

BUILDING APPROVALS NSW AND ACT

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

OCTOBER KEY FIGURES

NEW SOUTH WALES (a)

TREND ESTIMATES	Oct 1998	% change Sep 1998 to Oct 1998	% change Oct 1997 to Oct 1998
Dwelling units approved			
Private sector houses	2 246	0.8	-4.4
Total dwelling units	4 207	-1.8	-2.0

SEASONALLY ADJUSTED	Oct 1998	% change Sep 1998 to Oct 1998	% change Oct 1997 to Oct 1998
Dwelling units approved			
Private sector houses	2 348	15.3	-3.1
Total dwelling units	4 138	7.3	1.5

OCTOBER KEY POINTS

NEW SOUTH WALES (a)

TREND ESTIMATES

- The trend for the total number of dwelling units has declined for the fifth consecutive month in October, decreasing 1.8% in the last month. It is 2.0% lower than the same period of a year ago.
- The trend for private sector houses increased by 0.8% for October, however, this is 4.4% lower than a year ago.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units has increased by 9.6% over the last two months.
- The seasonally adjusted estimate for private sector houses has increased by 17.4% since August.

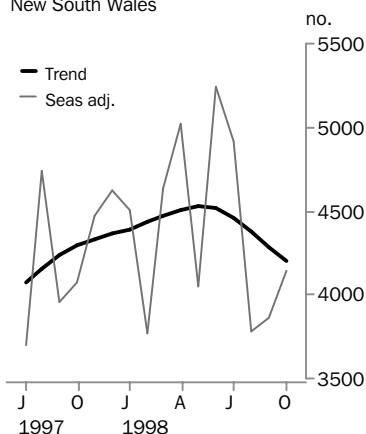
ORIGINAL ESTIMATES

- In original terms the total number of dwelling units approved for October fell by 2.9% to 3,952 (2,266 houses and 1,686 other dwellings).
- The value of total building work approved was \$862.1 million. Of this, residential building work approved contributed \$548.6 million, while non-residential work approved was \$313.5 million.

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

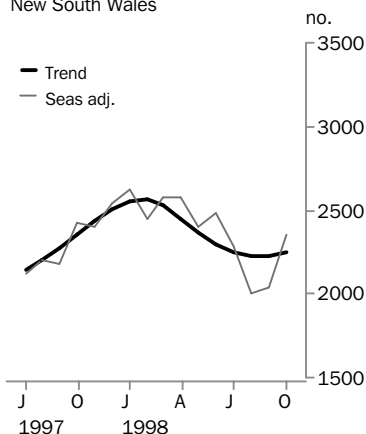
Dwelling units approved

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

ISSUE

RELEASE DATE

November 1998

14 January 1999

December 1998

10 February 1999

January 1999

9 March 1999

February 1999

8 April 1999

March 1999

11 May 1999

April 1999

9 June 1999

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CHANGES IN THIS ISSUE

Constant price estimates in table 8 have been replaced by chain volume measures. For more information see paragraphs 20 and 21 of Explanatory Notes.

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DATA NOTES

Census Collector District data up to June 1998 has been updated and released.

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REVISIONS THIS MONTH

NSW legislative changes introduced in July 1998 are still having an impact but it is diminishing. This month the September 1998 data was increased by 61 dwellings. Other revisions included in this issue are:

NSW, June 1998, 106 dwellings valued at \$7.0 removed from Leichardt.

NSW, May 1998, 90 dwellings valued at \$4.95 million removed from South Sydney. There was a corresponding increase of \$4.95 million in the Hotel etc. category.

ACT, March 1998, 10 public sector dwellings added.

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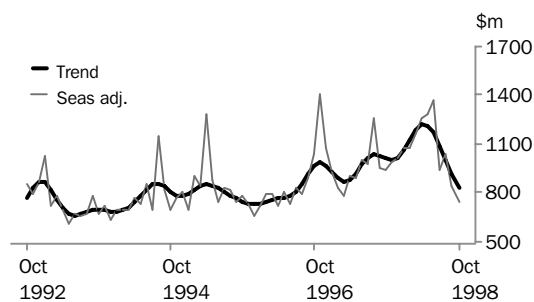
Gregory W. BRAY

Regional Director, New South Wales

VALUE OF BUILDING APPROVED: New South Wales

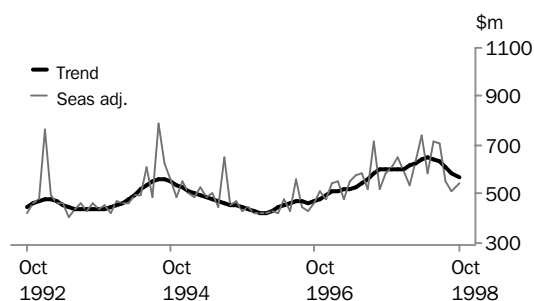
VALUE OF TOTAL BUILDING

The trend continues its strong decline with a fall of 31.9% since April.



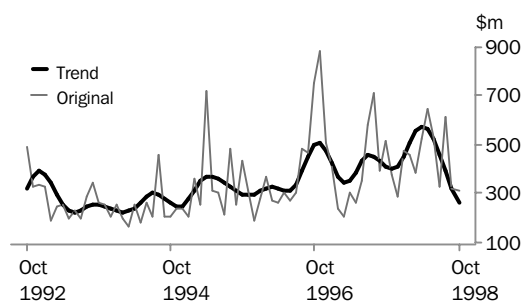
VALUE OF RESIDENTIAL BUILDING

The trend series continues to decline. It has fallen 12.7% since May 1998.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate is now 54.3% lower than April 1998.



VALUE OF BUILDING APPROVED: NSW

CHAIN VOLUME MEASURES

SEPTEMBER QUARTER 1998

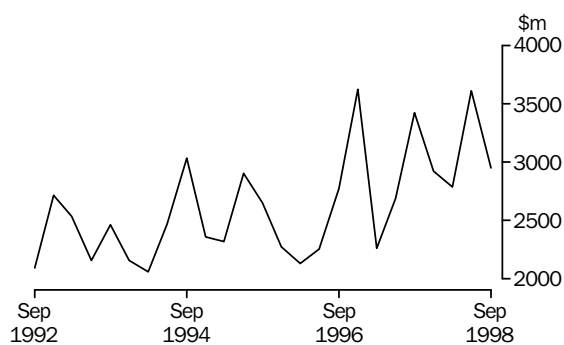
Changes in the original series of value of building approvals in the September Quarter 1998 in chain volume measures are summarised below.

ORIGINAL SERIES

	<i>Jun Qtr 1998 to Sep Qtr 1998</i>	<i>Sep Qtr 1997 to Sep Qtr 1998</i>
	% change	% change
New residential building	-10.1	-2.4
Alterations and additions to residential buildings	-18.5	9.6
Non-residential building	-26.6	-28.7
Total building	-18.3	-13.8

The total value of building work approved in the September quarter fell by 18.3% to \$2,950.5 million and is 13.8% below the September quarter 1997.

QUARTERLY VALUE OF
BUILDING APPROVED
(chain volume measures)



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

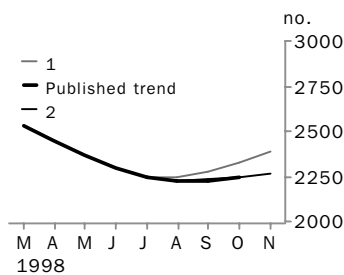
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

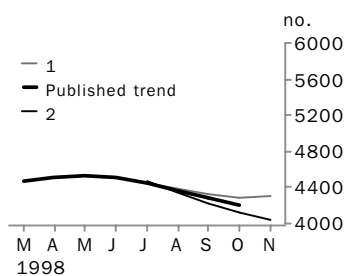
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the November seasonally adjusted estimate is higher than the October estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the November seasonally adjusted estimate is lower than the October 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:			
			1		2	
	no.	% change	no.	% change	no.	% change
June 1998	2 291	-3.1	2 280	-3.4	2 290	-3.2
July 1998	2 246	-2.0	2 240	-1.7	2 245	-2.0
August 1998	2 228	-0.8	2 241	0.1	2 228	-0.7
September 1998	2 229	0.1	2 275	1.5	2 232	0.2
October 1998	2 246	0.8	2 324	2.1	2 243	0.5
November 1998	n.y.a.	n.y.a.	2 385	2.6	2 262	0.9

