



# BUILDING APPROVALS NSW AND ACT

EMBARGO: 11:30AM (CANBERRA TIME) WED 8 DEC 1999

## OCTOBER KEY FIGURES

### NEW SOUTH WALES (a)

TREND ESTIMATES	Oct 1999	% change Sep 1999 to Oct 1999	% change Oct 1998 to Oct 1999
Dwelling units approved			
Private sector houses	2 560	0.6	12.7
Total dwelling units	4 555	-0.1	4.8

SEASONALLY ADJUSTED	Oct 1999	% change Sep 1999 to Oct 1999	% change Oct 1998 to Oct 1999
Dwelling units approved			
Private sector houses	2 735	21.0	17.1
Total dwelling units	4 659	16.6	10.3

## OCTOBER KEY POINTS

### NEW SOUTH WALES (a)

#### TREND ESTIMATES

- The relatively large increase in the seasonally adjusted estimate for October has caused the trend for private sector houses to revert to growth, increasing 0.6%. This follows a fall of 1.7% over the previous two months as shown in the September issue. Monthly increases amounting to 13.9% are now shown since August 1998.
- The trend for total dwelling units has fallen 0.1% following increases of 7.3% since February 1999.

#### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses has increased by 21.0% in October and follows a fall of 16.9% over the previous two months.
- The seasonally adjusted estimate for total dwelling units increased by 16.6% following a fall of 20.0% in September 1999.

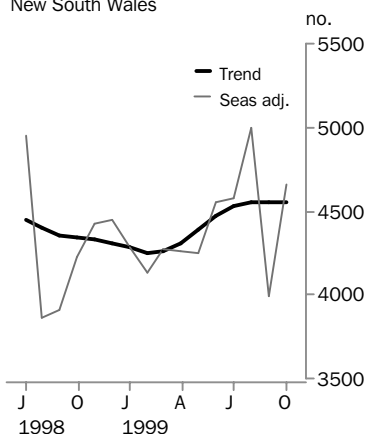
#### ORIGINAL ESTIMATES

- The total number of dwelling units approved in October fell marginally to 4,207 dwellings. Houses increased by 66 to 2,626 while other dwellings fell by 125 to 1,581.
- The value of total building approved in October decreased slightly to \$895.8 million. Non-residential approvals increased by \$8.1 million while residential approvals decreased by \$26.0 million.

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

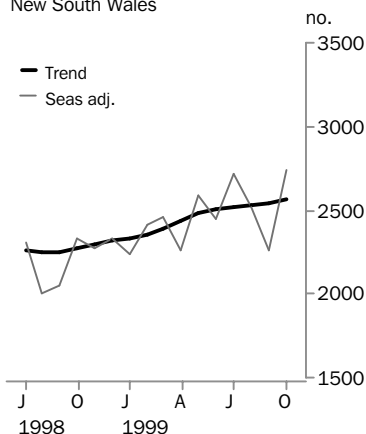
### Dwelling units approved

New South Wales



### Private sector houses approved

New South Wales



- For further information about these and related statistics, contact Roger Mableson on Adelaide 08 8237 7494 or Client Services in any ABS office as shown on the back cover of this publication.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
November 1999	13 January 2000
December 1999	10 February 2000
January 2000	8 March 2000
February 2000	6 April 2000
March 2000	12 May 2000
April 2000	7 June 2000



## CHANGES IN THIS ISSUE

There are no changes in this issue.



## DATA NOTES

There are no data notes for this issue.



## REVISIONS THIS MONTH

There are no revisions this month.



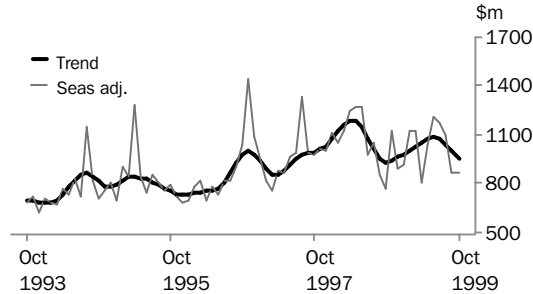
Gregory W. Bray  
Regional Director, New South Wales



# VALUE OF BUILDING APPROVED: New South Wales

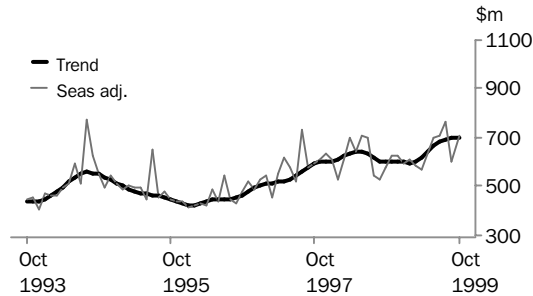
## VALUE OF TOTAL BUILDING

The trend has fallen 3.9% in October and is now showing decreases totalling 11.6% since June 1999.



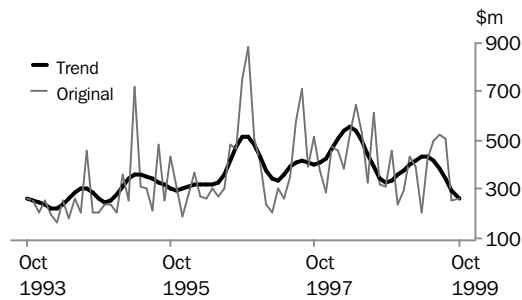
## VALUE OF RESIDENTIAL BUILDING

Following growth of 17.1% since February, the trend has been reversed and is now showing a fall of 0.1%.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend has continued its strong decline, falling 12.8% in October and 39.9% in total over the last 5 months.



# VALUE OF BUILDING APPROVED: NSW

## CHAIN VOLUME MEASURES

SEPTEMBER QUARTER 1999

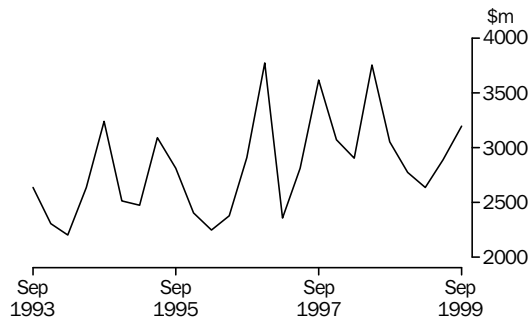
Changes in the original series of value of building approvals in the September Quarter 1999 in chain volume measures are summarised below.

### ORIGINAL SERIES

	<i>Jun Qtr 1999 to Sep Qtr 1999</i>	<i>Sep Qtr 1998 to Sep Qtr 1999</i>
	% change	% change
New residential building	7.6	12.0
Alterations and additions to residential buildings	19.0	-2.8
Non-residential building	12.3	-2.5
<b>Total building</b>	<b>10.5</b>	<b>4.5</b>

The total value of building work approved in September quarter 1999 increased by \$302.4 million to \$3,195.5 million. This represents an increase of 10.5% on June quarter with alterations and additions to residential buildings showing growth of 19.0%.

QUARTERLY VALUE OF  
BUILDING APPROVED  
(chain volume measures)



# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

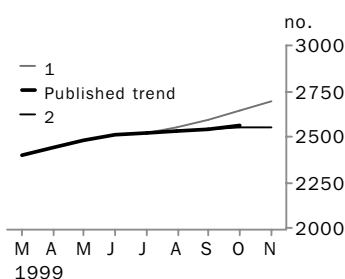
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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.

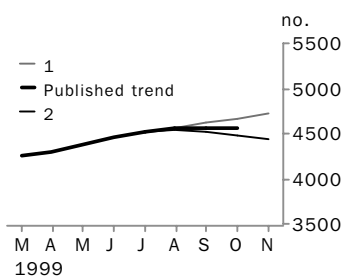
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the November seasonally adjusted estimate is higher than the October estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the November seasonally adjusted estimate is lower than the October estimate 6% for the number of private sector houses approved and 7% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

### PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 6% on Oct 1999</i>	% change	<b>2</b> <i>falls by 6% on Oct 1999</i>	% change
June 1999	2 507	1.1	2 497	0.9	2 508	1.1
July 1999	2 522	0.6	2 517	0.8	2 523	0.6
August 1999	2 534	0.5	2 548	1.2	2 533	0.4
September 1999	2 544	0.4	2 590	1.7	2 543	0.4
October 1999	2 560	0.6	2 645	2.1	2 555	0.5
November 1999	n.y.a.	n.y.a.	2 691	1.7	2 555	0.0

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 7% on Oct 1999</i>	% change	<b>2</b> <i>falls by 7% on Oct 1999</i>	% change
June 1999	4 468	1.9	4 454	1.8	4 476	2.0
July 1999	4 525	1.3	4 519	1.5	4 530	1.2
August 1999	4 552	0.6	4 569	1.1	4 538	0.2
September 1999	4 558	0.1	4 616	1.0	4 517	-0.5
October 1999	4 555	-0.1	4 669	1.1	4 482	-0.8
November 1999	n.y.a.	n.y.a.	4 722	1.1	4 440	-0.9

## DWELLING UNITS APPROVED—NSW

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
.....						
ORIGINAL						
<b>1998</b>						
August	2 084	2 096	1 551	1 646	3 635	3 742
September	2 342	2 357	1 667	1 714	4 009	4 071
October	2 258	2 266	1 606	1 686	3 864	3 952
November	2 341	2 390	2 250	2 368	4 591	4 758
December	2 290	2 313	1 823	1 998	4 113	4 311
<b>1999</b>						
January	1 826	1 850	1 561	1 660	3 387	3 510
February	2 100	2 117	1 694	1 745	3 794	3 862
March	2 716	2 750	1 558	1 691	4 274	4 441
April	2 052	2 063	1 887	1 942	3 939	4 005
May	2 833	2 857	1 818	1 902	4 651	4 759
June	2 494	2 506	1 985	2 108	4 479	4 614
July	2 763	2 774	1 971	2 115	4 734	4 889
August	2 670	2 672	2 136	2 187	4 806	4 859
September	2 536	2 560	1 695	1 706	4 231	4 266
October	2 607	2 626	1 465	1 581	4 072	4 207
.....						
SEASONALLY ADJUSTED						
<b>1998</b>						
August	1 999	2 017	n.a.	n.a.	3 696	3 866
September	2 051	2 073	n.a.	n.a.	3 810	3 904
October	2 336	2 346	n.a.	n.a.	4 062	4 225
November	2 272	2 337	n.a.	n.a.	4 109	4 420
December	2 333	2 358	n.a.	n.a.	4 274	4 451
<b>1999</b>						
January	2 237	2 262	n.a.	n.a.	4 182	4 286
February	2 413	2 428	n.a.	n.a.	4 052	4 126
March	2 459	2 476	n.a.	n.a.	4 141	4 277
April	2 266	2 275	n.a.	n.a.	4 194	4 265
May	2 582	2 610	n.a.	n.a.	4 174	4 252
June	2 452	2 464	n.a.	n.a.	4 478	4 548
July	2 718	2 730	n.a.	n.a.	4 408	4 572
August	2 514	2 516	n.a.	n.a.	4 923	4 998
September	2 260	2 303	n.a.	n.a.	3 935	3 997
October	2 735	2 759	n.a.	n.a.	4 410	4 659
.....						
TREND ESTIMATES						
<b>1998</b>						
August	2 247	2 271	2 001	2 088	4 248	4 396
September	2 249	2 275	1 938	2 019	4 187	4 357
October	2 272	2 301	1 890	1 980	4 162	4 346
November	2 297	2 327	1 854	1 961	4 151	4 336
December	2 316	2 345	1 822	1 945	4 137	4 309
<b>1999</b>						
January	2 327	2 354	1 806	1 931	4 134	4 281
February	2 348	2 371	1 780	1 887	4 129	4 248
March	2 394	2 412	1 764	1 847	4 158	4 255
April	2 441	2 456	1 779	1 848	4 220	4 303
May	2 481	2 495	1 820	1 889	4 301	4 384
June	2 507	2 522	1 870	1 946	4 377	4 468
July	2 522	2 539	1 902	1 986	4 424	4 525
August	2 534	2 553	1 903	2 000	4 437	4 552
September	2 544	2 566	1 882	1 992	4 426	4 558
October	2 560	2 585	1 842	1 971	4 401	4 555

