

**BUILDING APPROVALS, NEW SOUTH WALES AND
AUSTRALIAN CAPITAL TERRITORY, FEBRUARY 1997**

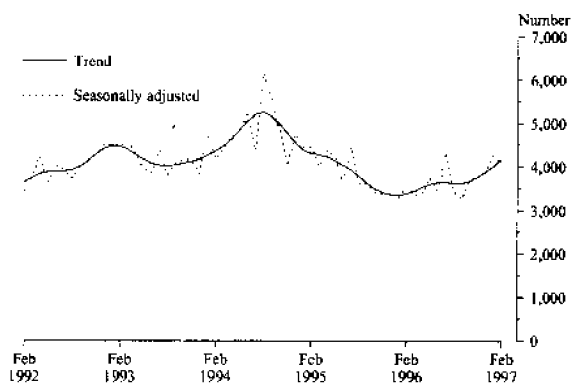
NEW SOUTH WALES

MAIN FEATURES

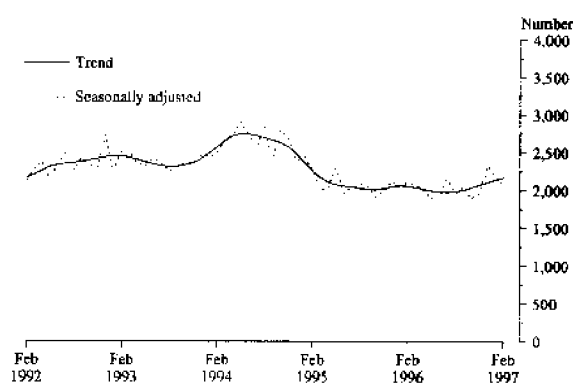
NUMBER OF DWELLING UNITS APPROVED

	February 1996	January 1997	February 1997	February 1996 to February 1997 change	January 1997 to February 1997 change
Original series	3,361	3,767	3,674	9.3%	-2.5%
Seasonally adjusted	3,545	4,258	4,076	15.0%	-4.3%
Trend estimate	3,378	4,012	4,163	23.2%	3.8%

TOTAL DWELLING UNITS APPROVED, NSW



PRIVATE SECTOR HOUSES APPROVED, NSW



Residential building

- The trend for total dwelling units increased by 3.8% in February and is 23.3% higher than a year ago.
- The trend for private sector houses increased by 1.5% in February and 9.3% over the last six months.
- In original terms the total number of dwelling units approved in February was 3,674, a decrease of 2.5% on January 1997 (3,767) and 9.3% higher than February 1996 (3,361).
- The value of new residential building approved in February was \$400.8 million.

Non-residential building

- The value of non-residential building approved was \$241.5 million. Of this total, shops accounted for \$69.3 million with 2 projects in this sector contributing \$39.0 million.
- In total there were 7 projects valued at \$5 million or more.

Value of total building

- For February, the value of total building work approved was \$723.1 million, 18.2% fall on January (\$883.8 million) and 6.6% lower than February 1996 (\$774.0 million).

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact John Radimissis on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