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
			1		2	
	no.	% change	no.	% change	no.	% change
June 1998	4 515	-0.3	4 510	-0.3	4 532	-0.1
July 1998	4 457	-1.3	4 455	-1.2	4 465	-1.5
August 1998	4 373	-1.9	4 378	-1.7	4 350	-2.6
September 1998	4 283	-2.1	4 325	-1.2	4 231	-2.7
October 1998	4 207	-1.8	4 289	-0.8	4 114	-2.8
November 1998	n.y.a.	n.y.a.	4 303	0.3	4 038	-1.8

DWELLING UNITS APPROVED-NSW

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
1997						
August	2 224	2 228	2 203	2 331	4 427	4 559
September	2 499	2 502	1 573	1 656	4 072	4 158
October	2 445	2 454	1 716	1 726	4 161	4 180
November	2 403	2 411	2 307	2 318	4 710	4 729
December	2 480	2 493	1 770	1 887	4 250	4 380
1998						
January	2 182	2 211	1 437	1 542	3 619	3 753
February	2 111	2 137	1 314	1 399	3 425	3 536
March	2 591	2 626	1 631	1 724	4 222	4 350
April	2 413	2 423	2 415	2 520	4 828	4 943
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
SEASONALLY ADJUSTED						
1997						
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
1998						
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.	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
TREND ESTIMATES						
1997						
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	1 810	1 884	4 245	4 334
December	2 507	2 525	1 755	1 836	4 262	4 361
1998						
January	2 558	2 576	1 728	1 819	4 286	4 394
February	2 567	2 584	1 749	1 846	4 316	4 430
March	2 528	2 550	1 825	1 925	4 353	4 475
April	2 453	2 483	1 925	2 023	4 377	4 507
May	2 365	2 407	2 026	2 120	4 391	4 527
June	2 291	2 342	2 080	2 173	4 370	4 515
July	2 246	2 300	2 060	2 156	4 306	4 457
August	2 228	2 280	1 994	2 094	4 222	4 373
September	2 229	2 273	1 905	2 010	4 134	4 283
October	2 246	2 280	1 815	1 926	4 061	4 207

(a) See Glossary for definition.

DWELLING UNITS APPROVED, Percentage Change–NSW

	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS	
Month	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1997						
August	-5.2	-5.6	25.0	27.5	7.8	8.8
September	12.4	12.3	-28.6	-29.0	-8.0	-8.8
October	-2.2	-1.9	9.1	4.2	2.2	0.5
November	-1.7	-1.8	34.4	34.3	13.2	13.1
December	3.2	3.4	-23.3	-18.6	-9.8	-7.4
1998						
January	-12.0	-11.3	-18.8	-18.3	-14.8	-14.3
February	-3.3	-3.3	-8.6	-9.3	-5.4	-5.8
March	22.7	22.9	24.1	23.2	23.3	23.0
April	-6.9	-7.7	48.1	46.2	14.4	13.6
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
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
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
1998						
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.	-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
TREND ESTIMATES (% change from preceding month)						
1997						
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	-2.6	-2.5	0.9	0.9
December	3.0	3.1	-3.1	-2.5	0.4	0.6
1998						
January	2.0	2.0	-1.5	-0.9	0.6	0.8
February	0.3	0.3	1.2	1.5	0.7	0.8
March	-1.5	-1.3	4.3	4.3	0.9	1.0
April	-3.0	-2.6	5.5	5.1	0.6	0.7
May	-3.6	-3.1	5.2	4.8	0.3	0.4
June	-3.1	-2.7	2.7	2.5	-0.5	-0.3
July	-2.0	-1.8	-0.9	-0.8	-1.5	-1.3
August	-0.8	-0.9	-3.2	-2.9	-2.0	-1.9
September	0.1	-0.3	-4.5	-4.0	-2.1	-2.1
October	0.8	0.3	-4.7	-4.2	-1.8	-1.8

(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					
1997					
August	593.7	101.7	695.5	710.5	1 405.9
September	451.1	110.4	561.5	396.4	958.0
October	492.7	110.1	602.8	520.3	1 123.1
November	539.0	108.5	647.5	380.6	1 028.0
December	496.8	103.1	599.9	286.0	885.8
1998					
January	374.6	132.3	507.0	477.0	984.0
February	375.7	106.3	482.0	461.8	943.8
March	489.9	112.6	602.5	386.4	988.9
April	592.0	144.1	736.1	527.0	1 263.2
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
SEASONALLY ADJUSTED					
1997					
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
1998					
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	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
TREND ESTIMATES					
1997					
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	488.7	111.9	600.6	402.9	1 003.5
December	481.7	118.4	600.2	413.1	1 013.2
1998					
January	480.8	124.6	605.4	452.4	1 057.8
February	485.3	130.6	615.9	506.4	1 122.3
March	494.6	135.6	630.2	553.6	1 183.8
April	503.6	138.5	642.1	576.9	1 218.9
May	512.1	137.3	649.4	565.3	1 214.7
June	514.7	131.6	646.2	521.5	1 167.7
July	509.1	122.3	631.5	458.9	1 090.3
August	500.2	110.7	610.9	390.2	1 001.1
September	489.9	98.9	588.8	324.2	913.0
October	480.5	86.4	566.9	263.6	830.5

(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)					
1997					
August	27.3	-3.7	21.6	21.5	21.5
September	-24.0	8.6	-19.3	-44.2	-31.9
October	9.2	-0.3	7.4	31.3	17.2
November	9.4	-1.5	7.4	-26.8	-8.5
December	-7.8	-5.0	-7.4	-24.9	-13.8
1998					
January	-24.6	28.3	-15.5	66.8	11.1
February	0.3	-19.7	-4.9	-3.2	-4.1
March	30.4	5.9	25.0	-16.3	4.8
April	20.8	28.0	22.2	36.4	27.7
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
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
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
1998					
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	-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
TREND ESTIMATES (% change from preceding month)					
1997					
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	-1.4	5.8	-0.1	2.5	1.0
1998					
January	-0.2	5.2	0.9	9.5	4.4
February	0.9	4.8	1.7	11.9	6.1
March	1.9	3.8	2.3	9.3	5.5
April	1.8	2.1	1.9	4.2	3.0
May	1.7	-0.9	1.1	-2.0	-0.3
June	0.5	-4.2	-0.5	-7.7	-3.9
July	-1.1	-7.1	-2.3	-12.0	-6.6
August	-1.7	-9.5	-3.3	-15.0	-8.2
September	-2.1	-10.7	-3.6	-16.9	-8.8
October	-1.9	-12.6	-3.7	-18.7	-9.0

(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)						
1995-96	24 090	15 861	(b) 768	(b) 0	90	40 809
1996-97	25 831	17 999	490	1 322	143	45 785
1997-98	28 866	20 441	380	1 421	58	51 166
1997						
October	2 444	1 588	18	104	7	4 161
November	2 403	2 216	32	54	5	4 710
December	2 478	1 724	26	17	5	4 250
1998						
January	2 181	1 148	13	269	8	3 619
February	2 108	1 146	30	137	4	3 425
March	2 587	1 576	17	40	2	4 222
April	2 412	2 175	13	227	1	4 828
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
PUBLIC SECTOR (Number)						
1995-96	360	1 389	(b) 23	(b) 0	3	1 775
1996-97	206	1 862	10	8	7	2 093
1997-98	209	1 033	8	0	10	1 260
1997						
October	9	10	0	0	0	19
November	8	10	0	0	1	19
December	13	116	0	0	1	130
1998						
January	29	105	0	0	0	134
February	26	85	0	0	0	111
March	35	92	1	0	0	128
April	10	105	0	0	0	115
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
TOTAL (Number)						
1995-96	24 450	17 250	(b) 791	(b) 0	93	42 584
1996-97	26 037	19 861	500	1 330	150	47 878
1997-98	29 075	21 474	388	1 421	68	52 426
1997						
October	2 453	1 598	18	104	7	4 180
November	2 411	2 226	32	54	6	4 729
December	2 491	1 840	26	17	6	4 380
1998						
January	2 210	1 253	13	269	8	3 753
February	2 134	1 231	30	137	4	3 536
March	2 622	1 668	18	40	2	4 350
April	2 422	2 280	13	227	1	4 943
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