## DWELLING UNITS APPROVED, Percentage Change—NSW

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
<b>1998</b>						
August	-15.0	-20.4	-46.0	-45.3	-31.8	-33.7
September	12.4	12.5	7.5	4.1	10.3	8.8
October	-3.6	-3.9	-3.7	-1.6	-3.6	-2.9
November	3.7	5.5	40.1	40.5	18.8	20.4
December	-2.2	-3.2	-19.0	-15.6	-10.4	-9.4
<b>1999</b>						
January	-20.3	-20.0	-14.4	-16.9	-17.7	-18.6
February	15.0	14.4	8.5	5.1	12.0	10.0
March	29.3	29.9	-8.0	-3.1	12.7	15.0
April	-24.4	-25.0	21.1	14.8	-7.8	-9.8
May	38.1	38.5	-3.7	-2.1	18.1	18.8
June	-12.0	-12.3	9.2	10.8	-3.7	-3.0
July	10.8	10.7	-0.7	0.3	5.7	6.0
August	-3.4	-3.7	8.4	3.4	1.5	-0.6
September	-5.0	-4.2	-20.6	-22.0	-12.0	-12.2
October	2.8	2.6	-13.6	-7.3	-3.8	-1.4
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1998</b>						
August	-13.3	-19.1	n.a.	n.a.	-20.1	-22.0
September	2.6	2.8	n.a.	n.a.	3.1	1.0
October	13.9	13.2	n.a.	n.a.	6.6	8.2
November	-2.7	-0.4	n.a.	n.a.	1.2	4.6
December	2.7	0.9	n.a.	n.a.	4.0	0.7
<b>1999</b>						
January	-4.1	-4.1	n.a.	n.a.	-2.1	-3.7
February	7.8	7.3	n.a.	n.a.	-3.1	-3.7
March	1.9	2.0	n.a.	n.a.	2.2	3.7
April	-7.8	-8.1	n.a.	n.a.	1.3	-0.3
May	14.0	14.7	n.a.	n.a.	-0.5	-0.3
June	-5.1	-5.6	n.a.	n.a.	7.3	7.0
July	10.9	10.8	n.a.	n.a.	-1.6	0.5
August	-7.5	-7.8	n.a.	n.a.	11.7	9.3
September	-10.1	-8.5	n.a.	n.a.	-20.1	-20.0
October	21.0	19.8	n.a.	n.a.	12.1	16.6
TREND ESTIMATES (% change from preceding month)						
<b>1998</b>						
August	-0.8	-0.7	-2.9	-3.5	-1.8	-1.3
September	0.1	0.2	-3.1	-3.3	-1.5	-0.9
October	1.0	1.1	-2.5	-1.9	-0.6	-0.3
November	1.1	1.1	-1.9	-1.0	-0.3	-0.2
December	0.8	0.8	-1.7	-0.8	-0.3	-0.6
<b>1999</b>						
January	0.5	0.4	-0.9	-0.7	-0.1	-0.6
February	0.9	0.7	-1.4	-2.3	-0.1	-0.8
March	1.9	1.7	-0.9	-2.1	0.7	0.2
April	2.0	1.8	0.9	0.1	1.5	1.1
May	1.6	1.6	2.3	2.2	1.9	1.9
June	1.1	1.1	2.7	3.0	1.8	1.9
July	0.6	0.7	1.7	2.1	1.1	1.3
August	0.5	0.6	0.1	0.7	0.3	0.6
September	0.4	0.5	-1.1	-0.4	-0.3	0.1
October	0.6	0.7	-2.1	-1.1	-0.6	-0.1

## 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>1998</b>					
August	450.9	95.1	546.0	612.0	1 158.0
September	431.6	112.8	544.4	322.9	867.3
October	463.7	84.9	548.6	313.5	862.1
November	624.6	94.0	718.6	461.5	1 180.1
December	524.7	80.9	605.6	234.8	840.5
<b>1999</b>					
January	376.8	83.0	459.8	297.4	757.2
February	471.3	92.9	564.2	432.0	996.2
March	521.7	96.5	618.1	395.5	1 013.6
April	491.1	83.1	574.2	207.3	781.6
May	600.1	116.9	717.0	424.4	1 141.4
June	569.2	98.2	667.5	503.7	1 171.2
July	622.4	112.0	734.5	523.1	1 257.6
August	641.6	118.4	760.0	505.7	1 265.7
September	530.5	125.3	655.8	257.8	913.6
October	517.4	112.4	629.8	265.9	895.8
SEASONALLY ADJUSTED					
<b>1998</b>					
August	453.9	94.1	548.0	n.a.	1 049.6
September	423.1	101.5	524.6	n.a.	858.9
October	488.4	88.7	577.1	n.a.	774.6
November	535.4	92.9	628.3	n.a.	1 119.6
December	530.7	91.9	622.6	n.a.	888.9
<b>1999</b>					
January	503.7	92.5	596.3	n.a.	920.9
February	508.7	104.8	613.4	n.a.	1 122.0
March	497.8	90.0	587.8	n.a.	1 125.9
April	482.8	89.1	571.9	n.a.	803.9
May	527.0	108.5	635.5	n.a.	1 037.1
June	605.4	91.1	696.5	n.a.	1 213.7
July	604.4	105.1	709.5	n.a.	1 169.9
August	645.6	117.6	763.1	n.a.	1 098.2
September	489.9	112.2	602.1	n.a.	869.7
October	583.2	121.1	704.3	n.a.	862.8
TREND ESTIMATES					
<b>1998</b>					
August	507.8	110.1	618.0	393.1	1 011.1
September	505.0	100.3	605.3	347.7	952.9
October	507.6	94.0	601.7	329.1	930.8
November	510.9	91.5	602.5	338.3	940.8
December	510.0	91.8	601.8	360.1	961.8
<b>1999</b>					
January	506.4	93.3	599.7	381.1	980.8
February	503.0	94.3	597.3	400.7	998.0
March	508.1	94.9	603.0	419.7	1 022.7
April	523.0	96.0	619.0	431.6	1 050.6
May	545.1	98.0	643.0	432.3	1 075.3
June	566.4	101.4	667.8	416.8	1 084.6
July	580.1	105.8	685.9	385.3	1 071.2
August	585.3	110.5	695.8	345.1	1 040.9
September	584.7	114.9	699.6	297.9	997.5
October	580.8	118.5	699.2	259.7	958.9

(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>1998</b>					
August	-28.3	-34.0	-29.4	85.5	5.0
September	-4.3	18.6	-0.3	-47.2	-25.1
October	7.4	-24.7	0.8	-2.9	-0.6
November	34.7	10.7	31.0	47.2	36.9
December	-16.0	-13.9	-15.7	-49.1	-28.8
<b>1999</b>					
January	-28.2	2.6	-24.1	26.7	-9.9
February	25.1	11.9	22.7	45.3	31.6
March	10.7	3.9	9.6	-8.4	1.7
April	-5.9	-13.9	-7.1	-47.6	-22.9
May	22.2	40.7	24.9	104.7	46.0
June	-5.1	-16.0	-6.9	18.7	2.6
July	9.3	14.1	10.0	3.9	7.4
August	3.1	5.7	3.5	-3.3	0.6
September	-17.3	5.8	-13.7	-49.0	-27.8
October	-2.5	-10.3	-4.0	3.1	-1.9
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1998</b>					
August	-20.2	-25.9	-21.3	n.a.	6.8
September	-6.8	7.9	-4.3	n.a.	-18.2
October	15.4	-12.6	10.0	n.a.	-9.8
November	9.6	4.7	8.9	n.a.	44.5
December	-0.9	-1.1	-0.9	n.a.	-20.6
<b>1999</b>					
January	-5.1	0.7	-4.2	n.a.	3.6
February	1.0	13.3	2.9	n.a.	21.8
March	-2.1	-14.1	-4.2	n.a.	0.3
April	-3.0	-1.0	-2.7	n.a.	-28.6
May	9.2	21.8	11.1	n.a.	29.0
June	14.9	-16.0	9.6	n.a.	17.0
July	-0.2	15.4	1.9	n.a.	-3.6
August	6.8	11.9	7.6	n.a.	-6.1
September	-24.1	-4.6	-21.1	n.a.	-20.8
October	19.0	7.9	17.0	n.a.	-0.8
TREND ESTIMATES (% change from preceding month)					
<b>1998</b>					
August	-1.1	-8.5	-2.5	-12.0	-6.4
September	-0.6	-8.9	-2.1	-11.5	-5.8
October	0.5	-6.3	-0.6	-5.3	-2.3
November	0.7	-2.7	0.1	2.8	1.1
December	-0.2	0.3	-0.1	6.4	2.2
<b>1999</b>					
January	-0.7	1.6	-0.3	5.8	2.0
February	-0.7	1.1	-0.4	5.1	1.8
March	1.0	0.6	1.0	4.7	2.5
April	2.9	1.2	2.7	2.8	2.7
May	4.2	2.1	3.9	0.2	2.4
June	3.9	3.5	3.9	-3.6	0.9
July	2.4	4.3	2.7	-7.6	-1.2
August	0.9	4.4	1.4	-10.4	-2.8
September	-0.1	4.0	0.5	-13.7	-4.2
October	-0.7	3.1	-0.1	-12.8	-3.9