TABLE 1. DWELLING UNITS APPROVED, NSW

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION										
1993-94	13,691	240	13,931	12,090	1,048	13,138	2,043	27,811	1,301	29,112
1994-95	13,834	255	14,089	16,919	1,012	17,931	1,778	32,513	1,285	33,798
1995-96	12,492	230	12,722	13,092	840	13,932	640	26,219	1,075	27,294
<i>July-February—</i>										
1995-96	8,387	203	8,590	8,691	549	9,240	341	17,415	756	18,171
1996-97	8,185	51	8,236	9,506	956	10,462	1,123	18,802	1,019	19,821
<i>1995—</i>										
December	871	21	892	873	41	914	22	1,766	62	1,828
<i>1996—</i>										
January	829	26	855	701	78	779	37	1,567	104	1,671
February	986	13	999	954	46	1,000	31	1,967	63	2,030
March	1,082	10	1,092	955	32	987	9	2,046	42	2,088
April	918	5	923	812	30	842	23	1,753	35	1,788
May	1,145	7	1,152	1,918	87	2,005	85	3,147	95	3,242
June	960	5	965	716	142	858	182	1,858	147	2,005
July	1,116	13	1,129	1,446	328	1,774	105	2,667	341	3,008
August	1,075	7	1,082	950	33	983	103	2,122	46	2,168
September	1,174	1	1,175	816	47	863	95	2,085	48	2,133
October	1,010	8	1,018	1,164	44	1,208	215	2,389	52	2,441
November	1,047	—	1,047	1,280	52	1,332	451	2,774	56	2,830
December	1,004	7	1,011	1,151	130	1,281	22	2,176	138	2,314
<i>1997—</i>										
January	940	4	944	1,307	233	1,540	95	2,341	238	2,579
February	819	11	830	1,392	89	1,481	37	2,248	100	2,348
NEW SOUTH WALES										
1993-94	30,051	561	30,612	17,744	1,554	19,298	2,453	50,234	2,129	52,363
1994-95	28,578	423	29,001	21,979	1,811	23,790	2,073	52,604	2,260	54,864
1995-96	24,090	360	24,450	15,861	1,389	17,250	884	40,809	1,775	42,584
<i>July-February—</i>										
1995-96	16,155	286	16,441	10,745	857	11,602	497	27,393	1,147	28,540
1996-97	16,322	109	16,431	11,399	1,357	12,756	1,256	28,963	1,480	30,443
<i>1995—</i>										
December	1,707	26	1,733	1,095	69	1,164	26	2,828	95	2,923
<i>1996—</i>										
January	1,702	41	1,743	964	139	1,103	50	2,716	180	2,896
February	1,989	13	2,002	1,233	81	1,314	45	3,263	98	3,361
March	2,054	31	2,085	1,086	57	1,143	31	3,155	104	3,259
April	1,881	29	1,910	1,028	98	1,126	61	2,970	127	3,097
May	2,108	8	2,116	2,109	193	2,302	96	4,312	202	4,514
June	1,892	6	1,898	893	184	1,077	199	2,979	195	3,174
July	2,304	17	2,321	1,721	469	2,190	132	4,157	486	4,643
August	2,074	12	2,086	1,196	35	1,231	109	3,373	53	3,426
September	2,297	8	2,305	1,037	55	1,092	110	3,443	64	3,507
October	2,010	19	2,029	1,461	105	1,566	234	3,705	124	3,829
November	2,031	2	2,033	1,473	111	1,584	463	3,962	118	4,080
December	1,993	16	2,009	1,306	172	1,478	30	3,328	189	3,517
<i>1997—</i>										
January	1,813	5	1,818	1,597	250	1,847	102	3,511	256	3,767
February	1,800	30	1,830	1,608	160	1,768	76	3,484	190	3,674