(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)								
1995-96	2 700.0	1 637.1	(b) 52.3	973.9	(b) 0.0	5 364.6	2 684.6	8 049.2
1996-97	3 030.8	1 817.6	39.7	994.5	107.2	5 990.0	4 143.2	10 133.2
1997-98	3 526.0	2 320.9	58.9	1 191.4	150.1	7 247.1	4 457.0	11 704.2
1997								
October	292.3	198.2	2.0	101.4	4.9	598.7	446.9	1 045.7
November	289.4	247.7	2.4	98.7	7.4	645.5	346.2	991.7
December	302.4	183.9	2.9	98.0	1.5	588.7	200.9	789.7
1998								
January	264.9	99.0	1.2	85.4	45.0	495.5	346.1	841.6
February	258.5	107.9	3.0	90.8	11.7	472.0	312.0	784.0
March	315.6	162.2	1.5	104.5	3.6	587.4	180.1	767.4
April	301.3	281.5	1.0	101.1	37.1	722.1	434.1	1 156.1
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
PUBLIC SECTOR (\$ million)								
1995-96	36.2	103.6	(b) 1.4	10.1	(b) 0.0	153.5	965.4	1 119.2
1996-97	23.4	157.3	0.8	15.5	0.3	197.6	1 026.0	1 223.4
1997-98	23.6	84.4	1.9	19.5	0.0	129.3	1 453.9	1 582.9
1997								
October	1.0	1.2	0.0	1.8	0.0	4.1	73.3	77.4
November	1.1	0.8	0.0	0.0	0.0	1.9	34.4	36.3
December	1.3	9.1	0.0	0.7	0.0	11.1	85.0	96.1
1998								
January	2.8	8.0	0.0	0.7	0.0	11.5	131.0	142.4
February	2.9	6.3	0.0	0.9	0.0	10.0	149.8	159.8
March	4.2	7.8	1.2	1.9	0.0	15.1	206.4	221.5
April	1.3	7.9	0.0	4.9	0.0	14.1	93.0	107.0
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
TOTAL (\$ million)								
1995-96	2 736.3	1 740.7	(b) 53.8	984.0	(b) 0.0	5 518.6	3 650.3	9 168.6
1996-97	3 054.2	1 975.1	40.4	1 009.8	107.5	6 187.3	5 169.2	11 356.6
1997-98	3 549.6	2 405.2	60.6	1 210.9	150.1	7 376.5	5 910.9	13 287.2
1997								
October	293.3	199.4	2.0	103.2	4.9	602.8	520.3	1 123.1
November	290.5	248.5	2.4	98.7	7.4	647.5	380.6	1 028.0
December	303.8	193.0	2.9	98.7	1.5	599.9	286.0	885.8
1998								
January	267.7	106.9	1.2	86.1	45.0	507.0	477.0	984.0
February	261.4	114.3	3.0	91.7	11.7	482.0	461.8	943.8
March	319.8	170.1	2.6	106.4	3.6	602.5	386.4	988.9
April	302.6	289.4	1.0	106.0	37.1	736.1	527.0	1 263.2
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

(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										
1995-96	24 450	4 238	3 909	8 147	2 491	2 568	4 044	9 103	17 250	41 700
1996-97	26 037	3 418	4 313	7 731	2 843	3 398	5 889	12 130	19 861	45 898
1997-98	29 075	3 513	4 071	7 584	2 572	3 718	7 600	13 890	21 474	50 549
1997										
August	2 226	280	394	674	243	215	1 057	1 515	2 189	4 415
September	2 502	258	335	593	203	278	533	1 014	1 607	4 109
October	2 453	320	252	572	133	423	470	1 026	1 598	4 051
November	2 411	275	360	635	229	389	973	1 591	2 226	4 637
December	2 491	262	339	601	226	512	501	1 239	1 840	4 331
1998										
January	2 210	264	234	498	205	249	301	755	1 253	3 463
February	2 134	233	308	541	215	226	249	690	1 231	3 365
March	2 622	323	385	708	282	397	281	960	1 668	4 290
April	2 422	412	337	749	201	360	970	1 531	2 280	4 702
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

VALUE (\$ million)

1995-96	2 736.3	322.9	351.1	673.9	194.0	195.6	677.1	1 066.7	1 740.7	4 477.0
1996-97	3 054.2	266.3	424.1	690.7	207.9	309.1	767.5	1 284.5	1 975.1	5 029.4
1997-98	3 549.6	278.3	400.4	678.7	227.5	336.4	1 162.4	1 726.3	2 405.2	5 954.9
1997										
August	263.3	22.9	33.9	56.8	24.4	30.5	218.7	273.6	330.4	593.7
September	306.0	19.0	30.6	49.6	16.1	23.3	56.1	95.5	145.1	451.1
October	293.3	25.6	22.4	48.0	9.7	33.3	108.4	151.4	199.4	492.7
November	290.5	19.5	38.5	58.0	17.2	31.7	141.5	190.5	248.5	539.0
December	303.8	20.5	31.6	52.1	22.0	48.0	71.0	140.9	193.0	496.8
1998										
January	267.7	20.5	22.1	42.6	14.4	23.4	26.5	64.3	106.9	374.6
February	261.4	18.4	30.4	48.8	19.2	18.4	27.8	65.4	114.3	375.7
March	319.8	28.0	38.0	66.0	29.1	31.1	43.9	104.0	170.1	489.9
April	302.6	35.2	32.6	67.8	16.9	38.6	166.0	221.6	289.4	592.0
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

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measure(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(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1995-96	2 746.9	1 776.4	4 523.6	1 045.0	5 568.5	3 731.9	9 307.1
1996-97	3 054.4	1 975.2	5 029.6	1 157.9	6 187.4	5 169.1	11 356.6
1997-98	3 495.2	2 278.6	5 773.9	1 399.0	7 172.9	5 570.1	12 742.9
1997							
June	928.9	549.4	1 478.8	310.1	1 788.7	900.2	2 693.3
September	844.8	636.3	1 481.1	314.4	1 795.5	1 626.4	3 421.9
December	873.0	609.8	1 482.9	316.3	1 799.2	1 124.4	2 923.5
1998							
March	835.1	367.4	1 202.5	345.4	1 547.9	1 239.7	2 787.6
June	942.3	665.1	1 607.4	422.9	2 030.3	1 579.6	3 609.9
September	880.8	565.0	1 445.8	344.7	1 790.5	1 159.9	2 950.5
ORIGINAL (% change from preceding quarter)							
1997							
June	44.6	8.5	28.8	19.5	27.1	5.8	19.1
September	-9.1	15.8	0.2	1.4	0.4	80.7	27.1
December	3.3	-4.2	0.1	0.6	0.2	-30.9	-14.6
1998							
March	-4.3	-39.8	-18.9	9.2	-14.0	10.3	-4.6
June	12.8	81.0	33.7	22.4	31.2	27.4	29.5
September	-6.5	-15.1	-10.1	-18.5	-11.8	-26.6	-18.3

(a) Reference year of chain volume measures is 1996-97.
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												
1998												
August	8	0.7	68	6.4	25	2.7	61	5.5	36	3.6	11	1.2
September	6	0.5	98	8.5	23	2.5	47	4.6	21	2.4	5	0.5
October	7	0.6	103	8.8	27	2.9	51	5.2	36	3.7	16	1.6
Value—\$200,000–\$499,999												
1998												
August	3	0.9	20	6.2	22	6.9	23	7.0	15	4.7	10	3.5
September	10	3.0	21	5.9	19	5.8	27	6.9	19	5.6	9	3.3
October	1	0.3	20	5.7	12	3.6	33	9.6	21	6.2	7	2.3
Value—\$500,000–\$999,999												
1998												
August	1	0.6	10	7.0	6	4.1	9	6.2	6	4.2	5	3.4
September	1	0.9	6	4.1	7	5.4	9	6.1	4	2.7	9	6.4
October	1	0.5	5	3.2	10	5.7	5	3.1	5	3.2	3	1.7
Value—\$1,000,000–\$4,999,999												
1998												
August	1	4.8	3	7.5	7	15.6	9	13.6	6	16.2	6	12.3
September	2	2.3	8	14.3	9	23.1	8	12.7	9	15.5	8	16.9
October	4	5.9	2	3.6	7	13.9	3	4.8	5	11.5	4	8.9
Value—\$5,000,000 and over												
1998												
August	1	23.0	2	20.6	1	10.5	3	29.9	4	310.3	0	0.0
September	0	0.0	1	7.7	0	0.0	1	6.5	2	11.9	3	31.1
October	1	6.0	2	60.2	0	0.0	1	31.9	2	15.0	1	13.4
Value—Total												
1995-96	166	100.7	1 523	595.0	718	357.2	1 228	577.9	732	741.1	398	374.5
1996-97	242	309.7	1 463	891.3	765	438.5	1 253	1 229.0	800	594.6	467	410.5
1997-98	198	716.5	1 643	735.6	734	397.4	1 246	1 505.6	864	874.0	435	442.3
1998												
August	14	29.9	103	47.7	61	39.9	105	62.2	67	339.1	32	20.4
September	19	6.7	134	40.5	58	36.7	92	36.8	55	38.0	34	58.3
October	14	13.3	132	81.5	56	26.1	93	54.6	69	39.6	31	27.9