(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>1996-1997</b>	25 831	17 999	490	1 322	143	45 785
<b>1997-1998</b>	28 866	20 577	380	1 552	58	51 433
<b>1998-1999</b>	27 766	20 891	272	1 076	58	50 063
<b>1998</b>						
October	2 256	1 537	16	53	2	3 864
November	2 341	2 172	24	50	4	4 591
December	2 290	1 793	15	5	10	4 113
<b>1999</b>						
January	1 825	1 466	11	73	12	3 387
February	2 097	1 603	62	31	1	3 794
March	2 713	1 468	11	77	5	4 274
April	2 052	1 753	17	116	1	3 939
May	2 827	1 704	20	92	8	4 651
June	2 489	1 955	23	4	8	4 479
July	2 759	1 953	8	8	6	4 734
August	2 668	2 035	11	35	57	4 806
September	2 536	1 661	22	9	3	4 231
October	2 605	1 405	17	44	1	4 072
PUBLIC SECTOR (Number)						
<b>1996-1997</b>	206	1 862	10	8	7	2 093
<b>1997-1998</b>	209	1 033	8	0	10	1 260
<b>1998-1999</b>	408	1 173	22	0	2	1 605
<b>1998</b>						
October	8	71	9	0	0	88
November	49	118	0	0	0	167
December	23	175	0	0	0	198
<b>1999</b>						
January	24	99	0	0	0	123
February	17	50	1	0	0	68
March	34	132	0	0	1	167
April	11	50	5	0	0	66
May	24	82	2	0	0	108
June	12	119	4	0	0	135
July	11	137	7	0	0	155
August	2	51	0	0	0	53
September	24	11	0	0	0	35
October	19	116	0	0	0	135
TOTAL (Number)						
<b>1996-1997</b>	26 037	19 861	500	1 330	150	47 878
<b>1997-1998</b>	29 075	21 610	388	1 552	68	52 693
<b>1998-1999</b>	28 174	22 064	294	1 076	60	51 668
<b>1998</b>						
October	2 264	1 608	25	53	2	3 952
November	2 390	2 290	24	50	4	4 758
December	2 313	1 968	15	5	10	4 311
<b>1999</b>						
January	1 849	1 565	11	73	12	3 510
February	2 114	1 653	63	31	1	3 862
March	2 747	1 600	11	77	6	4 441
April	2 063	1 803	22	116	1	4 005
May	2 851	1 786	22	92	8	4 759
June	2 501	2 074	27	4	8	4 614
July	2 770	2 090	15	8	6	4 889
August	2 670	2 086	11	35	57	4 859
September	2 560	1 672	22	9	3	4 266
October	2 624	1 521	17	44	1	4 207

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Private and Public Sector—NSW: Original

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ million)								
<b>1996-1997</b>	3 030.8	1 817.6	39.7	994.5	107.2	5 990.0	4 143.2	10 133.2
<b>1997-1998</b>	3 526.0	2 363.6	58.9	1 191.4	168.9	7 308.5	4 457.0	11 765.6
<b>1998-1999</b>	3 643.7	2 364.6	27.7	1 016.9	113.0	7 166.1	3 243.2	10 409.6
<b>1998</b>								
October	287.7	169.4	2.0	78.8	2.9	540.8	248.9	789.7
November	302.6	305.3	4.5	83.5	4.9	700.8	336.5	1 037.3
December	298.2	205.7	2.0	77.7	0.4	584.0	163.7	747.8
<b>1999</b>								
January	234.2	131.0	1.1	71.0	9.7	447.0	220.2	667.2
February	283.1	181.6	5.3	83.7	2.0	555.7	344.6	900.3
March	357.4	149.7	1.1	84.1	6.1	598.5	303.4	901.9
April	276.4	209.0	1.1	67.5	12.1	566.2	175.8	742.0
May	382.0	207.6	1.9	100.8	12.1	704.4	376.9	1 081.4
June	338.7	217.7	1.7	93.5	0.1	651.7	246.8	898.5
July	370.2	236.6	0.6	109.6	0.7	717.8	386.6	1 104.4
August	366.3	270.7	0.8	114.4	2.8	754.9	379.5	1 134.4
September	347.1	179.2	2.6	121.1	0.8	650.8	207.1	857.9
October	359.7	134.6	1.8	105.1	5.5	606.7	230.4	837.1
PUBLIC SECTOR (\$ million)								
<b>1996-1997</b>	23.4	157.3	0.8	15.5	0.3	197.6	1 026.0	1 223.4
<b>1997-1998</b>	23.6	84.4	1.9	19.5	0.0	129.3	1 453.9	1 582.9
<b>1998-1999</b>	40.9	105.7	3.4	21.3	0.0	171.1	1 291.8	1 462.8
<b>1998</b>								
October	1.0	5.7	1.0	0.2	0.0	7.8	64.6	72.4
November	6.3	10.4	0.0	1.1	0.0	17.7	125.1	142.8
December	2.8	18.0	0.0	0.8	0.0	21.6	71.1	92.7
<b>1999</b>								
January	3.0	8.6	0.0	1.2	0.0	12.8	77.2	90.0
February	1.8	4.9	0.1	1.8	0.0	8.5	87.4	95.9
March	3.9	10.6	0.0	5.1	0.0	19.7	92.1	111.7
April	1.4	4.3	1.1	1.2	0.0	8.0	31.5	39.6
May	2.9	7.7	0.2	1.8	0.0	12.5	47.5	60.0
June	1.7	11.1	0.5	2.5	0.0	15.8	256.9	272.7
July	1.3	14.3	1.0	0.1	0.0	16.7	136.4	153.2
August	0.3	4.4	0.0	0.4	0.0	5.1	126.2	131.3
September	2.8	1.4	0.0	0.8	0.0	5.0	50.8	55.8
October	2.0	21.1	0.0	0.0	0.0	23.1	35.6	58.7
TOTAL (\$ million)								
<b>1996-1997</b>	3 054.2	1 975.1	40.4	1 009.8	107.5	6 187.3	5 169.2	11 356.6
<b>1997-1998</b>	3 549.6	2 447.8	60.6	1 210.9	168.9	7 438.0	5 910.9	13 348.6
<b>1998-1999</b>	3 684.4	2 470.2	31.0	1 038.4	113.0	7 337.3	4 534.9	11 872.4
<b>1998</b>								
October	288.6	175.1	3.0	79.0	2.9	548.6	313.5	862.1
November	308.9	315.7	4.5	84.6	4.9	718.6	461.5	1 180.1
December	301.0	223.7	2.0	78.5	0.4	605.6	234.8	840.5
<b>1999</b>								
January	237.2	139.6	1.1	72.3	9.7	459.8	297.4	757.2
February	284.8	186.5	5.4	85.5	2.0	564.2	432.0	996.2
March	361.3	160.3	1.1	89.2	6.1	618.1	395.5	1 013.6
April	277.8	213.3	2.3	68.7	12.1	574.2	207.3	781.6
May	384.8	215.2	2.1	102.6	12.1	717.0	424.4	1 141.4
June	340.5	228.8	2.1	96.0	0.1	667.5	503.7	1 171.2
July	371.6	250.9	1.7	109.7	0.7	734.5	523.1	1 257.6
August	366.5	275.1	0.8	114.8	2.8	760.0	505.7	1 265.7
September	349.9	180.6	2.6	121.9	0.8	655.8	257.8	913.6
October	361.7	155.7	1.8	105.1	5.5	629.8	265.9	895.8

(a) See Glossary for definition.

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>1996-1997</b>	26 037	3 418	4 313	7 731	2 843	3 398	5 889	12 130	19 861	45 898
<b>1997-1998</b>	29 075	3 513	4 071	7 584	2 572	3 718	7 736	14 026	21 610	50 685
<b>1998-1999</b>	28 174	3 596	4 694	8 290	1 890	3 000	8 884	13 774	22 064	50 238
<b>1998</b>										
August	2 095	301	279	580	196	255	520	971	1 551	3 646
September	2 355	260	495	755	172	166	291	629	1 384	3 739
October	2 264	313	406	719	115	221	553	889	1 608	3 872
November	2 390	226	444	670	145	303	1 172	1 620	2 290	4 680
December	2 313	331	328	659	138	289	882	1 309	1 968	4 281
<b>1999</b>										
January	1 849	255	263	518	108	238	701	1 047	1 565	3 414
February	2 114	223	300	523	87	283	760	1 130	1 653	3 767
March	2 747	287	382	669	249	138	544	931	1 600	4 347
April	2 063	318	296	614	95	328	766	1 189	1 803	3 866
May	2 851	306	545	851	210	173	552	935	1 786	4 637
June	2 501	395	532	927	171	398	578	1 147	2 074	4 575
July	2 770	398	588	986	160	146	798	1 104	2 090	4 860
August	2 670	226	372	598	185	208	1 095	1 488	2 086	4 756
September	2 560	394	268	662	85	185	740	1 010	1 672	4 232
October	2 624	250	306	556	84	63	818	965	1 521	4 145

VALUE (\$ million)

<b>1996-1997</b>	3 054.2	266.3	424.1	690.7	207.9	309.1	767.5	1 284.5	1 975.1	5 029.4
<b>1997-1998</b>	3 549.6	278.3	400.4	678.7	227.5	336.4	1 205.1	1 769.0	2 447.8	5 997.6
<b>1998-1999</b>	3 684.4	304.9	498.8	803.8	167.3	306.1	1 192.9	1 666.3	2 470.2	6 154.7
<b>1998</b>										
August	274.3	28.5	26.1	54.6	20.2	33.8	68.0	122.0	176.6	450.9
September	297.9	23.4	50.2	73.6	13.8	14.9	31.4	60.1	133.7	431.6
October	288.6	25.2	42.1	67.3	9.7	17.9	80.2	107.7	175.1	463.7
November	308.9	20.3	47.9	68.2	12.0	31.9	203.6	247.5	315.7	624.6
December	301.0	26.9	36.9	63.8	12.3	25.9	121.7	159.9	223.7	524.7
<b>1999</b>										
January	237.2	21.2	26.3	47.6	9.5	20.4	62.1	92.0	139.6	376.8
February	284.8	18.9	33.4	52.3	6.6	31.3	96.3	134.2	186.5	471.3
March	361.3	26.3	37.4	63.7	19.9	13.3	63.3	96.6	160.3	521.7
April	277.8	24.1	32.7	56.9	7.0	37.6	111.8	156.4	213.3	491.1
May	384.8	25.4	57.3	82.6	20.3	18.3	94.0	132.6	215.2	600.1
June	340.5	33.6	59.5	93.1	14.4	41.1	80.2	135.7	228.8	569.2
July	371.6	39.1	56.6	95.7	16.2	17.0	122.0	155.2	250.9	622.4
August	366.5	19.8	38.4	58.2	16.0	16.8	184.1	216.9	275.1	641.6
September	349.9	34.0	29.6	63.6	10.5	18.1	88.4	117.0	180.6	530.5
October	361.7	20.1	30.4	50.5	8.3	5.7	91.3	105.3	155.7	517.4

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED, Chain Volume Measures(a)—NSW

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
<b>1996-1997</b>	3 102.4	2 090.8	5 194.4	1 176.3	6 369.8	5 493.3	<b>11 855.6</b>
<b>1997-1998</b>	3 549.8	2 447.9	5 997.6	1 440.4	7 437.9	5 910.9	<b>13 348.8</b>
<b>1998-1999</b>	3 612.5	2 285.5	5 898.0	1 160.6	7 058.7	4 308.5	<b>11 367.2</b>
<b>1998</b>							
June	957.0	699.0	1 655.2	429.7	2 085.2	1 671.8	<b>3 753.2</b>
September	894.5	590.4	1 484.9	350.2	1 835.1	1 222.2	<b>3 057.3</b>
December	885.6	669.2	1 554.8	256.1	1 810.9	963.7	<b>2 774.6</b>
<b>1999</b>							
March	869.9	442.7	1 312.6	268.2	1 580.9	1 061.3	<b>2 642.2</b>
June	962.5	583.2	1 545.7	286.1	1 831.8	1 061.3	<b>2 893.1</b>
September	1 041.3	621.6	1 662.9	340.6	2 003.5	1 192.0	<b>3 195.5</b>
ORIGINAL (% change from preceding quarter)							
<b>1998</b>							
June	12.8	80.5	33.5	22.4	31.0	27.0	<b>29.2</b>
September	-6.5	-15.5	-10.3	-18.5	-12.0	-26.9	<b>-18.5</b>
December	-1.0	13.3	4.7	-26.9	-1.3	-21.2	<b>-9.2</b>
<b>1999</b>							
March	-1.8	-33.8	-15.6	4.7	-12.7	10.1	<b>-4.8</b>
June	10.6	31.7	17.8	6.7	15.9	0.0	<b>9.5</b>
September	8.2	6.6	7.6	19.0	9.4	12.3	<b>10.5</b>