(a) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED, NSW
(\$ million)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
SYDNEY STATISTICAL DIVISION														
1993-94	1,510.3	23.1	1,533.3	1,040.6	70.9	1,111.4	2,550.8	94.0	2,644.8	782.9	1,376.9	2,065.7	4,703.5	5,493.3
1994-95	1,639.9	26.4	1,666.3	1,745.0	76.7	1,821.7	3,384.9	103.0	3,488.0	852.4	2,206.4	2,896.8	6,437.1	7,237.2
1995-96	1,520.2	22.6	1,542.8	1,429.0	64.2	1,493.2	2,949.2	86.8	3,036.0	792.4	1,994.0	2,716.5	5,724.2	6,544.9
July-February--														
1995-96	1,017.0	20.0	1,037.0	996.8	41.5	1,038.3	2,013.8	61.4	2,075.3	520.5	1,447.7	1,887.6	3,978.7	4,483.3
1996-97	1,046.0	6.0	1,052.0	1,004.6	78.1	1,082.7	2,050.6	84.1	2,134.7	586.4	2,774.0	3,333.9	5,401.6	6,055.1
1995--														
December	114.7	2.0	116.7	75.9	2.5	78.4	190.6	4.5	195.1	56.7	110.0	127.7	357.2	379.5
1996--														
January	104.1	2.4	106.5	63.9	7.8	71.6	168.0	10.1	178.1	64.6	161.1	187.5	393.6	430.2
February	116.0	1.2	117.2	74.7	3.8	78.5	190.8	5.0	195.7	58.9	187.8	276.7	436.4	531.4
March	130.1	0.9	131.0	74.2	2.4	76.5	204.3	3.3	207.6	65.5	121.5	182.7	391.0	455.8
April	115.2	0.5	115.8	83.0	2.2	85.2	198.2	2.7	200.9	60.6	160.6	199.2	415.2	460.7
May	139.8	0.6	140.4	216.4	6.6	223.0	356.1	7.2	363.3	78.3	144.5	232.3	576.8	673.9
June	118.1	0.6	118.6	58.7	11.6	70.3	176.7	12.2	188.9	67.5	119.6	214.8	362.5	471.2
July	142.3	1.2	143.5	169.7	28.6	198.3	312.0	29.9	341.9	74.8	147.2	200.0	530.4	616.6
August	133.3	1.4	134.7	102.3	2.2	104.6	235.6	3.7	239.3	69.4	345.5	385.4	647.0	694.2
September	147.5	0.1	147.6	74.9	4.0	78.8	222.4	4.1	226.4	75.1	248.4	351.0	545.8	652.5
October	130.5	0.8	131.3	115.2	4.5	119.7	245.8	5.2	251.0	71.5	608.2	645.7	925.2	968.1
November	134.0	--	134.0	158.6	3.9	162.5	292.6	3.9	296.5	110.6	682.9	833.5	1,085.1	1,240.6
December	131.1	0.9	132.1	108.4	9.4	117.9	239.6	10.4	249.9	57.9	363.8	427.6	661.0	735.4
1997														
January	119.3	0.5	119.8	121.8	17.4	139.2	241.1	18.0	259.0	71.0	245.1	337.9	556.7	667.9
February	107.9	1.1	109.0	153.7	8.0	161.6	261.6	9.1	270.6	56.0	132.9	153.0	450.4	479.7
NEW SOUTH WALES														
1993-94	3,065.8	53.3	3,119.1	1,424.1	99.9	1,523.9	4,489.9	153.1	4,643.1	1,043.1	1,895.6	2,884.1	7,420.5	8,570.2
1994-95	3,101.6	43.2	3,144.8	2,106.8	125.0	2,231.8	5,208.3	168.3	5,376.6	1,101.0	2,812.5	3,733.4	9,114.5	10,211.0
1995-96	2,700.0	36.2	2,736.2	1,637.1	103.7	1,740.8	4,337.1	139.9	4,477.0	1,041.4	2,684.7	3,650.2	8,049.4	9,168.6
July-February--														
1995-96	1,798.8	28.5	1,827.3	1,142.5	62.8	1,205.3	2,941.3	91.3	3,032.6	686.8	1,946.4	2,539.6	5,571.0	6,259.1
1996-97	1,892.2	12.3	1,904.5	1,157.7	109.8	1,267.5	3,050.0	122.1	3,172.1	757.6	3,252.8	4,045.9	7,050.3	7,975.6
1995														
December	199.2	2.5	201.7	91.3	4.3	95.6	290.5	6.8	297.3	73.2	163.1	192.7	526.7	563.2
1996--														
January	191.6	4.0	195.6	80.6	11.7	92.3	272.3	15.6	287.9	82.1	240.9	281.9	595.1	651.9
February	221.4	1.2	222.6	92.3	6.6	98.9	313.6	7.8	321.5	79.4	260.9	373.1	652.8	774.0
March	227.2	3.5	230.7	85.3	4.1	89.5	312.6	7.6	320.2	85.5	159.1	269.2	556.4	674.9
April	214.2	2.9	217.2	100.0	7.6	107.6	314.2	10.5	324.8	82.8	216.4	266.9	608.4	674.5
May	242.2	0.6	242.9	236.6	14.0	250.6	478.8	14.7	493.4	99.7	204.3	302.2	779.9	895.3
June	217.5	0.6	218.2	72.7	15.1	87.8	290.2	15.7	305.9	86.5	158.4	272.3	533.6	664.8
July	267.1	1.6	268.8	190.0	39.0	229.0	457.1	40.6	497.7	100.2	226.5	303.3	780.2	901.2
August	235.6	1.9	237.5	119.1	2.4	121.6	354.8	4.3	359.1	89.5	405.2	480.0	845.9	928.6
September	262.0	0.9	262.9	94.7	4.8	99.5	356.7	5.7	362.4	95.5	312.0	468.4	764.0	926.3
October	237.7	2.0	239.7	136.7	9.1	145.7	374.4	11.1	385.5	96.8	665.2	749.8	1,135.8	1,232.2
November	236.1	0.3	236.3	173.0	8.9	181.9	409.1	9.2	418.2	131.6	715.3	880.8	1,254.6	1,430.6
December	233.0	1.9	234.9	119.7	12.5	132.2	352.7	14.4	367.1	73.5	432.7	509.2	858.7	949.8
1997--														
January	210.1	0.6	210.7	151.4	19.1	170.5	361.5	19.7	381.2	89.6	291.6	413.0	742.2	883.8
February	210.6	3.0	213.6	173.1	14.0	187.1	383.8	17.0	400.8	80.9	204.4	241.5	668.8	723.1

