0	0	0	0	38	38	0	38
Flynn	0	0	0	0	0	50	50	0	50
Fraser	0	0	0	0	0	40	40	0	40
Giralang	0	0	0	0	0	0	0	0	0
Hawker	1	0	1	171	0	64	235	0	235
Higgins	0	0	0	0	0	189	189	0	189
Holt	26	3	29	2 581	300	16	2 897	0	2 897
Kaleen	0	0	0	0	0	183	183	0	183
Latham	0	0	0	0	0	0	0	0	0
McKellar	0	0	0	0	0	0	0	0	0
Macgregor	0	0	0	0	0	15	15	0	15
Macquarie	0	0	0	0	0	0	0	0	0
Melba	0	0	0	0	0	0	0	60	60
Page	0	0	0	0	0	0	0	0	0
Scullin	0	0	0	0	0	51	51	0	51
Spence	0	0	0	0	0	16	16	0	16
Weetangera	0	12	12	0	683	11	694	0	694
Woden Valley (SSD)	1	0	1	410	0	794	1 204	250	1 454
Chifley	0	0	0	0	0	0	0	0	0
Curtin	0	0	0	0	0	134	134	0	134
Farrer	0	0	0	0	0	11	11	0	11
Garran	0	0	0	0	0	54	54	0	54
Hughes	0	0	0	0	0	120	120	0	120
Isaacs	0	0	0	0	0	0	0	0	0
Lyons	0	0	0	0	0	69	69	0	69
Mawson	0	0	0	0	0	92	92	0	92
O'Malley	1	0	1	410	0	0	410	0	410
Pearce	0	0	0	0	0	259	259	0	259
Phillip	0	0	0	0	0	0	0	250	250
Torrens	0	0	0	0	0	56	56	0	56

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	445	445	0	445
Chapman	0	0	0	0	0	67	67	0	67
Duffy	0	0	0	0	0	30	30	0	30
Fisher	0	0	0	0	0	143	143	0	143
Holder	0	0	0	0	0	18	18	0	18
Rivett	0	0	0	0	0	82	82	0	82
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	51	51	0	51
Weston	0	0	0	0	0	55	55	0	55
Weston Creek–Stromlo – SSD Bal	0	0	0	0	0	0	0	0	0
Tuggeranong (SSD)	6	0	6	1 002	0	623	1 625	162	1 787
Banks	1	0	1	122	0	19	141	0	141
Bonython	0	0	0	0	0	60	60	0	60
Calwell	1	0	1	157	0	16	173	0	173
Chisholm	0	0	0	0	0	85	85	0	85
Conder	2	0	2	382	0	24	406	162	568
Fadden	0	0	0	0	0	87	87	0	87
Gilmore	0	0	0	0	0	20	20	0	20
Gordon	1	0	1	220	0	11	231	0	231
Gowrie	0	0	0	0	0	0	0	0	0
Greenway	0	0	0	0	0	0	0	0	0
Isabella Plains	0	0	0	0	0	83	83	0	83
Kambah	0	0	0	0	0	65	65	0	65
Macarthur	0	0	0	0	0	40	40	0	40
Monash	0	0	0	0	0	51	51	0	51
Oxley	0	0	0	0	0	0	0	0	0
Richardson	0	0	0	0	0	12	12	0	12
Theodore	1	0	1	121	0	0	121	0	121
Tuggeranong–SSD Bal	0	0	0	0	0	0	0	0	0
Wanniassa	0	0	0	0	0	50	50	0	50
South Canberra (SSD)	2	0	2	334	0	738	1 072	1 215	2 287
Barton	0	0	0	0	0	0	0	117	117
Deakin	0	0	0	0	0	46	46	0	46
Forrest	0	0	0	0	0	54	54	0	54
Fyshwick	0	0	0	0	0	0	0	0	0
Griffith	2	0	2	334	0	156	491	0	491
Harman	0	0	0	0	0	0	0	0	0
Hume	0	0	0	0	0	0	0	798	798
Jerrabomberra	0	0	0	0	0	0	0	0	0
Kingston	0	0	0	0	0	0	0	300	300
Narrabundah	0	0	0	0	0	103	103	0	103
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	156	156	0	156
Symonston	0	0	0	0	0	0	0	0	0
Yarralumla	0	0	0	0	0	224	224	0	224
Gungahlin–Hall (SSD)	110	11	121	13 105	1 159	31	14 295	330	14 625
Amaroo	25	11	36	2 954	1 159	0	4 113	0	4 113
Gungahlin–Hall – SSD Bal	0	0	0	0	0	0	0	110	110
Hall	0	0	0	0	0	0	0	0	0
Mitchell	0	0	0	0	0	0	0	220	220
Ngunnawal	33	0	33	3 835	0	10	3 846	0	3 846
Nicholls	42	0	42	5 736	0	21	5 756	0	5 756
Palmerston	10	0	10	579	0	0	579	0	579
Australian Capital Territory - Bal	0	0	0	0	0	0	0	58	58

(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, 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: Dwelling Unit Commencements* (8750.0)
- *Building Activity, Australia* (8752.0)
- *Building Activity, New South Wales* (8752.1)
- *Building Activity, Australian Capital Territory* (8752.8)
- *Building Approvals, Australia* (8731.0)
- *Engineering Construction Activity, Australia* (8762.0)
- *House Price Indexes: Eight Capital Cities* (6416.0).
  
- *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)

## EXPLANATORY NOTES

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### 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 Division

## GLOSSARY

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



## GLOSSARY

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





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