(a) Reference year of chain volume measures is 1997-1998.  
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												
<b>1999</b>												
August	14	1.3	147	12.2	25	2.6	61	5.6	46	4.5	9	0.8
September	6	0.6	193	17.8	25	2.7	55	5.6	55	5.1	13	1.3
October	10	0.7	123	10.8	22	2.5	50	4.8	43	4.9	6	0.5
Value—\$200,000—\$499,999												
<b>1999</b>												
August	6	1.6	24	6.6	13	3.8	20	5.9	29	8.8	12	3.9
September	9	3.2	18	4.8	19	5.6	15	4.5	20	6.6	11	3.4
October	7	2.2	21	6.1	12	3.8	16	4.4	12	3.6	8	2.9
Value—\$500,000—\$999,999												
<b>1999</b>												
August	1	0.7	9	6.6	9	5.5	11	7.5	7	4.4	5	3.5
September	0	0.0	14	9.6	8	5.3	13	8.8	6	4.3	6	4.1
October	2	1.7	5	3.0	5	3.8	10	6.1	9	6.0	1	0.6
Value—\$1,000,000—\$4,999,999												
<b>1999</b>												
August	1	1.8	16	31.4	2	3.0	7	13.1	17	37.1	10	18.6
September	5	5.9	6	15.3	8	14.1	6	13.5	9	20.4	7	17.1
October	3	5.1	4	6.7	7	14.7	8	14.6	7	17.7	3	7.5
Value—\$5,000,000 and over												
<b>1999</b>												
August	2	11.8	2	145.0	0	0.0	0	0.0	2	20.5	2	13.5
September	2	22.6	0	0.0	0	0.0	1	7.0	2	10.5	1	5.0
October	2	57.5	0	0.0	1	5.0	1	14.3	1	8.0	0	0.0
Value—Total												
<b>1996-1997</b>	242	309.7	1 463	891.3	765	438.5	1 253	1 229.0	800	594.6	467	410.5
<b>1997-1998</b>	198	716.5	1 643	735.6	734	397.4	1 246	1 505.6	864	874.0	435	442.3
<b>1998-1999</b>	196	298.5	1 456	643.0	591	341.3	1 071	856.8	821	911.9	378	388.1
<b>1999</b>												
August	24	17.1	198	201.7	49	15.0	99	32.1	101	75.3	38	40.4
September	22	32.3	231	47.4	60	27.7	90	39.5	92	46.8	38	30.8
October	24	67.3	153	26.6	47	29.9	85	44.3	72	40.1	18	11.6

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>1999</b>										
August	4	0.5	14	1.6	12	1.1	10	1.2	342	31.4
September	1	0.2	9	0.9	9	0.8	24	2.3	390	37.3
October	3	0.3	10	1.0	8	0.9	15	1.6	290	28.0
Value—\$200,000–\$499,999										
<b>1999</b>										
August	1	0.3	6	2.0	8	2.3	7	2.2	126	37.4
September	0	0.0	2	0.7	5	1.6	3	0.7	102	31.1
October	1	0.2	5	1.8	5	1.5	1	0.3	88	26.8
Value—\$500,000–\$999,999										
<b>1999</b>										
August	0	0.0	2	1.4	4	2.7	3	2.0	51	34.3
September	1	0.7	0	0.0	2	1.3	2	1.2	52	35.4
October	0	0.0	1	0.7	3	1.6	2	1.7	38	25.3
Value—\$1,000,000–\$4,999,999										
<b>1999</b>										
August	1	1.0	3	6.1	9	21.0	1	1.5	67	134.5
September	2	3.1	3	5.5	4	6.2	0	0.0	50	100.9
October	1	2.0	2	4.1	5	9.0	2	4.6	42	86.1
Value—\$5,000,000 and over										
<b>1999</b>										
August	0	0.0	2	59.2	3	18.1	0	0.0	13	268.0
September	0	0.0	0	0.0	1	8.0	0	0.0	7	53.1
October	0	0.0	0	0.0	1	15.0	0	0.0	6	99.8
Value—Total										
<b>1996-1997</b>	66	22.1	260	234.2	481	906.7	402	132.6	6 199	5 169.2
<b>1997-1998</b>	70	28.7	263	376.7	370	636.0	370	198.2	6 193	5 910.9
<b>1998-1999</b>	89	46.2	271	518.6	324	409.0	303	121.6	5 500	4 534.9
<b>1999</b>										
August	6	1.8	27	70.3	36	45.2	21	6.9	599	505.7
September	4	4.0	14	7.1	21	17.9	29	4.3	601	257.8
October	5	2.5	18	7.6	22	28.0	20	8.2	464	265.9

## 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>1996-1997</b>	302.3	830.0	414.0	1 092.3	409.4	127.2	22.0	156.9	717.6	71.5	4 143.2
<b>1997-1998</b>	704.2	727.2	392.1	1 394.5	624.9	164.9	28.7	106.5	239.7	74.5	4 457.0
<b>1998-1999</b>	286.8	639.0	338.2	773.7	509.8	140.4	46.2	208.5	249.7	50.8	3 243.2
<b>1998</b>											
October	13.3	81.0	24.8	51.6	39.3	6.3	2.5	8.6	18.9	2.6	248.9
November	2.9	98.4	22.7	90.8	83.7	7.7	6.4	13.5	9.0	1.4	336.5
December	8.9	29.3	18.8	15.6	40.2	9.7	3.2	10.5	23.8	3.8	163.7
<b>1999</b>											
January	38.9	50.6	28.1	36.4	35.3	2.3	6.4	6.0	9.7	6.3	220.2
February	3.5	93.4	26.0	124.1	21.8	21.1	3.6	13.4	36.4	1.2	344.6
March	26.9	27.0	29.3	127.7	31.0	11.0	4.4	32.0	12.5	1.5	303.4
April	23.4	32.1	10.2	37.7	27.2	12.4	3.1	9.8	16.4	3.6	175.8
May	47.5	69.2	49.0	43.1	71.6	15.0	5.7	39.1	30.5	6.3	376.9
June	22.0	41.8	23.0	43.4	53.9	17.5	3.0	20.3	15.3	6.5	246.8
July	22.9	86.4	35.6	111.0	45.5	21.4	8.9	32.5	17.3	5.2	386.6
August	10.3	199.8	14.9	30.2	59.9	10.1	1.8	14.8	33.7	4.2	379.5
September	30.3	47.2	27.5	25.9	38.4	10.7	4.0	5.3	16.1	1.7	207.1
October	67.2	26.5	28.6	40.6	30.4	1.9	2.5	6.9	24.8	1.2	230.4
PUBLIC SECTOR (\$ million)											
<b>1996-1997</b>	7.5	61.4	24.6	136.7	185.0	283.3	0.2	77.4	189.2	61.1	1 026.0
<b>1997-1998</b>	12.3	8.5	5.3	111.3	249.0	277.6	0.0	270.1	396.4	123.4	1 453.9
<b>1998-1999</b>	11.7	4.0	3.2	83.2	402.2	247.7	0.0	310.2	159.1	71.0	1 291.8
<b>1998</b>											
October	0.0	0.5	1.3	3.0	0.3	21.6	0.0	2.7	29.5	5.9	64.6
November	0.7	0.6	0.0	5.8	34.9	20.3	0.0	51.2	8.0	3.6	125.1
December	11.0	0.4	0.0	8.5	0.9	21.4	0.0	2.9	23.4	2.6	71.1
<b>1999</b>											
January	0.0	0.0	0.0	6.5	3.5	34.5	0.0	22.3	9.3	1.2	77.2
February	0.0	0.2	0.0	11.8	36.4	27.6	0.0	1.8	1.1	8.5	87.4
March	0.0	0.2	0.0	1.1	3.5	32.7	0.0	40.2	8.6	5.8	92.1
April	0.0	0.1	0.0	1.5	4.0	12.6	0.0	6.1	4.5	2.8	31.5
May	0.0	0.0	0.0	16.3	1.8	15.0	0.0	7.7	3.2	3.4	47.5
June	0.0	1.8	0.1	17.1	25.4	5.6	0.0	151.5	30.0	25.4	256.9
July	0.2	1.4	0.0	19.2	5.7	43.5	0.0	21.8	35.0	9.7	136.4
August	6.8	2.0	0.2	1.9	15.4	30.3	0.0	55.5	11.5	2.7	126.2
September	2.0	0.2	0.2	13.6	8.4	20.1	0.0	1.8	1.8	2.6	50.8
October	0.1	0.1	1.3	3.7	9.8	9.7	0.0	0.8	3.2	7.0	35.6
TOTAL (\$ million)											
<b>1996-1997</b>	309.7	891.3	438.5	1 229.0	594.6	410.5	22.1	234.2	906.7	132.6	5 169.2
<b>1997-1998</b>	716.5	735.6	397.4	1 505.6	874.0	442.3	28.7	376.7	636.0	198.2	5 910.9
<b>1998-1999</b>	298.5	643.0	341.3	856.8	911.9	388.1	46.2	518.6	409.0	121.6	4 534.9
<b>1998</b>											
October	13.3	81.5	26.1	54.6	39.6	27.9	2.5	11.2	48.3	8.5	313.5
November	3.6	99.0	22.7	96.6	118.6	28.0	6.4	64.7	17.0	5.0	461.5
December	19.9	29.7	18.8	24.1	41.1	31.1	3.2	13.4	47.2	6.4	234.8
<b>1999</b>											
January	38.9	50.6	28.1	42.9	38.8	36.8	6.4	28.3	19.0	7.5	297.4
February	3.5	93.6	26.0	135.9	58.2	48.7	3.6	15.2	37.5	9.7	432.0
March	26.9	27.2	29.3	128.8	34.6	43.7	4.4	72.1	21.1	7.3	395.5
April	23.4	32.1	10.2	39.2	31.1	25.0	3.1	15.9	20.9	6.4	207.3
May	47.5	69.2	49.0	59.3	73.4	30.0	5.7	46.8	33.8	9.7	424.4
June	22.0	43.6	23.1	60.5	79.3	23.1	3.0	171.9	45.4	31.9	503.7
July	23.2	87.8	35.6	130.1	51.1	64.9	8.9	54.3	52.3	14.9	523.1
August	17.1	201.7	15.0	32.1	75.3	40.4	1.8	70.3	45.2	6.9	505.7
September	32.3	47.4	27.7	39.5	46.8	30.8	4.0	7.1	17.9	4.3	257.8
October	67.3	26.6	29.9	44.3	40.1	11.6	2.5	7.6	28.0	8.2	265.9