TABLE 3. NUMBER AND VALUE OF BUILDING APPROVED, SEASONALLY ADJUSTED AND TREND ESTIMATES (a), NSW

Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
<i>1995</i>						
December	2,117	2,182	3,322	3,387	344.3	92.1
<i>1996</i>						
January	2,050	2,052	3,115	3,284	325.6	95.5
February	2,101	2,105	3,412	3,545	347.3	86.5
March	2,063	2,066	3,245	3,348	322.1	89.1
April	2,002	1,981	3,235	3,387	352.0	86.5
May	1,895	1,920	3,719	3,738	425.2	88.6
June	1,905	1,953	3,288	3,407	326.6	90.4
July	2,150	2,155	3,688	4,328	436.8	93.5
August	1,952	1,981	3,363	3,418	372.4	84.6
September	2,053	2,107	3,148	3,258	324.8	82.9
October	1,888	1,889	3,505	3,671	386.1	86.9
November	1,966	1,977	3,694	3,786	385.7	127.1
December	2,327	2,346	3,699	3,890	405.7	88.7
<i>1997—</i>						
January	2,185	2,149	4,061	4,258	429.7	104.6
February	2,061	2,103	3,857	4,076	461.8	93.0
TREND ESTIMATES						
<i>1995—</i>						
December	2,046	2,080	3,249	3,353	339.0	89.3
<i>1996—</i>						
January	2,056	2,074	3,249	3,342	335.2	90.1
February	2,052	2,059	3,280	3,378	339.5	90.1
March	2,033	2,036	3,331	3,446	348.1	89.7
April	2,009	2,014	3,391	3,533	360.4	89.3
May	1,991	2,003	3,430	3,606	371.6	88.1
June	1,979	1,999	3,442	3,644	378.0	87.5
July	1,974	2,002	3,427	3,642	378.0	87.8
August	1,982	2,011	3,415	3,623	374.2	89.5
September	2,005	2,030	3,438	3,624	372.4	92.2
October	2,036	2,054	3,506	3,668	377.4	95.4
November	2,069	2,081	3,618	3,767	390.3	98.3
December	2,105	2,113	3,739	3,894	406.8	100.2
<i>1997—</i>						
January	2,135	2,142	3,845	4,012	423.1	101.0
February	2,167	2,172	3,953	4,163	442.9	101.4

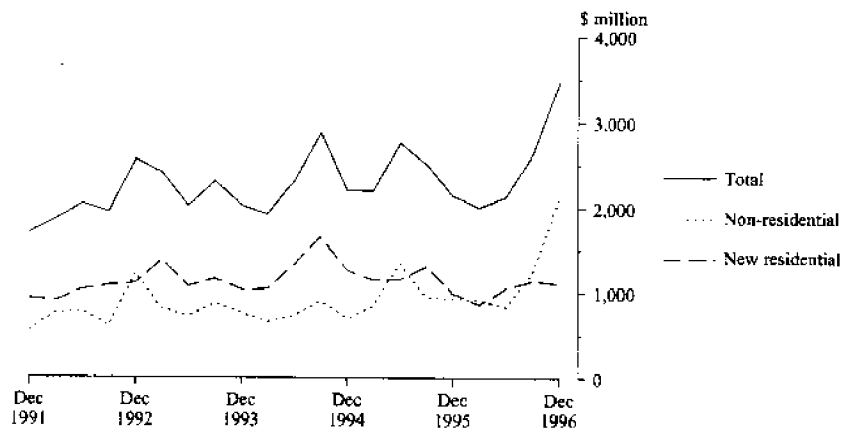
(a) See paragraphs 17-24 of the Explanatory Notes. (b) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a), NSW
(\$ million)

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1993-94	2,870.6	2,920.5	1,640.7	4,561.2	977.0	1,984.8	3,021.2	7,424.4	8,559.4
1994-95	2,849.3	2,889.0	2,334.3	5,223.2	1,011.7	2,851.1	3,789.3	8,981.6	10,024.2
1995-96	2,424.4	2,457.0	1,770.3	4,227.3	934.8	2,665.6	3,623.6	7,742.7	8,785.7
1995—									
Sept. qtr	665.2	676.9	638.8	1,315.7	245.4	807.2	947.0	2,339.0	2,508.1
Dec. qtr	583.3	592.6	395.8	988.4	227.7	631.1	929.2	1,842.9	2,145.3
1996—									
Mar. qtr	574.2	582.0	284.7	866.7	221.5	655.1	916.0	1,725.0	2,004.1
June qtr	601.8	605.5	451.0	1,056.5	240.2	572.2	831.4	1,835.7	2,128.1
Sept. qtr	682.2	686.2	454.1	1,140.3	254.4	929.7	1,233.2	2,285.0	2,627.9
Dec. qtr	636.2	640.0	463.1	1,103.1	271.7	1,782.9	2,104.0	3,142.3	3,478.9

(a) See paragraphs 25-27 of the Explanatory Notes.