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
1998										
August	2	0.2	15	1.5	5	0.6	8	0.9	239	23.2
September	3	0.4	6	0.5	8	0.8	21	1.8	238	22.5
October	5	0.6	8	1.1	14	1.4	16	1.2	283	27.2
Value—\$200,000–\$499,999										
1998										
August	1	0.5	4	1.4	5	1.3	4	1.1	107	33.3
September	1	0.2	4	0.9	8	2.1	4	1.1	122	34.8
October	1	0.2	7	1.9	8	2.5	8	2.3	118	34.7
Value—\$500,000–\$999,999										
1998										
August	1	0.8	2	1.8	8	5.1	0	0.0	48	33.2
September	2	1.4	1	0.5	4	2.6	2	1.4	45	31.4
October	1	0.5	1	0.7	3	2.0	0	0.0	34	20.6
Value—\$1,000,000–\$4,999,999										
1998										
August	0	0.0	3	7.2	2	3.6	1	4.0	38	84.8
September	2	2.7	4	10.3	6	12.8	1	2.1	57	112.6
October	1	1.2	0	0.0	6	14.5	2	4.9	34	69.2
Value—\$5,000,000 and over										
1998										
August	0	0.0	1	7.7	2	30.4	1	5.1	15	437.6
September	0	0.0	1	35.3	2	29.0	0	0.0	10	121.5
October	0	0.0	1	7.5	1	28.0	0	0.0	9	161.9
Value—Total										
1995-96	74	50.7	239	340.1	443	383.9	355	129.6	5 876	3 650.3
1996-97	66	22.1	260	234.2	481	906.7	402	132.6	6 199	5 169.2
1997-98	70	28.7	263	376.7	370	636.0	370	198.2	6 193	5 910.9
1998										
August	4	1.4	25	19.5	22	41.0	14	11.0	447	612.0
September	8	4.7	16	47.4	28	47.3	28	6.4	472	322.9
October	8	2.5	17	11.2	32	48.3	26	8.5	478	313.5

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)											
1995-96	99.7	563.0	351.7	432.3	593.9	122.6	50.7	83.3	300.1	87.8	2 684.6
1996-97	302.3	830.0	414.0	1 092.3	409.4	127.2	22.0	156.9	717.6	71.5	4 143.2
1997-98	704.2	727.2	392.1	1 394.5	624.9	164.9	28.7	106.5	239.7	74.5	4 457.0
1997											
October	21.1	59.4	36.9	213.2	27.9	13.8	2.2	2.6	65.5	4.4	446.9
November	178.3	28.6	36.6	20.2	33.1	9.2	0.3	11.7	15.9	12.2	346.2
December	43.6	23.8	21.1	25.0	35.5	10.8	2.2	9.9	22.7	6.5	200.9
1998											
January	86.5	92.2	30.5	54.4	56.7	7.9	7.8	2.5	3.5	3.9	346.1
February	54.5	27.5	34.1	18.8	129.8	11.6	1.1	8.4	11.8	14.5	312.0
March	4.5	39.5	24.9	22.2	53.0	5.8	0.9	14.1	12.0	3.1	180.1
April	70.5	52.3	27.8	181.5	34.5	33.8	3.3	16.6	10.0	3.8	434.1
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
PUBLIC SECTOR (\$ million)											
1995-96	1.0	32.4	5.6	145.4	147.2	251.8	0.0	256.7	83.5	42.0	965.4
1996-97	7.5	61.4	24.6	136.7	185.0	283.3	0.2	77.4	189.2	61.1	1 026.0
1997-98	12.3	8.5	5.3	111.3	249.0	277.6	0.0	270.1	396.4	123.4	1 453.9
1997											
October	0.0	0.4	0.5	1.0	2.7	35.1	0.0	11.1	16.7	5.7	73.3
November	0.0	0.3	0.3	6.0	1.8	14.2	0.0	3.5	3.7	4.6	34.4
December	0.0	0.2	0.0	4.0	32.9	31.7	0.0	5.2	8.6	2.4	85.0
1998											
January	0.0	0.1	0.3	2.4	5.7	48.0	0.0	63.2	2.8	8.6	131.0
February	0.0	2.2	0.0	29.1	82.4	17.3	0.0	5.7	2.8	10.3	149.8
March	0.0	0.1	0.0	18.6	12.2	12.2	0.0	101.4	40.1	21.7	206.4
April	11.7	0.1	0.5	7.5	7.2	15.2	0.0	23.5	1.7	25.6	93.0
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
TOTAL (\$ million)											
1995-96	100.7	595.0	357.2	577.9	741.1	374.5	50.7	340.1	383.9	129.6	3 650.3
1996-97	309.7	891.3	438.5	1 229.0	594.6	410.5	22.1	234.2	906.7	132.6	5 169.2
1997-98	716.5	735.6	397.4	1 505.6	874.0	442.3	28.7	376.7	636.0	198.2	5 910.9
1997											
October	21.1	59.8	37.5	214.2	30.5	48.9	2.2	13.7	82.2	10.1	520.3
November	178.3	28.9	36.9	26.2	34.9	23.4	0.3	15.2	19.6	16.9	380.6
December	43.6	24.0	21.1	29.0	68.5	42.5	2.2	15.1	31.3	8.9	286.0
1998											
January	86.5	92.3	30.8	56.8	62.4	55.9	7.8	65.7	6.2	12.6	477.0
February	54.5	29.7	34.1	47.9	212.2	28.9	1.1	14.1	14.6	24.8	461.8
March	4.5	39.6	24.9	40.8	65.3	17.9	0.9	115.5	52.1	24.9	386.4
April	82.2	52.4	28.3	188.9	41.7	48.9	3.3	40.1	11.7	29.4	527.0
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

BUILDING APPROVED IN THE SYDNEY STATISTICAL DIVISION: Original

DWELLINGS (no.).....

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

Period	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
1996-97	13 762	15 308	30 844	1 763 371	1 605 227	891 631	4 260 229	3 452 056	7 712 285
1997-98	15 593	17 608	34 835	2 075 029	2 088 616	1 129 611	5 293 257	3 795 477	9 088 734
1997									
October	1 261	1 313	2 692	165 363	175 314	86 786	427 463	398 126	825 589
November	1 277	1 947	3 298	164 208	229 452	86 040	479 700	268 982	748 681
December	1 433	1 565	3 039	188 530	171 222	84 883	444 636	166 786	611 421
1998									
January	1 190	880	2 350	157 198	78 810	115 090	351 098	282 068	633 166
February	1 111	992	2 264	150 108	95 069	85 003	330 180	281 028	611 209
March	1 309	1 291	2 641	178 249	137 789	85 571	401 609	132 465	534 073
April	1 361	1 903	3 421	183 018	257 242	104 932	545 192	386 286	931 478
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
PUBLIC SECTOR									
1996-97	117	1 360	1 500	13 007	116 526	13 122	142 655	711 015	853 669
1997-98	88	647	745	10 066	51 882	17 157	79 104	1 170 717	1 249 822
1997									
October	3	7	10	337	878	1 772	2 987	60 800	63 787
November	3	8	11	476	632	0	1 108	18 436	19 545
December	1	107	109	87	8 352	15	8 454	64 885	73 339
1998									
January	7	53	60	741	4 273	641	5 655	117 738	123 392
February	23	72	95	2 626	5 230	771	8 627	132 734	141 361
March	16	62	79	1 923	5 235	3 067	10 225	170 062	180 288
April	9	60	69	1 141	4 520	4 864	10 525	45 731	56 256
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
TOTAL									
1996-97	13 879	16 668	32 344	1 776 378	1 721 753	904 753	4 402 883	4 163 071	8 565 954
1997-98	15 681	18 255	35 580	2 085 095	2 140 498	1 146 768	5 372 361	4 966 194	10 338 555
1997									
October	1 264	1 320	2 702	165 700	176 192	88 559	430 450	458 926	889 376
November	1 280	1 955	3 309	164 684	230 084	86 040	480 808	287 418	768 226
December	1 434	1 672	3 148	188 616	179 574	84 898	453 089	231 671	684 760
1998									
January	1 197	933	2 410	157 939	83 083	115 730	356 752	399 806	756 558
February	1 134	1 064	2 359	152 734	100 299	85 774	338 807	413 762	752 569
March	1 325	1 353	2 720	180 172	143 024	88 638	411 834	302 527	714 361
April	1 370	1 963	3 490	184 160	261 762	109 796	555 717	432 017	987 734
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