## 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>1997-1998</b>	15 593	17 744	35 102	2 075 029	2 131 276	1 148 411	5 354 717	3 795 477	9 150 194
<b>1998-1999</b>	15 119	17 633	33 932	2 153 325	2 052 659	897 663	5 103 646	2 557 049	7 660 694
<b>1998</b>									
October	1 196	1 312	2 568	166 967	151 544	62 770	381 282	207 876	589 158
November	1 284	2 000	3 337	179 528	288 506	69 571	537 606	299 524	837 129
December	1 278	1 539	2 837	180 836	179 875	61 653	422 364	109 759	532 123
<b>1999</b>									
January	895	1 244	2 202	126 343	105 160	61 033	292 537	125 304	417 841
February	1 196	1 414	2 694	173 949	164 672	71 921	410 541	290 233	700 774
March	1 592	1 191	2 864	223 398	122 384	69 982	415 763	244 330	660 093
April	1 142	1 435	2 674	168 810	186 445	62 785	418 040	120 835	538 875
May	1 517	1 390	3 002	218 640	180 504	87 558	486 701	268 855	755 557
June	1 411	1 579	3 009	205 070	182 836	72 319	460 225	203 790	664 015
July	1 496	1 545	3 061	216 694	204 668	85 681	507 044	320 337	827 381
August	1 437	1 782	3 313	215 112	248 472	92 189	555 773	298 973	854 746
September	1 238	1 360	2 622	188 026	153 991	95 369	437 386	136 257	573 643
October	1 355	1 214	2 623	206 365	119 809	84 248	410 422	182 834	593 256
PUBLIC SECTOR									
<b>1997-1998</b>	88	647	745	10 066	51 882	17 157	79 104	1 170 717	1 249 822
<b>1998-1999</b>	231	860	1 112	19 580	76 897	21 080	117 558	962 333	1 079 891
<b>1998</b>									
October	1	57	67	152	4 197	1 190	5 539	41 989	47 527
November	10	99	109	1 430	8 809	899	11 138	103 330	114 468
December	0	157	157	0	16 357	755	17 112	55 316	72 428
<b>1999</b>									
January	1	89	90	200	7 581	1 245	9 025	43 750	52 776
February	10	42	53	984	4 073	1 871	6 929	16 607	23 535
March	10	46	56	1 250	3 434	4 718	9 402	49 209	58 610
April	3	29	37	370	2 493	2 091	4 953	13 913	18 867
May	17	76	95	2 095	7 094	1 650	10 838	25 500	36 338
June	3	53	60	342	4 878	2 303	7 523	229 016	236 539
July	3	78	88	447	8 266	1 046	9 759	94 475	104 234
August	0	27	27	0	2 495	427	2 922	42 473	45 395
September	3	9	12	352	1 239	652	2 242	28 186	30 428
October	0	26	26	0	2 106	0	2 106	29 476	31 582
TOTAL									
<b>1997-1998</b>	15 681	18 391	35 847	2 085 095	2 183 158	1 165 568	5 433 821	4 966 194	10 400 015
<b>1998-1999</b>	15 350	18 493	35 044	2 172 905	2 129 556	918 743	5 221 204	3 519 382	8 740 585
<b>1998</b>									
October	1 197	1 369	2 635	167 119	155 741	63 960	386 821	249 865	636 686
November	1 294	2 099	3 446	180 958	297 315	70 470	548 744	402 854	951 597
December	1 278	1 696	2 994	180 836	196 232	62 408	439 476	165 075	604 551
<b>1999</b>									
January	896	1 333	2 292	126 543	112 741	62 278	301 562	169 054	470 616
February	1 206	1 456	2 747	174 933	168 745	73 791	417 470	306 839	724 309
March	1 602	1 237	2 920	224 648	125 818	74 699	425 165	293 539	718 703
April	1 145	1 464	2 711	169 180	188 939	64 875	422 994	134 748	557 741
May	1 534	1 466	3 097	220 735	187 598	89 207	497 540	294 355	791 895
June	1 414	1 632	3 069	205 412	187 715	74 621	467 748	432 806	900 555
July	1 499	1 623	3 149	217 141	212 934	86 727	516 803	414 812	931 615
August	1 437	1 809	3 340	215 112	250 967	92 616	558 695	341 446	900 140
September	1 241	1 369	2 634	188 378	155 230	96 021	439 628	164 442	604 071
October	1 355	1 240	2 649	206 365	121 915	84 248	412 528	212 310	624 838

(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>2 624</b>	<b>1 521</b>	<b>4 207</b>	<b>361 695</b>	<b>155 740</b>	<b>112 398</b>	<b>629 833</b>	<b>265 943</b>	<b>895 776</b>
<b>Sydney (SD)</b>	<b>1 355</b>	<b>1 240</b>	<b>2 649</b>	<b>206 365</b>	<b>121 915</b>	<b>84 248</b>	<b>412 528</b>	<b>212 310</b>	<b>624 838</b>
Inner Sydney (SSD)	9	297	313	1 934	43 765	5 912	51 611	30 950	82 561
Botany Bay (C)	4	4	8	464	490	788	1 742	1 950	3 692
Leichhardt (A)	2	0	7	1 050	0	2 523	3 573	425	3 998
Marrickville (A)	1	8	9	120	725	1 233	2 078	165	2 243
South Sydney (C)	2	285	289	300	42 550	1 103	43 953	4 453	48 406
Sydney (C)—Inner	0	0	0	0	0	265	265	21 315	21 580
Sydney (C)—Remainder	0	0	0	0	0	0	0	2 643	2 643
Eastern Suburbs (SSD)	11	29	45	4 923	3 250	12 257	20 430	980	21 410
Randwick (C)	4	29	34	783	3 250	1 895	5 928	600	6 528
Waverley (A)	2	0	2	590	0	720	1 310	300	1 610
Woollahra (A)	5	0	9	3 550	0	9 642	13 192	80	13 272
St George—Sutherland (SSD)	66	240	308	11 087	19 991	8 654	39 731	13 630	53 361
Hurstville (C)	12	31	43	1 833	2 521	356	4 710	9 900	14 610
Kogarah (A)	17	110	127	3 000	8 800	798	12 598	800	13 398
Rockdale (C)	10	40	51	1 595	3 905	1 375	6 874	2 710	9 584
Sutherland Shire (A)	27	59	87	4 658	4 765	6 126	15 549	220	15 769
Canterbury—Bankstown (SSD)	24	45	69	4 568	3 930	3 152	11 650	1 437	13 087
Bankstown (C)	18	8	26	3 313	1 020	2 034	6 367	1 437	7 804
Canterbury (C)	6	37	43	1 255	2 910	1 118	5 283	0	5 283
Fairfield—Liverpool (SSD)	330	132	464	44 277	8 935	2 061	55 273	7 071	62 345
Fairfield (C)	64	34	98	8 985	2 765	783	12 532	3 965	16 497
Liverpool (C)	266	98	366	35 293	6 170	1 278	42 741	3 106	45 847
Outer South Western Sydney (SSD)	161	4	165	22 499	305	2 602	25 406	28 289	53 695
Camden (A)	62	0	62	8 000	0	476	8 476	4 031	12 507
Campbelltown (C)	64	4	68	9 498	305	1 399	11 203	24 258	35 461
Wollondilly (A)	35	0	35	5 001	0	727	5 728	0	5 728
Inner Western Sydney (SSD)	6	0	6	1 208	0	2 577	3 785	1 976	5 761
Ashfield (A)	1	0	1	106	0	353	459	0	459
Burwood (A)	1	0	1	200	0	328	528	80	608
Concord (A)	1	0	1	157	0	608	765	0	765
Drummoyne (A)	1	0	1	223	0	791	1 014	120	1 134
Strathfield (A)	2	0	2	522	0	497	1 019	1 776	2 795
Central Western Sydney (SSD)	23	263	287	3 566	19 228	2 532	25 326	17 091	42 417
Auburn (A)	5	2	7	720	600	170	1 490	2 162	3 652
Holroyd (C)	3	25	28	403	2 002	991	3 396	4 640	8 036
Parramatta (C)	15	236	252	2 443	16 626	1 371	20 440	10 288	30 728
Outer Western Sydney (SSD)	125	14	139	16 787	977	5 199	22 963	3 475	26 437
Blue Mountains (C)	33	0	33	4 570	0	2 423	6 993	780	7 773
Hawkesbury (C)	16	6	22	2 332	417	955	3 704	533	4 237
Penrith (C)	76	8	84	9 885	560	1 821	12 266	2 162	14 427
Blacktown—Baulkham Hills (SSD)	295	72	369	43 223	5 500	4 223	52 946	7 859	60 805
Baulkham Hills (A)	142	0	142	23 445	0	2 521	25 966	70	26 036
Blacktown (C)	153	72	227	19 779	5 500	1 702	26 980	7 789	34 769
Lower Northern Sydney (SSD)	44	98	143	11 829	11 014	11 170	34 013	28 986	62 999
Hunter's Hill (A)	1	0	1	159	0	218	377	0	377
Lane Cove (A)	4	3	7	1 556	310	2 181	4 047	1 100	5 147
Mosman (A)	4	0	4	2 240	0	1 837	4 077	1 250	5 327
North Sydney (A)	1	30	32	250	5 050	1 793	7 093	1 772	8 865
Ryde (C)	25	49	74	5 388	4 354	2 324	12 066	19 844	31 910
Willoughby (C)	9	16	25	2 237	1 300	2 817	6 354	5 020	11 374