VALUE OF BUILDING APPROVED, NSW
AT AVERAGE 1989-90 PRICES



VALUE OF NEW RESIDENTIAL BUILDING APPROVED, NSW
AT AVERAGE 1989-90 PRICES

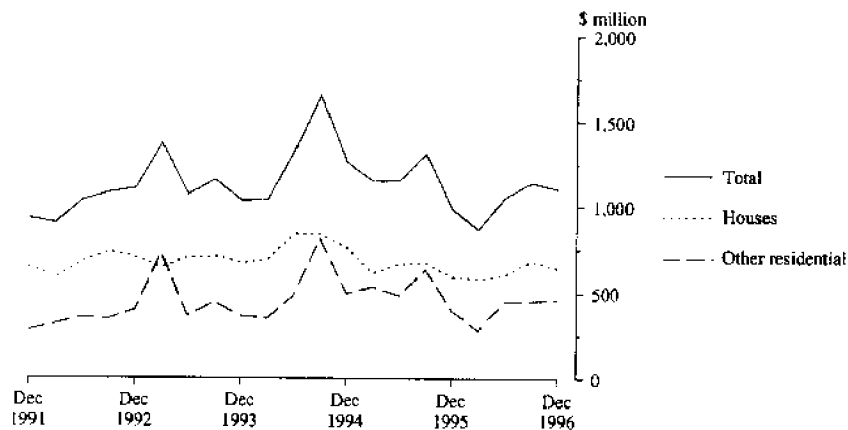


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, NSW
(\$ million)

Class of building	1994-95	1995-96	July-February		1996	1997	
			1995-96	1996-97	December	January	February
PRIVATE SECTOR							
New houses	3,101.6	2,700.0	1,798.8	1,892.2	253.0	210.1	210.6
New other residential buildings	2,106.8	1,637.1	1,142.5	1,157.7	119.7	151.4	173.1
<i>Total new residential building</i>	<i>5,208.3</i>	<i>4,337.1</i>	<i>2,941.3</i>	<i>3,050.0</i>	<i>352.7</i>	<i>361.5</i>	<i>383.8</i>
Alterations and additions to residential buildings	1,093.7	1,027.6	683.3	747.4	73.2	89.1	80.7
Hotels, etc.	284.4	99.6	41.8	252.2	47.1	52.8	9.0
Shops	587.5	562.8	422.0	599.9	55.3	44.2	68.4
Factories	381.2	351.7	267.3	311.0	26.5	20.5	35.0
Offices	348.1	432.4	340.2	947.5	229.8	93.4	40.9
Other business premises	354.2	593.8	435.7	280.2	22.1	21.6	23.9
Educational	99.2	122.5	93.9	88.9	20.0	4.8	5.3
Religious	33.7	50.5	29.5	16.4	1.5	0.8	0.2
Health	75.5	83.3	32.9	102.3	4.5	43.6	2.2
Entertainment and recreational	574.8	300.3	221.4	610.9	15.7	7.7	17.4
Miscellaneous	73.7	87.7	61.5	43.6	10.2	2.3	2.1
<i>Total non-residential building</i>	<i>2,812.5</i>	<i>2,684.7</i>	<i>1,946.4</i>	<i>3,252.8</i>	<i>432.7</i>	<i>291.6</i>	<i>204.4</i>
Total	9,114.5	8,049.4	5,571.0	7,050.3	858.7	742.2	668.8
PUBLIC SECTOR							
New houses	43.2	36.2	28.5	12.3	1.9	0.6	3.0
New other residential buildings	125.0	103.7	62.8	109.8	12.5	19.1	14.0
<i>Total new residential building</i>	<i>168.3</i>	<i>139.9</i>	<i>91.3</i>	<i>122.1</i>	<i>14.4</i>	<i>19.7</i>	<i>17.0</i>
Alterations and additions to residential buildings	7.3	13.8	3.6	10.1	0.3	0.5	0.2
Hotels, etc.	2.3	1.0	0.8	4.7	0.3	—	0.4
Shops	19.4	32.3	21.5	54.7	4.2	0.2	0.9
Factories	8.3	5.5	1.9	23.5	1.9	—	—
Offices	157.1	145.4	117.2	115.5	2.4	16.7	3.9
Other business premises	85.2	147.2	104.8	133.7	1.3	9.6	9.9
Educational	237.7	251.9	148.2	213.4	11.2	35.6	14.2
Religious	—	—	—	0.1	—	—	—
Health	239.7	256.7	132.0	45.3	5.7	6.0	2.0
Entertainment and recreational	51.7	83.5	41.2	163.5	46.2	50.6	2.8
Miscellaneous	119.5	42.0	25.5	38.7	3.3	2.7	3.0
<i>Total non-residential building</i>	<i>920.9</i>	<i>965.6</i>	<i>593.2</i>	<i>793.1</i>	<i>76.5</i>	<i>121.4</i>	<i>37.1</i>
Total	1,096.5	1,119.3	688.1	925.3	91.1	141.6	54.3
TOTAL							
New houses	3,144.8	2,736.2	1,827.3	1,904.5	234.9	210.7	213.6
New other residential buildings	2,231.8	1,740.8	1,205.3	1,267.5	132.2	170.5	187.1
<i>Total new residential building</i>	<i>5,376.6</i>	<i>4,477.0</i>	<i>3,032.6</i>	<i>3,172.1</i>	<i>367.1</i>	<i>381.2</i>	<i>400.8</i>
Alterations and additions to residential buildings	1,101.0	1,041.4	686.8	757.6	73.5	89.6	80.9
Hotels, etc.	286.7	100.6	42.6	256.9	47.4	52.8	9.3
Shops	607.0	595.1	443.5	654.6	59.5	44.4	69.3
Factories	389.5	357.2	269.2	334.6	28.4	20.5	35.0
Offices	505.2	577.8	457.5	1,062.9	232.2	110.1	44.8
Other business premises	439.4	741.0	540.6	413.9	23.4	31.2	33.8
Educational	336.9	374.4	242.1	302.2	31.2	40.3	19.5
Religious	33.7	50.5	29.5	16.5	1.5	0.8	0.2
Health	315.2	340.1	164.9	147.6	10.2	49.6	4.2
Entertainment and recreational	626.5	383.8	262.7	774.5	61.9	58.3	20.2
Miscellaneous	193.3	129.7	87.0	82.2	13.5	5.0	5.1
<i>Total non-residential building</i>	<i>3,733.4</i>	<i>3,650.2</i>	<i>2,539.6</i>	<i>4,045.9</i>	<i>509.2</i>	<i>413.0</i>	<i>241.5</i>
Total	10,211.0	9,168.6	6,259.1	7,975.6	949.8	883.8	723.1