(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	2 264	1 608	3 952	288 634	175 083	84 880	548 597	313 524	862 121
Sydney (SD)	1 197	1 369	2 635	167 120	155 741	63 960	386 821	249 865	636 686
Inner Sydney (SSD)	10	114	173	1 527	14 839	7 995	24 361	30 243	54 604
Botany (C)	1	5	6	150	471	344	966	1 719	2 684
Leichhardt (A)	7	2	10	1 140	250	1 778	3 168	3 890	7 058
Marrickville (A)	0	7	7	0	700	899	1 599	225	1 824
South Sydney (C)	2	10	60	237	1 750	4 724	6 711	6 809	13 520
Sydney (C)—Inner	0	0	0	0	0	0	0	16 378	16 378
Sydney (C)—Remainder	0	90	90	0	11 667	250	11 917	1 222	13 140
Eastern Suburbs (SSD)	13	108	122	4 212	13 385	7 937	25 534	4 451	29 986
Randwick (C)	6	97	104	1 304	10 985	582	12 871	769	13 640
Waverley (A)	2	0	2	570	0	646	1 216	1 450	2 666
Woollahra (A)	5	11	16	2 338	2 400	6 709	11 447	2 233	13 680
St George—Sutherland (SSD)	60	414	474	10 417	45 932	6 331	62 680	5 795	68 475
Hurstville (C)	7	199	206	1 092	26 790	520	28 402	1 234	29 636
Kogarah (A)	8	94	102	2 138	8 965	902	12 005	135	12 140
Rockdale (C)	9	37	46	1 308	2 810	869	4 987	2 833	7 820
Sutherland Shire (A)	36	84	120	5 879	7 367	4 040	17 286	1 593	18 879
Canterbury—Bankstown (SSD)	23	91	114	3 507	7 846	760	12 112	31 349	43 461
Bankstown (C)	18	78	96	2 802	6 653	219	9 674	31 245	40 918
Canterbury (C)	5	13	18	705	1 193	541	2 439	104	2 542
Fairfield—Liverpool (SSD)	194	52	256	25 488	4 048	2 372	31 908	7 242	39 150
Fairfield (C)	41	47	97	5 238	3 698	1 483	10 419	5 176	15 595
Liverpool (C)	153	5	159	20 250	350	889	21 489	2 066	23 555
Outer South Western Sydney (SSD)	125	7	133	15 064	487	1 767	17 318	10 456	27 774
Camden (A)	59	0	59	6 885	0	201	7 085	0	7 085
Campbelltown (C)	41	7	48	5 160	487	682	6 328	10 456	16 785
Wollondilly (A)	25	0	26	3 020	0	885	3 904	0	3 904
Inner Western Sydney (SSD)	34	47	81	7 583	5 849	2 189	15 621	363	15 984
Ashfield (A)	1	0	1	160	0	446	606	0	606
Burwood (A)	0	0	0	0	0	60	60	0	60
Concord (A)	24	30	54	4 386	3 615	268	8 269	68	8 337
Drummoyne (A)	2	17	19	620	2 234	977	3 831	130	3 961
Strathfield (A)	7	0	7	2 417	0	437	2 854	165	3 019
Central Western Sydney (SSD)	42	113	155	5 298	9 492	3 354	18 144	19 708	37 853
Auburn (A)	11	14	25	1 454	1 280	600	3 334	16 662	19 996
Holroyd (C)	14	47	61	1 764	3 842	571	6 176	623	6 799
Parramatta (C)	17	52	69	2 080	4 370	2 184	8 635	2 423	11 058
Outer Western Sydney (SSD)	95	43	139	11 157	3 238	4 632	19 026	2 596	21 622
Blue Mountains (C)	35	0	35	4 202	0	1 977	6 179	50	6 229
Hawkesbury (C)	16	17	34	1 591	1 254	596	3 441	1 566	5 007
Penrith (C)	44	26	70	5 363	1 984	2 058	9 406	980	10 386
Blacktown—Baulkham Hills (SSD)	339	69	408	43 334	6 050	3 239	52 624	73 443	126 067
Baulkham Hills (A)	151	67	218	23 643	5 952	1 794	31 389	66 110	97 499
Blacktown (C)	188	2	190	19 691	98	1 446	21 235	7 333	28 568
Lower Northern Sydney (SSD)	19	209	234	5 157	36 618	6 705	48 479	39 340	87 819
Hunter's Hill (A)	0	0	0	0	0	0	0	0	0
Lane Cove (A)	2	16	18	1 425	1 110	598	3 133	0	3 133
Mosman (A)	0	0	0	0	0	0	0	0	0
North Sydney (A)	0	156	156	0	31 803	1 236	33 039	32 175	65 214
Ryde (C)	7	28	35	1 526	2 580	450	4 555	1 665	6 220
Willoughby (C)	10	9	25	2 206	1 125	4 420	7 751	5 500	13 251

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									
Sydney (SD) <i>continued</i>									
Hornsby—Ku-ring-gai (SSD)	41	2	43	8 018	300	6 273	14 591	12 249	26 840
Hornsby (A)	29	0	29	5 373	0	2 063	7 436	760	8 196
Ku-ring-gai (A)	12	2	14	2 645	300	4 210	7 155	11 489	18 644
Northern Beaches (SSD)	41	63	104	7 982	4 700	6 015	18 697	5 026	23 722
Manly (A)	0	0	0	0	0	609	609	380	989
Pittwater (A)	10	27	37	1 920	1 480	2 358	5 757	393	6 150
Warringah (A)	31	36	67	6 062	3 220	3 048	12 331	4 253	16 584
Gosford—Wyong (SSD)	161	37	199	18 377	2 959	4 391	25 726	7 604	33 330
Gosford (C)	59	32	92	7 813	2 452	2 825	13 090	6 014	19 104
Wyong (A)	102	5	107	10 564	507	1 566	12 637	1 590	14 226
Hunter (SD)	250	80	332	28 081	5 322	5 397	38 800	12 698	51 498
Newcastle (SSD)	208	68	278	23 302	4 429	4 675	32 406	11 296	43 702
Cessnock (C)	7	0	7	564	0	307	872	2 273	3 145
Lake Macquarie (C)	81	33	114	8 860	1 936	1 773	12 569	2 330	14 899
Maitland (C)	48	6	54	5 078	361	505	5 945	2 962	8 907
Newcastle (C)—Inner	0	0	0	0	0	30	30	480	510
Newcastle (C)—Remainder	40	15	57	4 503	912	1 656	7 071	2 894	9 965
Port Stephens (A)	32	14	46	4 297	1 220	403	5 919	357	6 276
Hunter SD Balance (SSD)	42	12	54	4 779	893	723	6 394	1 402	7 796
Dungog (A)	2	0	2	204	0	82	286	0	286
Gloucester (A)	1	2	3	100	150	11	261	600	861
Great Lakes (A)	30	10	40	3 241	743	309	4 293	572	4 865
Merriwa (A)	0	0	0	0	0	0	0	0	0
Murrurundi (A)	0	0	0	0	0	0	0	0	0
Muswellbrook (A)	1	0	1	70	0	43	113	0	113
Scone (A)	2	0	2	202	0	131	332	0	332
Singleton (A)	6	0	6	963	0	148	1 110	230	1 340
Illawarra (SD)	180	55	238	22 479	4 783	4 688	31 950	8 563	40 513
Wollongong (SSD)	80	37	117	11 129	3 604	2 128	16 861	6 155	23 016
Kiama (A)	11	12	23	1 766	1 410	339	3 515	0	3 515
Shellharbour (C)	26	2	28	3 611	160	649	4 420	655	5 075
Wollongong (C)	43	23	66	5 753	2 034	1 141	8 927	5 500	14 427
Illawarra SD Balance (SSD)	100	18	121	11 350	1 179	2 560	15 089	2 408	17 497
Shoalhaven (C)	65	18	86	6 634	1 179	1 126	8 938	278	9 216
Wingecarribee (A)	35	0	35	4 716	0	1 435	6 151	2 130	8 281
Richmond—Tweed (SD)	122	28	150	13 000	3 393	1 041	17 434	4 227	21 661
Tweed Heads (SSD)	35	14	49	4 369	1 906	213	6 488	1 105	7 593
Tweed (A) Pt A	35	14	49	4 369	1 906	213	6 488	1 105	7 593
Richmond—Tweed SD Balance (SSD)	87	14	101	8 631	1 487	828	10 946	3 122	14 068
Ballina (A)	24	12	36	2 944	1 340	175	4 459	645	5 104
Byron (A)	29	0	29	2 658	0	368	3 026	518	3 544
Casino (A)	4	0	4	337	0	60	397	450	847
Kyogle (A)	4	0	4	280	0	12	292	100	392
Lismore (C)	14	0	14	1 383	0	80	1 463	1 220	2 683
Richmond River (A)	1	2	3	65	147	25	237	80	317
Tweed (A) Pt B	11	0	11	964	0	108	1 072	109	1 181