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)	53	0	54	11 782	0	9 653	21 435	1 102	22 537
Hornsby (A)	35	0	36	6 044	0	2 819	8 863	412	9 275
Ku-ring-gai (A)	18	0	18	5 739	0	6 834	12 573	690	13 263
Northern Beaches (SSD)	23	4	60	4 877	785	9 489	15 152	19 699	34 851
Manly (A)	0	4	37	0	785	3 053	3 838	13 500	17 338
Pittwater (A)	8	0	8	1 925	0	1 649	3 574	115	3 689
Warringah (A)	15	0	15	2 952	0	4 787	7 739	6 084	13 823
Gosford–Wyong (SSD)	185	42	227	23 803	4 236	4 768	32 807	49 765	82 572
Gosford (C)	81	38	119	11 463	3 916	3 541	18 920	46 747	65 667
Wyong (A)	104	4	108	12 340	320	1 227	13 887	3 018	16 905
<b>Hunter (SD)</b>	<b>304</b>	<b>40</b>	<b>344</b>	<b>39 503</b>	<b>3 142</b>	<b>7 683</b>	<b>50 328</b>	<b>13 342</b>	<b>63 670</b>
Newcastle (SSD)	228	28	256	30 690	1 999	6 071	38 760	11 557	50 318
Cessnock (C)	9	0	9	944	0	364	1 307	820	2 127
Lake Macquarie (C)	71	18	89	10 599	1 299	2 123	14 022	3 051	17 073
Maitland (C)	63	0	63	7 573	0	448	8 021	1 080	9 101
Newcastle (C)–Inner	0	2	2	0	180	120	300	1 456	1 756
Newcastle (C)–Remainder	52	6	58	6 846	360	2 409	9 615	4 580	14 195
Port Stephens (A)	33	2	35	4 728	160	607	5 495	571	6 066
Hunter SD Balance (SSD)	76	12	88	8 813	1 143	1 612	11 568	1 785	13 353
Dungog (A)	4	0	4	486	0	61	547	0	547
Gloucester (A)	4	0	4	495	0	27	522	0	522
Great Lakes (A)	29	12	41	3 084	1 143	740	4 968	330	5 298
Merriwa (A)	0	0	0	0	0	0	0	0	0
Murrurundi (A)	5	0	5	330	0	0	330	0	330
Muswellbrook (A)	12	0	12	1 353	0	594	1 946	596	2 542
Scone (A)	9	0	9	1 406	0	40	1 446	600	2 046
Singleton (A)	13	0	13	1 659	0	150	1 809	259	2 068
<b>Illawarra (SD)</b>	<b>199</b>	<b>116</b>	<b>318</b>	<b>26 454</b>	<b>21 185</b>	<b>6 181</b>	<b>53 820</b>	<b>7 648</b>	<b>61 468</b>
Wollongong (SSD)	73	110	184	10 608	20 610	3 107	34 325	6 265	40 590
Kiama (A)	8	96	104	1 513	19 480	446	21 439	995	22 434
Shellharbour (C)	27	8	35	3 765	580	129	4 474	4 100	8 574
Wollongong (C)	38	6	45	5 330	550	2 532	8 412	1 170	9 582
Illawarra SD Balance (SSD)	126	6	134	15 847	575	3 074	19 495	1 383	20 878
Shoalhaven (C)	84	2	88	10 082	200	1 963	12 245	751	12 996
Wingecarribee (A)	42	4	46	5 765	375	1 111	7 250	632	7 882
<b>Richmond–Tweed (SD)</b>	<b>115</b>	<b>29</b>	<b>146</b>	<b>12 160</b>	<b>2 500</b>	<b>1 535</b>	<b>16 195</b>	<b>3 947</b>	<b>20 142</b>
Tweed Heads (SSD)	47	8	55	4 831	640	157	5 628	2 765	8 393
Tweed (A)–Pt A	47	8	55	4 831	640	157	5 628	2 765	8 393
Richmond–Tweed SD Balance (SSD)	68	21	91	7 329	1 860	1 377	10 566	1 182	11 748
Ballina (A)	18	13	31	2 479	1 060	679	4 218	992	5 210
Byron (A)	10	4	14	1 057	450	42	1 550	80	1 630
Casino (A)	0	0	0	0	0	0	0	0	0
Kyogle (A)	5	0	5	387	0	0	387	0	387
Lismore (C)	14	0	16	1 337	0	278	1 615	0	1 615
Richmond River (A)	4	2	6	432	220	145	797	0	797
Tweed (A)–Pt B	17	2	19	1 638	130	233	2 001	110	2 111

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>138</b>	<b>29</b>	<b>167</b>	<b>16 264</b>	<b>1 825</b>	<b>2 941</b>	<b>21 030</b>	<b>2 223</b>	<b>23 253</b>
Clarence (SSD)	68	13	81	7 786	658	1 387	9 831	921	10 752
Bellingen (A)	0	0	0	0	0	0	0	0	0
Coffs Harbour (C)	38	6	44	4 272	308	702	5 283	290	5 573
Copmanhurst (A)	1	0	1	120	0	0	120	0	120
Grafton (C)	7	0	7	885	0	64	949	541	1 490
Maclean (A)	11	0	11	1 103	0	77	1 180	90	1 270
Nambucca (A)	5	7	12	605	350	394	1 349	0	1 349
Nymboida (A)	4	0	4	596	0	35	631	0	631
Ulmarra (A)	2	0	2	205	0	115	319	0	319
<b>Hastings (SSD)</b>	<b>70</b>	<b>16</b>	<b>86</b>	<b>8 478</b>	<b>1 167</b>	<b>1 554</b>	<b>11 199</b>	<b>1 302</b>	<b>12 501</b>
Greater Taree (C)	15	5	20	1 694	367	574	2 635	360	2 996
Hastings (A)	49	11	60	6 230	800	675	7 705	852	8 556
Kempsey (A)	6	0	6	554	0	305	859	90	949
Lord Howe Island	0	0	0	0	0	0	0	0	0
<b>Northern (SD)</b>	<b>50</b>	<b>5</b>	<b>55</b>	<b>6 707</b>	<b>365</b>	<b>1 786</b>	<b>8 858</b>	<b>887</b>	<b>9 745</b>
Northern Slopes (SSD)	34	5	39	4 304	365	1 154	5 823	676	6 499
Barraba (A)	0	0	0	0	0	0	0	0	0
Bingara (A)	0	0	0	0	0	0	0	0	0
Gunnedah (A)	6	0	6	633	0	80	713	170	883
Inverell (A)—Pt A	3	0	3	526	0	48	574	0	574
Manilla (A)	1	0	1	60	0	0	60	0	60
Nundle (A)	0	0	0	0	0	0	0	0	0
Parry (A)	14	0	14	1 900	0	616	2 515	0	2 515
Quirindi (A)	1	0	1	88	0	97	185	0	185
Tamworth (C)	9	5	14	1 098	365	244	1 707	506	2 213
Yallaroi (A)	0	0	0	0	0	69	69	0	69
<b>Northern Tablelands (SSD)</b>	<b>10</b>	<b>0</b>	<b>10</b>	<b>1 308</b>	<b>0</b>	<b>500</b>	<b>1 808</b>	<b>211</b>	<b>2 019</b>
Armidale (C)	5	0	5	720	0	89	809	60	869
Dumaresq (A)	1	0	1	195	0	95	290	0	290
Glen Innes (A)	0	0	0	0	0	11	11	0	11
Guyra (A)	0	0	0	0	0	38	38	0	38
Inverell (A)—Pt B	0	0	0	0	0	173	173	0	173
Severn (A)	1	0	1	102	0	0	102	0	102
Tenterfield (A)	2	0	2	225	0	58	283	151	434
Uralla (A)	1	0	1	66	0	37	103	0	103
Walcha (A)	0	0	0	0	0	0	0	0	0
<b>North Central Plain (SSD)</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>1 095</b>	<b>0</b>	<b>131</b>	<b>1 227</b>	<b>0</b>	<b>1 227</b>
Moree Plains (A)	4	0	4	734	0	45	779	0	779
Narrabri (A)	2	0	2	361	0	86	448	0	448
<b>North Western (SD)</b>	<b>95</b>	<b>9</b>	<b>104</b>	<b>12 179</b>	<b>588</b>	<b>1 344</b>	<b>14 111</b>	<b>1 948</b>	<b>16 058</b>
Central Macquarie (SSD)	91	9	100	11 708	588	1 299	13 595	1 618	15 212
Coolah (A)	0	0	0	0	0	0	0	0	0
Coonabarabran (A)	3	0	3	222	0	0	222	0	222
Dubbo (C)	73	6	79	9 625	408	892	10 925	845	11 770
Gilgandra (A)	0	0	0	0	0	0	0	0	0
Mudgee (A)	14	3	17	1 749	180	366	2 295	620	2 915
Narromine (A)	0	0	0	0	0	0	0	153	153
Wellington (A)	1	0	1	112	0	40	152	0	152
<b>Macquarie—Barwon (SSD)</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>280</b>	<b>0</b>	<b>45</b>	<b>325</b>	<b>0</b>	<b>325</b>
Bogan (A)	1	0	1	110	0	10	120	0	120
Coonamble (A)	0	0	0	0	0	0	0	0	0
Walgett (A)	2	0	2	170	0	35	205	0	205
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)	1	0	1	191	0	0	191	330	521
Bourke (A)	1	0	1	191	0	0	191	0	191
Brewarrina (A)	0	0	0	0	0	0	0	0	0
Cobar (A)	0	0	0	0	0	0	0	330	330
<b>Central West (SD)</b>	<b>70</b>	<b>12</b>	<b>83</b>	<b>8 288</b>	<b>1 180</b>	<b>1 430</b>	<b>10 898</b>	<b>10 325</b>	<b>21 223</b>
Bathurst–Orange (SSD)	33	8	41	4 169	900	774	5 843	6 915	12 758
Bathurst (C)	19	8	27	2 556	900	505	3 962	255	4 217
Blayney (A)–Pt A	1	0	1	70	0	51	121	60	181
Cabonne (A)–Pt A	2	0	2	258	0	48	306	50	356
Evans (A)–Pt A	0	0	0	0	0	48	48	0	48
Orange (C)	11	0	11	1 285	0	121	1 406	6 550	7 956
Central Tablelands (excl.)									
Bathurst–Orange) (SSD)	14	0	14	1 728	0	192	1 919	1 077	2 996
Blayney (A)–Pt B	0	0	0	0	0	0	0	0	0
Cabonne (A) –Pt B	1	0	1	189	0	0	189	0	189
Evans (A)–Pt B	2	0	2	194	0	40	234	0	234
Greater Lithgow (C)	9	0	9	1 092	0	47	1 139	1 077	2 216
Oberon (A)	2	0	2	253	0	0	253	0	253
Rylstone (A)	0	0	0	0	0	105	105	0	105
Lachlan (SSD)									
Bland (A)	0	0	0	0	0	20	20	0	20
Cabonne (A)–Pt C	1	0	1	25	0	29	54	50	104
Cowra (A)	5	0	5	618	0	125	743	1 358	2 101
Forbes (A)	5	0	5	732	0	210	942	0	942
Lachlan (A)	0	0	1	0	0	10	10	0	10
Parkes (A)	10	4	14	799	280	15	1 094	925	2 019
Weddin (A)	2	0	2	217	0	55	272	0	272
<b>South Eastern (SD)</b>	<b>139</b>	<b>13</b>	<b>154</b>	<b>16 568</b>	<b>1 018</b>	<b>3 167</b>	<b>20 753</b>	<b>4 068</b>	<b>24 821</b>
Queanbeyan (SSD)	40	2	42	4 896	100	606	5 602	509	6 111
Queanbeyan (C)	37	2	39	4 546	100	230	4 876	509	5 385
Yarrowlumla (A)–Pt A	3	0	3	350	0	376	726	0	726
Southern Tablelands (excl.)									
Queanbeyan) (SSD)	40	2	42	4 346	60	976	5 382	970	6 352
Boorowa (A)	1	0	1	31	0	0	31	0	31
Crookwell (A)	1	0	1	35	0	106	141	0	141
Goulburn (C)	11	0	11	1 216	0	150	1 367	150	1 517
Gunning (A)	3	0	3	361	0	0	361	0	361
Harden (A)	1	0	1	16	0	100	116	0	116
Mulwaree (A)	12	2	14	1 294	60	260	1 614	0	1 614
Tallaganda (A)	3	0	3	361	0	13	373	0	373
Yarrowlumla (A)–Pt B	0	0	0	0	0	0	0	0	0
Yass (A)	6	0	6	838	0	243	1 081	0	1 081
Young (A)	2	0	2	195	0	104	299	820	1 119
Lower South Coast (SSD)									
Bega Valley (A)	24	2	28	3 385	250	575	4 210	50	4 260
Eurobodalla (A)	28	7	35	3 235	608	969	4 811	376	5 187
Snowy (SSD)									
Bombala (A)	2	0	2	240	0	0	240	0	240
Cooma–Monaro (A)	3	0	3	273	0	0	273	450	723
Snowy River (A)	2	0	2	193	0	41	234	1 713	1 947