TABLE 6. NON-RESIDENTIAL BUILDING JOBS APPROVED,
BY CLASS OF BUILDING AND VALUE SIZE GROUPS, NSW

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1996— December	13	1.4	6	1.6	1	0.7	3	6.1	2	37.6	25	47.4
1997— January	8	0.9	7	2.4	1	1.0	1	1.0	2	47.5	19	52.8
February	10	1.0	5	1.3	—	—	1	2.0	1	5.0	17	9.3
SHOPS												
1996— December	81	7.0	17	4.8	6	3.9	8	22.7	2	21.0	114	59.5
1997— January	79	6.8	25	7.4	8	5.1	6	12.7	1	12.5	119	44.4
February	81	7.0	19	5.4	9	6.2	5	11.8	2	39.0	116	69.3
FACTORIES												
1996— December	29	2.9	19	6.0	9	6.3	5	13.3	—	—	62	28.4
1997— January	26	2.5	24	7.5	6	4.0	4	6.6	—	—	60	20.5
February	28	3.1	18	5.2	3	1.9	4	8.0	1	16.8	54	35.0
OFFICES												
1996— December	69	5.7	15	4.0	13	9.2	3	5.4	5	207.9	105	232.2
1997— January	78	6.8	29	8.3	6	4.0	5	13.8	3	77.2	121	110.1
February	61	6.3	22	6.3	11	7.0	6	9.0	1	16.1	101	44.8
OTHER BUSINESS PREMISES												
1996— December	34	3.3	20	6.5	5	3.6	2	3.0	1	7.0	62	23.4
1997— January	25	2.9	12	3.6	5	3.4	8	21.3	—	—	50	31.2
February	29	2.9	20	6.2	11	7.3	5	12.4	1	5.0	66	33.8
EDUCATIONAL												
1996— December	22	2.3	7	2.0	9	6.2	6	15.7	1	5.0	45	31.2
1997— January	16	1.7	6	1.7	4	2.3	8	19.8	1	14.8	35	40.3
February	14	1.4	8	3.0	4	2.9	5	12.3	—	—	31	19.5