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									
Mid-North Coast (SD)	152	48	203	17 828	3 741	1 620	23 189	15 281	38 470
Clarence (SSD)	71	21	92	7 856	1 652	775	10 283	975	11 258
Bellingen (A)	6	0	6	510	0	16	526	0	526
Coffs Harbour (C)	36	9	45	4 461	600	368	5 428	655	6 083
Copmanhurst (A)	0	0	0	0	0	0	0	0	0
Grafton (C)	6	0	6	816	0	65	881	0	881
Maclean (A)	15	12	27	1 464	1 052	182	2 699	320	3 019
Nambucca (A)	3	0	3	293	0	0	293	0	293
Nymboida (A)	1	0	1	88	0	37	125	0	125
Ulmarra (A)	4	0	4	224	0	107	331	0	331
Hastings (SSD)	81	27	111	9 972	2 088	845	12 906	14 306	27 211
Greater Taree (C)	10	3	13	1 436	219	140	1 795	187	1 982
Hastings (A)	66	24	93	7 977	1 869	587	10 433	13 981	24 414
Kempsey (A)	5	0	5	560	0	118	678	138	816
Lord Howe Island	0	0	0	0	0	0	0	0	0
Northern (SD)	43	0	45	4 672	0	1 374	6 046	3 846	9 892
Northern Slopes (SSD)	24	0	25	2 872	0	644	3 515	509	4 024
Barraba (A)	0	0	0	0	0	0	0	0	0
Bingara (A)	0	0	0	0	0	0	0	0	0
Gunnedah (A)	3	0	3	497	0	26	522	90	612
Inverell (A) Pt A	0	0	0	0	0	0	0	0	0
Manilla (A)	1	0	1	120	0	10	130	0	130
Nundle (A)	0	0	0	0	0	0	0	0	0
Parry (A)	7	0	7	845	0	324	1 169	73	1 241
Quirindi (A)	2	0	3	171	0	109	280	0	280
Tamworth (C)	11	0	11	1 239	0	176	1 414	346	1 760
Yallaroi (A)	0	0	0	0	0	0	0	0	0
Northern Tablelands (SSD)	14	0	15	1 423	0	658	2 081	3 000	5 081
Armidale (C)	3	0	3	310	0	118	428	2 800	3 228
Dumaresq (A)	0	0	0	0	0	0	0	0	0
Glen Innes (A)	2	0	2	180	0	0	180	0	180
Guyra (A)	2	0	2	185	0	0	185	0	185
Inverell (A) Pt B	3	0	3	425	0	95	520	0	520
Severn (A)	1	0	1	115	0	145	260	0	260
Tenterfield (A)	0	0	0	0	0	0	0	0	0
Uralla (A)	2	0	3	151	0	299	450	0	450
Walcha (A)	1	0	1	57	0	0	57	200	257
North Central Plain (SSD)	5	0	5	377	0	73	450	337	787
Moree Plains (A)	4	0	4	263	0	50	313	337	650
Narrabri (A)	1	0	1	114	0	24	137	0	137
North Western (SD)	43	2	45	4 756	166	703	5 625	781	6 406
Central Macquarie (SSD)	43	2	45	4 756	166	673	5 595	490	6 085
Coolah (A)	0	0	0	0	0	30	30	0	30
Coonabarabran (A)	3	0	3	359	0	20	379	0	379
Dubbo (C)	32	0	32	3 661	0	224	3 885	190	4 075
Gilgandra (A)	1	0	1	70	0	25	95	0	95
Mudgee (A)	7	2	9	667	166	304	1 137	300	1 437
Narromine (A)	0	0	0	0	0	54	54	0	54
Wellington (A)	0	0	0	0	0	16	16	0	16
Macquarie—Barwon (SSD)	0	0	0	0	0	0	0	51	51
Bogan (A)	0	0	0	0	0	0	0	51	51
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	0	0	0	0

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)	0	0	0	0	0	30	30	240	270
Bourke (A)	0	0	0	0	0	10	10	0	10
Brewarrina (A)	0	0	0	0	0	0	0	240	240
Cobar (A)	0	0	0	0	0	20	20	0	20
Central West (SD)	53	7	60	6 759	460	1 478	8 697	2 540	11 237
Bathurst–Orange (SSD)	28	7	35	3 474	460	803	4 736	2 260	6 996
Bathurst (C)	13	0	13	1 710	0	419	2 128	815	2 943
Blayney (A) Pt A	0	3	3	0	170	129	299	250	549
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)	15	4	19	1 764	290	255	2 309	1 195	3 504
Central Tablelands (excl.									
Bathurst–Orange) (SSD)	15	0	15	2 084	0	365	2 449	80	2 529
Blayney (A) Pt B	0	3	3	0	170	129	299	250	549
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)	9	0	9	1 398	0	294	1 691	80	1 771
Oberon (A)	3	0	3	410	0	42	452	0	452
Rylstone (A)	0	0	0	0	0	10	10	0	10
Lachlan (SSD)	10	0	10	1 202	0	310	1 512	200	1 712
Bland (A)	2	0	2	202	0	51	253	0	253
Cabonne (A) Pt C	0	0	0	0	0	0	0	0	0
Cowra (A)	3	0	3	316	0	0	316	0	316
Forbes (A)	2	0	2	317	0	175	492	200	692
Lachlan (A)	2	0	2	222	0	18	240	0	240
Parkes (A)	1	0	1	145	0	66	211	0	211
Weddin (A)	0	0	0	0	0	0	0	0	0
South Eastern (SD)	135	13	148	13 746	885	2 460	17 091	6 767	23 859
Queanbeyan (SSD)	21	0	21	2 908	0	133	3 041	602	3 643
Queanbeyan (C)	15	0	15	2 104	0	93	2 197	602	2 799
Yarrowlumla (A)–Pt A	6	0	6	805	0	40	844	0	844
Southern Tablelands (excl.									
Queanbeyan) (SSD)	17	0	17	1 789	0	850	2 639	1 834	4 473
Boorowa (A)	1	0	1	111	0	70	181	0	181
Crookwell (A)	3	0	3	271	0	212	483	0	483
Goulburn (C)	3	0	3	353	0	51	404	754	1 158
Gunning (A)	1	0	1	89	0	153	242	0	242
Harden (A)	0	0	0	0	0	0	0	750	750
Mulwaree (A)	4	0	4	357	0	232	589	230	819
Tallaganda (A)	3	0	3	386	0	85	471	100	571
Yarrowlumla (A)–Pt B	0	0	0	0	0	0	0	0	0
Yass (A)	0	0	0	0	0	0	0	0	0
Young (A)	2	0	2	223	0	47	270	0	270
Lower South Coast (SSD)	59	13	72	6 451	885	1 322	8 658	1 480	10 138
Bega Valley (A)	11	4	15	925	328	216	1 468	280	1 748
Eurobodalla (A)	48	9	57	5 526	557	1 107	7 190	1 200	8 390
Snowy (SSD)	38	0	38	2 598	0	155	2 753	2 852	5 605
Bombala (A)	0	0	0	0	0	0	0	0	0
Cooma–Monaro (A)	2	0	2	170	0	80	250	0	250
Snowy River (A)	36	0	36	2 428	0	75	2 503	2 852	5 355