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>64</b>	<b>8</b>	<b>72</b>	<b>7 822</b>	<b>724</b>	<b>1 016</b>	<b>9 563</b>	<b>3 867</b>	<b>13 430</b>
Central Murrumbidgee (SSD)	29	0	29	3 388	0	759	4 146	2 560	6 706
Coolamon (A)	0	0	0	0	0	0	0	100	100
Cootamundra (A)	4	0	4	467	0	15	482	0	482
Gundagai (A)	0	0	0	0	0	80	80	0	80
Junee (A)	1	0	1	60	0	31	91	0	91
Lockhart (A)	0	0	0	0	0	0	0	0	0
Narrandera (A)	1	0	1	100	0	0	100	0	100
Temora (A)	2	0	2	125	0	65	189	0	189
Tumut (A)	3	0	3	338	0	20	358	0	358
Wagga Wagga (C)	18	0	18	2 297	0	549	2 846	2 460	5 306
Lower Murrumbidgee (SSD)	35	8	43	4 434	724	258	5 416	1 307	6 723
Carrathool (A)	2	0	2	181	0	30	211	67	278
Griffith (C)	18	4	22	2 313	364	121	2 798	1 240	4 038
Hay (A)	0	0	0	0	0	0	0	0	0
Leeton (A)	11	4	15	1 405	360	67	1 832	0	1 832
Murrumbidgee (A)	4	0	4	536	0	40	576	0	576
<b>Murray (SD)</b>	<b>94</b>	<b>14</b>	<b>108</b>	<b>9 315</b>	<b>1 117</b>	<b>962</b>	<b>11 394</b>	<b>5 264</b>	<b>16 658</b>
Albany (SSD)	61	4	65	6 035	486	691	7 212	2 198	9 410
Albany (C)	52	4	56	4 864	486	612	5 962	1 698	7 660
Hume (A)	9	0	9	1 171	0	79	1 250	500	1 750
Upper Murray (excl. Albany) (SSD)	9	0	9	819	0	81	900	1 650	2 550
Corowa (A)	6	0	6	660	0	71	731	1 650	2 381
Culcairn (A)	0	0	0	0	0	0	0	0	0
Holbrook (A)	1	0	1	97	0	0	97	0	97
Tumbarumba (A)	2	0	2	62	0	10	72	0	72
Urana (A)	0	0	0	0	0	0	0	0	0
Central Murray (SSD)	20	10	30	2 123	631	131	2 885	1 266	4 151
Berrigan (A)	1	0	1	70	0	43	113	180	293
Conargo (A)	0	0	0	0	0	0	0	0	0
Deniliquin (A)	2	0	2	223	0	15	238	495	733
Jerilderie (A)	1	0	1	40	0	0	40	246	286
Murray (A)	14	10	24	1 551	631	73	2 254	105	2 359
Wakool (A)	2	0	2	240	0	0	240	240	480
Windouran (A)	0	0	0	0	0	0	0	0	0
Murray–Darling (SSD)	4	0	4	338	0	59	398	150	548
Balranald (A)	0	0	0	0	0	0	0	0	0
Wentworth(A)	4	0	4	338	0	59	398	150	548
<b>Far West (SD)</b>	<b>1</b>	<b>6</b>	<b>7</b>	<b>70</b>	<b>180</b>	<b>106</b>	<b>356</b>	<b>115</b>	<b>471</b>
Far West (SSD)	1	6	7	70	180	106	356	115	471
Broken Hill (C)	1	6	7	70	180	106	356	115	471
Central Darling (A)	0	0	0	0	0	0	0	0	0
Unincorp, Far West	0	0	0	0	0	0	0	0	0

## STATISTICAL DISTRICT

Newcastle NSW	228	28	256	30 690	1 999	6 071	38 760	11 557	50 318
Wollongong NSW	73	110	184	10 608	20 610	3 107	34 325	6 265	40 590
Bathurst–Orange NSW	33	8	41	4 169	900	774	5 843	6 915	12 758
Albany–Wodonga NSW/VIC	94	4	98	9 581	486	1 467	11 533	2 372	13 905
Canberra–Queanbeyan ACT/NSW	138	31	169	17 801	3 377	6 338	27 516	13 913	41 429
Gold Coast–Tweed Heads QLD/NSW	234	379	614	29 497	43 751	2 382	75 631	16 615	92 246

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

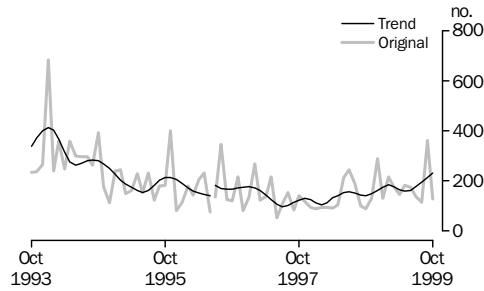
(b) Refer to Explanatory Notes paragraph 12.

# BUILDING APPROVALS KEY FEATURES: ACT

## KEY FIGURES

		<b>% change Sep 1999 to Oct 1999</b>	<b>% change Oct 1998 to Oct 1999</b>
<b>Trend estimates</b>			
Dwelling units approved			
Total dwelling units	232	8.0	63.2
<b>Original</b>			
Dwelling units approved			
Private sector houses	98	-47.0	12.6
Total dwelling units	127	-64.8	44.3

## DWELLING UNITS APPROVED



## KEY POINTS

### Original Estimates

- There were 127 dwellings approved in October 1999, 234 dwellings less than September but 39 more than October 1998.
- The number of houses approved (98) decreased by 87 while other residential (29) fell by 145 dwellings.
- The value of total building was \$35.4 million, a decrease of \$20.5 million on September 1999. This comprised an increase of \$ 9.4 million to non-residential building which was offset by a decrease of \$29.9 million to residential building.

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building (a)	Total dwelling units	Total dwelling units trend estimates
PRIVATE SECTOR (Number)							
<b>1996-1997</b>	1 185	717	3	0	3	1 908	n.a.
<b>1997-1998</b>	1 086	259	1	0	1	1 347	n.a.
<b>1998-1999</b>	1 202	622	0	133	0	1 957	n.a.
<b>1998</b>							
October	87	0	0	0	0	87	n.a.
November	116	12	0	0	0	128	n.a.
December	65	89	0	133	0	287	n.a.
<b>1999</b>							
January	88	44	0	0	0	132	n.a.
February	96	104	0	0	0	200	n.a.
March	108	69	0	0	0	177	n.a.
April	82	24	0	0	0	106	n.a.
May	147	21	0	0	0	168	n.a.
June	62	100	0	0	0	162	n.a.
July	83	46	0	0	0	129	n.a.
August	113	2	0	0	0	115	n.a.
September	185	174	2	0	0	361	n.a.
October	98	29	0	0	0	127	n.a.
PUBLIC SECTOR (Number)							
<b>1996-1997</b>	39	10	0	0	0	49	n.a.
<b>1997-1998</b>	15	34	0	0	0	49	n.a.
<b>1998-1999</b>	95	22	0	0	0	117	n.a.
<b>1998</b>							
October	1	0	0	0	0	1	n.a.
November	2	0	0	0	0	2	n.a.
December	2	0	0	0	0	2	n.a.
<b>1999</b>							
January	0	0	0	0	0	0	n.a.
February	12	4	0	0	0	16	n.a.
March	1	0	0	0	0	1	n.a.
April	41	0	0	0	0	41	n.a.
May	11	4	0	0	0	15	n.a.
June	0	14	0	0	0	14	n.a.
July	8	2	0	0	0	10	n.a.
August	1	0	0	0	0	1	n.a.
September	0	0	0	0	0	0	n.a.
October	0	0	0	0	0	0	n.a.
TOTAL (Number)							
<b>1996-1997</b>	1 224	727	3	0	3	1 957	n.a.
<b>1997-1998</b>	1 101	293	1	0	1	1 396	n.a.
<b>1998-1999</b>	1 297	644	0	133	0	2 074	n.a.
<b>1998</b>							
October	88	0	0	0	0	88	142
November	118	12	0	0	0	130	149
December	67	89	0	133	0	289	161
<b>1999</b>							
January	88	44	0	0	0	132	176
February	108	108	0	0	0	216	184
March	109	69	0	0	0	178	177
April	123	24	0	0	0	147	165
May	158	25	0	0	0	183	158
June	62	114	0	0	0	176	163
July	91	48	0	0	0	139	178
August	114	2	0	0	0	116	196
September	185	174	2	0	0	361	215
October	98	29	0	0	0	127	232

(a) See Glossary for definition.



## 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(a)	Total building
PRIVATE SECTOR (\$ '000)								
<b>1996-1997</b>	140 828	63 709	133	56 638	0	261 309	147 055	<b>408 364</b>
<b>1997-1998</b>	134 548	24 867	80	52 567	413	212 474	157 063	<b>369 537</b>
<b>1998-1999</b>	158 883	64 691	0	52 702	9 874	286 150	147 809	<b>433 958</b>
<b>1998</b>								
October	11 810	0	0	6 617	0	18 427	2 190	<b>20 617</b>
November	14 477	1 250	0	4 526	0	20 252	3 492	<b>23 744</b>
December	8 930	8 065	0	4 459	9 874	31 328	21 747	<b>53 076</b>
<b>1999</b>								
January	11 652	3 830	0	3 195	0	18 677	1 929	<b>20 605</b>
February	12 846	8 808	0	3 080	0	24 734	1 507	<b>26 241</b>
March	14 392	9 450	0	3 536	0	27 377	26 134	<b>53 511</b>
April	10 901	3 107	0	3 641	0	17 650	18 111	<b>35 761</b>
May	20 647	3 046	0	7 084	0	30 777	24 971	<b>55 748</b>
June	9 295	10 810	0	2 865	0	22 971	1 487	<b>24 458</b>
July	13 270	5 283	0	6 336	0	24 888	20 749	<b>45 636</b>
August	15 199	228	0	6 788	0	22 215	7 864	<b>30 079</b>
September	25 038	20 860	265	5 781	0	51 944	3 014	<b>54 958</b>
October	12 905	3 277	0	5 835	0	22 017	6 784	<b>28 801</b>
PUBLIC SECTOR (\$ '000)								
<b>1996-1997</b>	3 646	873	0	43	0	4 562	144 582	<b>149 144</b>
<b>1997-1998</b>	1 167	2 790	0	0	0	3 957	81 838	<b>85 795</b>
<b>1998-1999</b>	7 836	1 695	0	18	0	9 549	161 104	<b>170 652</b>
<b>1998</b>								
October	81	0	0	0	0	81	1 599	<b>1 680</b>
November	162	0	0	0	0	162	2 695	<b>2 858</b>
December	189	0	0	0	0	189	9 373	<b>9 563</b>
<b>1999</b>								
January	0	0	0	0	0	0	300	<b>300</b>
February	983	328	0	0	0	1 310	84 515	<b>85 825</b>
March	55	0	0	18	0	74	2 568	<b>2 641</b>
April	3 776	0	0	0	0	3 776	2 502	<b>6 278</b>
May	992	402	0	0	0	1 394	1 695	<b>3 089</b>
June	0	966	0	0	0	966	10 714	<b>11 679</b>
July	653	141	0	0	0	794	664	<b>1 459</b>
August	284	0	0	3 250	0	3 534	4 284	<b>7 818</b>
September	0	0	0	0	0	0	994	<b>994</b>
October	0	0	0	0	0	0	6 620	<b>6 620</b>
TOTAL (\$ '000)								
<b>1996-1997</b>	144 474	64 582	133	56 681	0	265 871	291 637	<b>557 508</b>
<b>1997-1998</b>	135 715	27 657	80	52 567	413	216 432	238 901	<b>455 333</b>
<b>1998-1999</b>	166 719	66 385	0	52 720	9 874	295 699	308 912	<b>604 611</b>
<b>1998</b>								
October	11 891	0	0	6 617	0	18 508	3 789	<b>22 297</b>
November	14 639	1 250	0	4 526	0	20 414	6 187	<b>26 602</b>
December	9 120	8 065	0	4 459	9 874	31 518	31 121	<b>62 638</b>
<b>1999</b>								
January	11 652	3 830	0	3 195	0	18 677	2 229	<b>20 905</b>
February	13 828	9 136	0	3 080	0	26 045	86 021	<b>112 066</b>
March	14 447	9 450	0	3 554	0	27 451	28 702	<b>56 152</b>
April	14 677	3 107	0	3 641	0	21 426	20 614	<b>42 039</b>
May	21 639	3 448	0	7 084	0	32 170	26 667	<b>58 837</b>
June	9 295	11 776	0	2 865	0	23 936	12 201	<b>36 137</b>
July	13 923	5 424	0	6 336	0	25 682	21 413	<b>47 095</b>
August	15 483	228	0	10 038	0	25 749	12 148	<b>37 897</b>
September	25 038	20 860	265	5 781	0	51 944	4 008	<b>55 952</b>
October	12 905	3 277	0	5 835	0	22 017	13 404	<b>35 421</b>