TABLE 6. NON-RESIDENTIAL BUILDING JOBS APPROVED,
BY CLASS OF BUILDING AND VALUE SIZE GROUPS, NSW—continued

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
RELIGIOUS												
1996—												
December	3	0.2	—	—	2	1.3	—	—	—	—	5	1.5
1997—												
January	1	0.1	3	0.7	—	—	—	—	—	—	4	0.8
February	1	0.2	—	—	—	—	—	—	—	—	1	0.2
HEALTH												
1996—												
December	5	0.6	7	2.1	4	2.7	2	4.9	—	—	18	10.2
1997—												
January	19	2.1	4	1.2	3	1.8	3	3.8	3	40.7	32	49.6
February	10	0.9	4	1.0	3	2.3	—	—	—	—	17	4.2
ENTERTAINMENT AND RECREATIONAL												
1996—												
December	16	1.8	11	3.4	4	2.6	8	13.1	4	41.1	43	61.9
1997—												
January	11	1.1	1	0.2	2	1.3	1	4.7	2	51.0	17	58.3
February	20	2.0	9	2.3	5	3.2	3	6.4	1	6.3	38	20.2
MISCELLANEOUS												
1996—												
December	18	2.0	8	2.0	2	1.2	3	8.3	—	—	31	13.5
1997—												
January	17	1.8	2	0.6	1	1.0	1	1.6	—	—	21	5.0
February	7	0.6	5	1.4	3	2.1	1	1.0	—	—	16	5.1
TOTAL NON-RESIDENTIAL BUILDING												
1996—												
December	290	27.2	110	32.5	55	37.5	40	92.5	15	319.6	510	509.2
1997—												
January	280	26.8	113	33.6	36	23.8	37	85.2	12	243.7	478	413.0
February	261	25.3	110	32.2	49	32.9	30	62.9	7	88.2	457	241.5

TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED IN SELECTED AREAS, NSW,
FEBRUARY 1997

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
SYDNEY STATISTICAL DIVISION						
<i>Houses</i>	819	107,899	11	1,085	830	108,984
Brick, stone, or concrete	109	18,979	—	—	109	18,979
Brick-veneer	474	56,222	10	1,045	484	57,267
Timber	23	2,659	—	—	23	2,659
Fibre cement	3	238	1	40	4	278
Other materials	210	29,801	—	—	210	29,801
Other residential buildings	1,392	153,657	89	7,978	1,481	161,635
Total residential buildings	2,211	261,555	100	9,064	2,311	270,619
HUNTER STATISTICAL DIVISION						
<i>Houses</i>	264	30,351	9	906	273	31,257
Brick, stone, or concrete	46	5,989	—	—	46	5,989
Brick-veneer	180	20,505	—	—	180	20,505
Timber	15	1,486	—	—	15	1,486
Fibre cement	12	953	—	—	12	953
Other materials	11	1,418	9	906	20	2,324
Other residential buildings	86	7,949	37	3,540	123	11,489
Total residential buildings	350	38,300	46	4,446	396	42,747
ILLAWARRA STATISTICAL DIVISION						
<i>Houses</i>	207	21,085	2	228	209	21,313
Brick, stone, or concrete	5	601	—	—	5	601
Brick-veneer	156	16,105	2	228	158	16,333
Timber	9	848	—	—	9	848
Fibre cement	6	405	—	—	6	405
Other materials	31	3,125	—	—	31	3,125
Other residential buildings	36	4,161	—	—	36	4,161
Total residential buildings	243	25,245	2	228	245	25,474
BALANCE OF NEW SOUTH WALES						
<i>Houses</i>	510	51,294	8	790	518	52,084
Brick, stone, or concrete	55	6,970	—	—	55	6,970
Brick-veneer	323	34,092	8	790	331	34,882
Timber	61	4,729	—	—	61	4,729
Fibre cement	25	1,546	—	—	25	1,546
Other materials	46	3,958	—	—	46	3,958
Other residential buildings	94	7,373	34	2,467	128	9,840
Total residential buildings	604	58,667	42	3,257	646	61,924
NEW SOUTH WALES						
<i>Houses</i>	1,800	210,639	30	3,010	1,830	213,639
Brick, stone, or concrete	215	32,539	—	—	215	32,539
Brick-veneer	1,133	126,924	20	2,064	1,153	128,988
Timber	108	9,721	—	—	108	9,721
Fibre cement	46	3,142	1	40	47	3,182
Other materials	298	38,302	9	906	307	39,208
Other residential buildings	1,608	173,139	160	13,986	1,768	187,124
Total residential buildings	3,408	383,767	190	16,996	3,598	400,763

(a) Comprises new houses (classified by material of outer walls) and dwelling units in new other residential buildings. Excludes Conversions, etc.