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)	45	6	51	4 715	593	1 103	6 412	2 583	8 994
Central Murrumbidgee (SSD)	15	2	17	1 267	165	445	1 878	1 083	2 960
Coolamon (A)	2	0	2	130	0	21	151	0	151
Cootamundra (A)	0	0	0	0	0	49	49	85	134
Gundagai (A)	1	0	1	50	0	70	120	0	120
Junee (A)	1	0	1	150	0	30	180	0	180
Lockhart (A)	2	0	2	166	0	95	261	0	261
Narrandera (A)	4	0	4	340	0	11	351	0	351
Temora (A)	1	0	1	123	0	0	123	67	190
Tumut (A)	1	0	1	66	0	170	236	0	236
Wagga Wagga (C)	3	2	5	242	165	0	407	931	1 338
Lower Murrumbidgee (SSD)	30	4	34	3 448	428	658	4 534	1 500	6 034
Carrathool (A)	0	0	0	0	0	0	0	0	0
Griffith (C)	25	2	27	2 876	244	648	3 767	815	4 582
Hay (A)	0	0	0	0	0	0	0	0	0
Leeton (A)	3	2	5	340	185	10	535	685	1 220
Murrumbidgee (A)	2	0	2	232	0	0	232	0	232
Murray (SD)	40	0	41	5 203	0	929	6 132	6 290	12 421
Albury (SSD)	23	0	23	3 494	0	613	4 107	1 111	5 218
Albury (C)	18	0	18	2 836	0	495	3 330	937	4 267
Hume (A)	5	0	5	658	0	118	776	174	950
Upper Murray (excl. Albury) (SSD)	2	0	2	170	0	54	224	160	384
Corowa (A)	1	0	1	75	0	30	105	160	265
Culcairn (A)	0	0	0	0	0	24	24	0	24
Holbrook (A)	0	0	0	0	0	0	0	0	0
Tumbarumba (A)	1	0	1	95	0	0	95	0	95
Urana (A)	0	0	0	0	0	0	0	0	0
Central Murray (SSD)	13	0	14	1 269	0	209	1 478	3 811	5 289
Berrigan (A)	4	0	4	505	0	166	671	150	821
Conargo (A)	0	0	0	0	0	0	0	0	0
Deniliquin (A)	1	0	1	142	0	43	185	2 000	2 185
Jerilderie (A)	0	0	0	0	0	0	0	0	0
Murray (A)	6	0	7	472	0	0	472	1 661	2 133
Wakool (A)	2	0	2	150	0	0	150	0	150
Windouran (A)	0	0	0	0	0	0	0	0	0
Murray–Darling (SSD)	2	0	2	271	0	53	323	1 208	1 531
Balranald (A)	0	0	0	0	0	29	29	0	29
Wentworth(A)	2	0	2	271	0	24	295	1 208	1 503
Far West (SD)	4	0	4	275	0	126	401	84	485
Far West (SSD)	4	0	4	275	0	126	401	84	485
Broken Hill (C)	4	0	4	275	0	85	360	84	444
Central Darling (A)	0	0	0	0	0	41	41	0	41
Unincorp, Far West	0	0	0	0	0	0	0	0	0

STATISTICAL DISTRICT

Newcastle NSW	208	68	278	23 302	4 429	4 675	32 406	11 296	43 702
Wollongong NSW	80	37	117	11 129	3 604	2 128	16 861	6 155	23 016
Bathurst–Orange NSW	28	7	35	3 474	460	803	4 736	2 260	6 996
Albury–Wodonga NSW/VIC	23	0	23	3 494	0	613	4 107	1 111	5 218
Canberra–Queanbeyan ACT/NSW	21	0	21	2 908	0	133	3 041	602	3 643
Gold Coast–Tweed Heads QLD/NSW	35	14	49	4 369	1 906	213	6 488	1 105	7 593

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

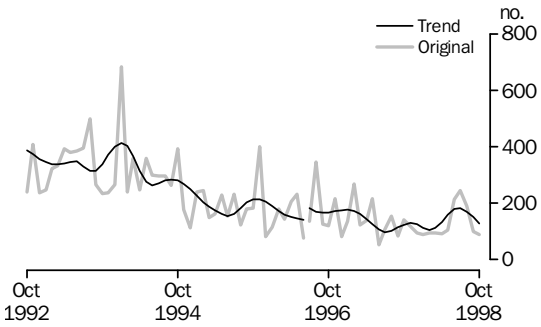
(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVALS KEY FEATURES: ACT

KEY FIGURES

		% change Sep 1998 to Oct 1998	% change Oct 1997 to Oct 1998
	Oct 1998		
Trend estimates			
Dwelling units approved			
Total dwelling units	129	-14.5	4.3
Original			
Dwelling units approved			
Private sector houses	87	6.1	-34.6
Total dwelling units	88	-12.9	-38.0

DWELLING UNITS APPROVED



KEY POINTS

The trend for total dwelling units has continued to decline, falling by 14.5% in October and it is 29.5% lower than July 1998.

There were 88 dwelling units approved in October, all of which were new houses, with 22 approved in Dunlop, 21 in Nicholls and 18 in Amaroo.

The total value of non-residential work approved was \$3.8 million. This is the lowest value since March 1997.

The total value of residential building work approved was \$18.5 million with new houses accounting for \$11.9 million.

There were only two jobs valued at over \$500,000 each.

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)							
1995-96	1 168	792	(b) 0	(b) 0	0	1 960	n.a.
1996-97	1 185	717	3	0	3	1 908	n.a.
1997-98	1 086	259	1	0	1	1 347	n.a.
1997							
October	133	8	1	0	0	142	n.a.
November	79	36	0	0	0	115	n.a.
December	78	0	0	0	0	78	n.a.
1998							
January	81	7	0	0	0	88	n.a.
February	81	13	0	0	1	95	n.a.
March	94	0	0	0	0	94	n.a.
April	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	0	87	n.a.
PUBLIC SECTOR (Number)							
1995-96	40	65	(b) 85	(b) 0	0	190	n.a.
1996-97	39	10	0	0	0	49	n.a.
1997-98	15	34	0	0	0	49	n.a.
1997							
October	0	0	0	0	0	0	n.a.
November	2	0	0	0	0	2	n.a.
December	0	16	0	0	0	16	n.a.
1998							
January	0	0	0	0	0	0	n.a.
February	0	0	0	0	0	0	n.a.
March	0	10	0	0	0	10	n.a.
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.
TOTAL (Number)							
1995-96	1 208	857	(b) 85	(b) 0	0	2 150	n.a.
1996-97	1 224	727	3	0	3	1 957	n.a.
1997-98	1 101	293	1	0	1	1 396	n.a.
1997							
October	133	8	1	0	0	142	124
November	81	36	0	0	0	117	130
December	78	16	0	0	0	94	125
1998							
January	81	7	0	0	0	88	113
February	81	13	0	0	1	95	106
March	94	10	0	0	0	104	113
April	88	5	0	0	0	93	134
May	83	22	0	0	0	105	160
June	125	90	0	0	0	215	179
July	166	78	0	0	0	244	183
August	128	62	0	0	0	190	171
September	82	19	0	0	0	101	151
October	88	0	0	0	0	88	129

(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)								
1995-96	132 947	72 090	(b) 0	47 032	(b) 0	252 069	125 323	377 392
1996-97	140 828	63 709	133	56 638	0	261 309	147 055	408 364
1997-98	134 548	24 867	80	52 567	413	212 474	157 063	369 537
1997								
October	17 484	798	80	6 248	0	24 610	7 603	32 213
November	9 614	3 400	0	3 681	0	16 695	8 042	24 737
December	9 423	0	0	2 416	0	11 839	35 161	46 999
1998								
January	9 612	556	0	3 814	0	13 982	9 995	23 977
February	10 118	983	0	4 569	0	15 669	8 302	23 971
March	12 463	0	0	4 617	0	17 080	5 732	22 812
April	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	0	6 617	0	18 427	2 190	20 617
PUBLIC SECTOR (\$ '000)								
1995-96	3 534	9 466	(b)9 043	628	(b) 0	22 670	367 210	389 880
1996-97	3 646	873	0	43	0	4 562	144 582	149 144
1997-98	1 167	2 790	0	0	0	3 957	81 838	85 795
1997								
October	0	0	0	0	0	0	13 470	13 470
November	137	0	0	0	0	137	18 394	18 531
December	0	1 360	0	0	0	1 360	7 675	9 035
1998								
January	0	0	0	0	0	0	10 613	10 613
February	0	0	0	0	0	0	15 754	15 754
March	0	950	0	0	0	950	1 918	2 868
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
TOTAL (\$ '000)								
1995-96	136 481	81 556	(b)9 043	47 660	(b) 0	274 739	492 533	767 273
1996-97	144 474	64 582	133	56 681	0	265 871	291 637	557 508
1997-98	135 715	27 657	80	52 567	413	216 432	238 901	455 333
1997								
October	17 484	798	80	6 248	0	24 610	21 072	45 682
November	9 751	3 400	0	3 681	0	16 833	26 435	43 268
December	9 423	1 360	0	2 416	0	13 199	42 836	56 035
1998								
January	9 612	556	0	3 814	0	13 982	20 608	34 590
February	10 118	983	0	4 569	0	15 669	24 056	39 725
March	12 463	950	0	4 617	0	18 030	7 649	25 679
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	0	6 617	0	18 508	3 789	22 297

(a) See Glossary for definition.