(a) See Glossary for definition.

## 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>98</b>	<b>29</b>	<b>127</b>	<b>12 905</b>	<b>3 277</b>	<b>5 835</b>	<b>22 017</b>	<b>13 404</b>	<b>35 421</b>
<b>Canberra (SD)</b>	<b>98</b>	<b>29</b>	<b>127</b>	<b>12 905</b>	<b>3 277</b>	<b>5 732</b>	<b>21 913</b>	<b>13 404</b>	<b>35 317</b>
North Canberra (SSD)	7	0	7	939	0	863	1 802	6 018	7 820
Acton	0	0	0	0	0	0	0	3 460	3 460
Ainslie	3	0	3	417	0	321	739	0	739
Braddon	0	0	0	0	0	0	0	140	140
Campbell	0	0	0	0	0	116	116	0	116
City	0	0	0	0	0	0	0	1 418	1 418
Dickson	0	0	0	0	0	49	49	0	49
Downer	0	0	0	0	0	0	0	0	0
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	3	0	3	340	0	44	384	0	384
Majura	0	0	0	0	0	0	0	0	0
O'Connor	1	0	1	181	0	102	283	1 000	1 283
Reid	0	0	0	0	0	123	123	0	123
Russell	0	0	0	0	0	0	0	0	0
Turner	0	0	0	0	0	0	0	0	0
Watson	0	0	0	0	0	109	109	0	109
Belconnen (SSD)	18	0	18	2 135	0	873	3 008	1 321	4 329
Aranda	0	0	0	0	0	93	93	0	93
Belconnen Town Centre	0	0	0	0	0	0	0	1 241	1 241
Belconnen-SSD Bal	0	0	0	0	0	0	0	0	0
Bruce	0	0	0	0	0	0	0	80	80
Charnwood	0	0	0	0	0	36	36	0	36
Cook	0	0	0	0	0	42	42	0	42
Dunlop	17	0	17	1 987	0	22	2 009	0	2 009
Evatt	0	0	0	0	0	116	116	0	116
Florey	0	0	0	0	0	48	48	0	48
Flynn	0	0	0	0	0	124	124	0	124
Fraser	0	0	0	0	0	0	0	0	0
Giralang	1	0	1	148	0	37	185	0	185
Hawker	0	0	0	0	0	13	13	0	13
Higgins	0	0	0	0	0	0	0	0	0
Holt	0	0	0	0	0	20	20	0	20
Kaleen	0	0	0	0	0	76	76	0	76
Latham	0	0	0	0	0	91	91	0	91
McKellar	0	0	0	0	0	24	24	0	24
Macgregor	0	0	0	0	0	13	13	0	13
Macquarie	0	0	0	0	0	59	59	0	59
Melba	0	0	0	0	0	0	0	0	0
Page	0	0	0	0	0	0	0	0	0
Scullin	0	0	0	0	0	19	19	0	19
Spence	0	0	0	0	0	0	0	0	0
Weetangera	0	0	0	0	0	40	40	0	40
Woden Valley (SSD)	2	0	2	269	0	1 296	1 565	520	2 086
Chifley	2	0	2	269	0	105	374	0	374
Curtin	0	0	0	0	0	197	197	0	197
Farrer	0	0	0	0	0	421	421	78	499
Garran	0	0	0	0	0	52	52	0	52
Hughes	0	0	0	0	0	143	143	0	143
Isaacs	0	0	0	0	0	0	0	0	0
Lyons	0	0	0	0	0	0	0	0	0
Mawson	0	0	0	0	0	88	88	0	88
O'Malley	0	0	0	0	0	0	0	0	0
Pearce	0	0	0	0	0	102	102	0	102
Phillip	0	0	0	0	0	0	0	442	442
Torrens	0	0	0	0	0	189	189	0	189

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	323	323	0	323
Chapman	0	0	0	0	0	140	140	0	140
Duffy	0	0	0	0	0	0	0	0	0
Fisher	0	0	0	0	0	43	43	0	43
Holder	0	0	0	0	0	0	0	0	0
Rivett	0	0	0	0	0	0	0	0	0
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	48	48	0	48
Weston	0	0	0	0	0	57	57	0	57
Weston Creek–Stromlo – SSD Bal	0	0	0	0	0	35	35	0	35
Tuggeranong (SSD)	31	14	45	3 360	1 432	1 546	6 338	50	6 388
Banks	0	0	0	0	0	39	39	0	39
Bonython	0	0	0	0	0	105	105	0	105
Calwell	26	14	40	2 660	1 432	111	4 204	0	4 204
Chisholm	0	0	0	0	0	33	33	0	33
Conder	0	0	0	0	0	125	125	0	125
Fadden	0	0	0	0	0	69	69	0	69
Gilmore	0	0	0	0	0	79	79	0	79
Gordon	5	0	5	700	0	57	757	0	757
Gowrie	0	0	0	0	0	16	16	0	16
Greenway	0	0	0	0	0	0	0	50	50
Isabella Plains	0	0	0	0	0	36	36	0	36
Kambah	0	0	0	0	0	251	251	0	251
Macarthur	0	0	0	0	0	148	148	0	148
Monash	0	0	0	0	0	327	327	0	327
Oxley	0	0	0	0	0	0	0	0	0
Richardson	0	0	0	0	0	0	0	0	0
Theodore	0	0	0	0	0	35	35	0	35
Tuggeranong–SSD Bal	0	0	0	0	0	0	0	0	0
Wanniassa	0	0	0	0	0	114	114	0	114
South Canberra (SSD)	8	0	8	1 220	0	766	1 987	5 340	7 326
Barton	0	0	0	0	0	63	63	287	350
Deakin	0	0	0	0	0	27	27	4 000	4 027
Forrest	1	0	1	285	0	0	285	0	285
Fyshwick	0	0	0	0	0	0	0	0	0
Griffith	0	0	0	0	0	169	169	1 053	1 222
Harman	0	0	0	0	0	0	0	0	0
Hume	0	0	0	0	0	0	0	0	0
Jerrabomberra	0	0	0	0	0	0	0	0	0
Kingston	0	0	0	0	0	0	0	0	0
Narrabundah	3	0	3	293	0	177	470	0	470
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	1	0	1	253	0	223	475	0	475
Symonston	0	0	0	0	0	0	0	0	0
Yarralumla	3	0	3	389	0	107	496	0	496
Gungahlin–Hall (SSD)	32	15	47	4 982	1 844	63	6 889	155	7 044
Amaroo	4	0	4	447	0	0	447	0	447
Gungahlin–Hall – SSD Bal	0	0	0	0	0	0	0	155	155
Hall	0	0	0	0	0	11	11	0	11
Mitchell	0	0	0	0	0	0	0	0	0
Ngunnawal	3	6	9	730	802	0	1 532	0	1 532
Nicholls	23	0	23	3 583	0	0	3 583	0	3 583
Palmerston	2	9	11	222	1 042	52	1 317	0	1 317
Australian Capital Territory - Bal	0	0	0	0	0	104	104	0	104

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

(b) Refer to Explanatory Notes paragraph 12.

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

# EXPLANATORY NOTES

## INTRODUCTION

**1** This publication presents monthly details of building work approved.

## SCOPE AND COVERAGE

**2** Statistics of building work approved are compiled from:

- permits issued by local government authorities;
- permits issued by licensed building surveyors;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- permits issued by ACT building, electrical and plumbing control—Department of Urban Services;
- major building activity in areas not subject to normal administrative approval e.g. building on remote mine sites.

**3** The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (Cat. no. 8762.0).

## VALUE DATA

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

## OWNERSHIP

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

## BUILDING CLASSIFICATIONS

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

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

## EXPLANATORY NOTES

### BUILDING CLASSIFICATIONS

*continued*

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

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

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

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

**12** The Type of Work classification refers to the building activity carried out: New; Alterations and additions; or Conversion. See the Glossary for definitions of these terms. Prior to the April 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the April 1998 issue onwards, Conversion jobs are shown separately in tables 5, 6, 13 and 14. However, in other tables they are included within existing categories, as follows: in tables 1, 2, 11, 12 and 15 they are included in the appropriate Type of Building category, and in tables 3, 4, 11, 12 and 15 they are included in the 'Alterations and additions to residential buildings' category.

### SEASONAL ADJUSTMENT

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

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

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

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

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

## EXPLANATORY NOTES

### TREND ESTIMATES

**18** Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

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

### CHAIN VOLUME MEASURES

**20** The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1997–1998). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

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

### AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

**22** Area statistics are now being classified to the *Australian Standard Geographical Classification, 1998 Edition* (Cat. no. 1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.

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

### UNPUBLISHED DATA

**24** The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.

### RELATED PUBLICATIONS

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

- *Building Activity, Australia* (Cat. no. 8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, Australian Capital Territory* (Cat. no. 8752.8)
- *Building Activity, New South Wales* (Cat. no. 8752.1)
- *Building Activity, Building Work Done, Australia*, (Cat. no. 8755.0)
- *Building Approvals, Australia* (Cat. no. 8731.0)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0).
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in House Building* (Cat. no. 6408.0)
- *Price Index of Materials Used in Building Other than House Building* (Cat. no. 6407.0)

## EXPLANATORY NOTES

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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 SubDivision

## 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 and 13 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 6 and 14 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 12.
<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 (e.g. 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 a 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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