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

BUILDING APPROVED IN STATISTICAL AREAS—ACT

DWELLINGS (no.).....

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

Statistical area(c)	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
AUSTRALIAN CAPITAL TERRITORY	88	0	88	11 891	0	6 617	18 508	3 789	22 297
Canberra (SD)	88	0	88	11 891	0	6 524	18 415	3 789	22 204
North Canberra (SSD)	4	0	4	402	0	587	988	867	1 855
Acton	0	0	0	0	0	0	0	0	0
Ainslie	1	0	1	130	0	178	308	0	308
Braddon	0	0	0	0	0	42	42	83	125
Campbell	2	0	2	170	0	61	231	0	231
City	0	0	0	0	0	0	0	704	704
Dickson	0	0	0	0	0	65	65	0	65
Downer	0	0	0	0	0	95	95	0	95
Duntroon	0	0	0	0	0	0	0	0	0
Hackett	0	0	0	0	0	18	18	0	18
Kowen	0	0	0	0	0	0	0	0	0
Lyneham	0	0	0	0	0	49	49	0	49
Majura	0	0	0	0	0	0	0	0	0
O'Connor	0	0	0	0	0	0	0	80	80
Reid	0	0	0	0	0	0	0	0	0
Russell	0	0	0	0	0	0	0	0	0
Turner	0	0	0	0	0	56	56	0	56
Watson	1	0	1	102	0	23	125	0	125
Belconnen (SSD)	24	0	24	2 452	0	2 162	4 614	879	5 493
Aranda	0	0	0	0	0	66	66	0	66
Belconnen Town Centre	0	0	0	0	0	0	0	359	359
Belconnen—SSD Bal	0	0	0	0	0	0	0	0	0
Bruce	0	0	0	0	0	90	90	520	610
Charnwood	0	0	0	0	0	0	0	0	0
Cook	0	0	0	0	0	229	229	0	229
Dunlop	22	0	22	2 308	0	0	2 308	0	2 308
Evatt	0	0	0	0	0	28	28	0	28
Florey	0	0	0	0	0	238	238	0	238
Flynn	0	0	0	0	0	122	122	0	122
Fraser	0	0	0	0	0	157	157	0	157
Giralang	0	0	0	0	0	0	0	0	0
Hawker	0	0	0	0	0	135	135	0	135
Higgins	1	0	1	64	0	12	76	0	76
Holt	1	0	1	81	0	202	283	0	283
Kaleen	0	0	0	0	0	285	285	0	285
Latham	0	0	0	0	0	96	96	0	96
McKellar	0	0	0	0	0	0	0	0	0
Macgregor	0	0	0	0	0	213	213	0	213
Macquarie	0	0	0	0	0	40	40	0	40
Melba	0	0	0	0	0	113	113	0	113
Page	0	0	0	0	0	11	11	0	11
Scullin	0	0	0	0	0	0	0	0	0
Spence	0	0	0	0	0	0	0	0	0
Weetangera	0	0	0	0	0	124	124	0	124
Woden Valley (SSD)	3	0	3	419	0	997	1 416	344	1 760
Chifley	0	0	0	0	0	0	0	0	0
Curtin	0	0	0	0	0	165	165	0	165
Farrer	0	0	0	0	0	15	15	0	15
Garran	0	0	0	0	0	359	359	0	359
Hughes	0	0	0	0	0	339	339	0	339
Isaacs	0	0	0	0	0	36	36	0	36
Lyons	2	0	2	111	0	10	121	0	121
Mawson	0	0	0	0	0	0	0	0	0
O'Malley	1	0	1	308	0	0	308	0	308
Pearce	0	0	0	0	0	0	0	0	0
Phillip	0	0	0	0	0	0	0	344	344
Torrens	0	0	0	0	0	73	73	0	73

BUILDING APPROVED IN STATISTICAL AREAS—ACT *continued*

DWELLINGS (no.).....			VALUE (\$'000).....						
Statistical area(c)	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non residential building	Total building
Weston Creek–Stromlo (SSD)	0	0	0	0	0	459	459	0	459
Chapman	0	0	0	0	0	0	0	0	0
Duffy	0	0	0	0	0	26	26	0	26
Fisher	0	0	0	0	0	127	127	0	127
Holder	0	0	0	0	0	0	0	0	0
Rivett	0	0	0	0	0	85	85	0	85
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	140	140	0	140
Weston	0	0	0	0	0	29	29	0	29
Weston Creek–Stromlo – SSD Bal	0	0	0	0	0	51	51	0	51
Tuggeranong (SSD)	5	0	5	1 041	0	789	1 829	85	1 914
Banks	0	0	0	0	0	10	10	0	10
Bonython	0	0	0	0	0	25	25	0	25
Calwell	2	0	2	497	0	134	631	0	631
Chisholm	0	0	0	0	0	93	93	0	93
Conder	1	0	1	141	0	0	141	0	141
Fadden	0	0	0	0	0	15	15	0	15
Gilmore	0	0	0	0	0	0	0	0	0
Gordon	1	0	1	221	0	0	221	0	221
Gowrie	0	0	0	0	0	122	122	0	122
Greenway	0	0	0	0	0	20	20	0	20
Isabella Plains	0	0	0	0	0	0	0	0	0
Kambah	1	0	1	181	0	119	300	0	300
Macarthur	0	0	0	0	0	15	15	0	15
Monash	0	0	0	0	0	0	0	0	0
Oxley	0	0	0	0	0	0	0	0	0
Richardson	0	0	0	0	0	123	123	85	208
Theodore	0	0	0	0	0	41	41	0	41
Tuggeranong–SSD Bal	0	0	0	0	0	0	0	0	0
Wanniassa	0	0	0	0	0	73	73	0	73
South Canberra (SSD)	4	0	4	597	0	1 385	1 981	1 508	3 489
Barton	0	0	0	0	0	0	0	0	0
Deakin	3	0	3	425	0	112	538	447	985
Forrest	0	0	0	0	0	230	230	0	230
Fyshwick	0	0	0	0	0	0	0	0	0
Griffith	0	0	0	0	0	196	196	0	196
Harman	0	0	0	0	0	0	0	0	0
Hume	0	0	0	0	0	0	0	310	310
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	232	232	0	232
Oaks Estate	0	0	0	0	0	0	0	0	0
Parkes	0	0	0	0	0	0	0	513	513
Pialligo	0	0	0	0	0	0	0	0	0
Red Hill	0	0	0	0	0	367	367	0	367
Symonston	0	0	0	0	0	0	0	0	0
Yarralumla	1	0	1	171	0	248	419	238	657
Gungahlin–Hall (SSD)	48	0	48	6 981	0	148	7 129	106	7 235
Amaroo	18	0	18	2 610	0	46	2 656	0	2 656
Gungahlin–Hall – SSD Bal	0	0	0	0	0	0	0	106	106
Hall	0	0	0	0	0	0	0	0	0
Mitchell	0	0	0	0	0	0	0	0	0
Ngunnawal	9	0	9	1 375	0	18	1 393	0	1 393
Nicholls	21	0	21	2 997	0	59	3 055	0	3 055
Palmerston	0	0	0	0	0	25	25	0	25
Australian Capital Territory - Bal	0	0	0	0	0	93	93	0	93

(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.

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 1996-97). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

21 Further information on the nature and concepts of chain volume measures is contained in the ABS *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (5248.0).

AUSTRALIAN STANDARD

GEOGRAPHIC CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the *Australian Standard Geographic Classification*, 1998 Edition (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)

ROUNDING

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

EXPLANATORY NOTES



SYMBOLS AND OTHER USAGES	n.a.	not available
	n.y.a.	not yet available
	A	Area
	C	City
	SD	Statistical Division
	SIA	Statistical Local Area
	SSD	Substatistical Division

G L O S S A R Y

Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 12.
Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the April 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. Prior to July 1996, Table 5 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 6 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 12.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (eg. caretakers residences) associated with a non-residential building are defined as houses.

G L O S S A R Y

Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
New building work	Building activity which will result in the creation of a building which previously did not exist.
New other residential buildings	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
New residential	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
Non-residential building	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the April 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 5). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.
Offices	Includes banks, post offices and council chambers.
Other business premises	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
Other dwellings	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on non-residential building; conversion of a non-residential building to a residential building 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.

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ISSN 1327-757X

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