TABLE 8. NEW DWELLING UNITS (a) APPROVED BY TYPE AND STATISTICAL DIVISION, NSW, FEBRUARY 1997

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Sydney	830	154	283	437	93	323	628	1,044	1,481	2,311
Hunter	273	72	10	82	41	—	—	41	123	396
Illawarra	209	4	23	27	9	—	—	9	36	245
Richmond — Tweed	129	24	15	39	—	—	—	—	39	168
Mid-North Coast	98	18	9	27	21	—	—	21	48	146
Northern	26	—	—	—	12	—	—	12	12	38
North Western	33	—	—	—	—	—	—	—	—	33
Central West	51	6	—	6	—	—	—	—	6	57
South Eastern	93	4	—	4	4	—	—	4	8	101
Murrumbidgee	52	13	2	15	—	—	—	—	15	67
Murray	35	—	—	—	—	—	—	—	—	35
Far West	1	—	—	—	—	—	—	—	—	1
New South Wales	1,830	295	342	637	180	323	628	1,131	1,768	3,598
VALUE (\$'000)										
Sydney	108,984	12,636	29,416	42,052	7,121	35,654	76,808	119,583	161,635	270,619
Hunter	31,257	6,643	1,005	7,648	3,841	—	—	3,841	11,489	42,747
Illawarra	21,313	363	2,498	2,861	1,300	—	—	1,300	4,161	25,474
Richmond — Tweed	12,283	1,690	1,298	2,988	—	—	—	—	2,988	15,272
Mid-North Coast	10,513	1,483	710	2,193	1,138	—	—	1,138	3,331	13,844
Northern	2,507	—	—	—	876	—	—	876	876	3,383
North Western	3,368	—	—	—	—	—	—	—	—	3,368
Central West	5,505	455	—	455	—	—	—	—	455	5,960
South Eastern	9,139	532	—	532	337	—	—	337	869	10,009
Murrumbidgee	5,369	1,000	320	1,320	—	—	—	—	1,320	6,688
Murray	3,386	—	—	—	—	—	—	—	—	3,386
Far West	15	—	—	—	—	—	—	—	—	15
New South Wales	213,639	24,802	35,247	60,049	14,613	35,654	76,808	127,075	187,124	400,763

(a) Excludes Conversions, etc.

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE, NSW

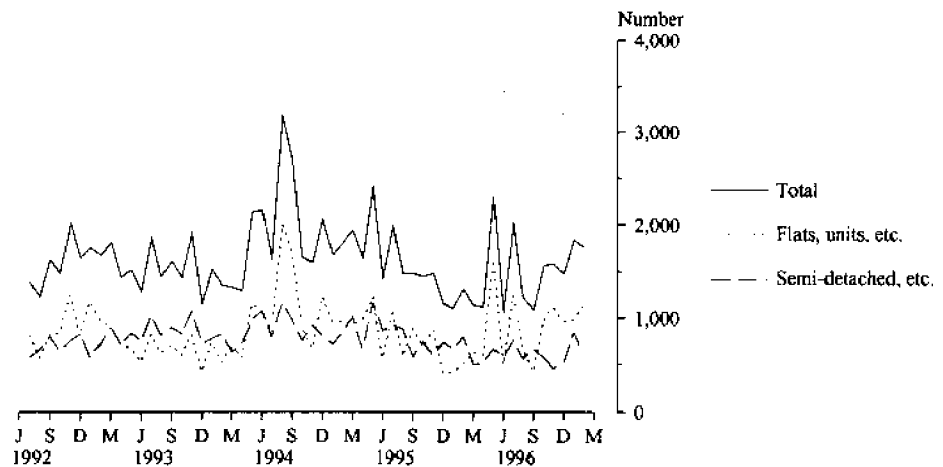


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, FEBRUARY 1997

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION										
Botany (A)	1	—	250	—	—	—	188	465	660	1,098
Leichhardt (A)	5	—	870	21	—	1,500	1,921	40,750	40,750	45,041
Marrickville (A)	—	—	—	36	—	2,520	934	1,530	1,530	4,984
South Sydney (C)	2	—	200	54	—	3,650	1,869	8,550	8,840	14,559
Sydney (C) — Inner & Remainder	—	—	—	169	—	15,800	150	11,617	14,642	30,592
Inner Sydney (SSD)	8	—	1,320	280	—	23,470	5,062	62,912	66,422	96,275
Randwick (C)	7	—	1,188	12	—	1,510	1,690	160	357	4,745
Waverley (A)	4	—	940	61	—	7,850	1,859	420	420	11,069
Woollahra (A)	6	—	2,990	26	—	5,250	4,024	1,108	1,288	13,552
Eastern Suburbs (SSD)	17	—	5,118	99	—	14,610	7,573	1,688	2,065	29,366
Hurstville (C)	14	—	1,893	51	—	3,940	590	360	360	6,783
Kogarah (A)	13	—	1,790	2	—	210	71	—	—	2,071
Rockdale (C)	4	—	764	54	—	6,543	556	1,864	7,241	15,105
Sutherland Shire (A)	35	—	4,808	87	10	8,404	2,779	965	965	16,956
St George — Sutherland (SSD)	66	—	9,256	194	10	19,096	3,996	3,189	8,566	40,915
Bankstown (C)	18	1	2,250	16	—	1,206	893	4,360	5,328	9,676
Canterbury (A)	7	—	1,205	22	—	1,618	902	380	380	4,105
Canterbury — Bankstown (SSD)	25	1	3,454	38	—	2,825	1,794	4,740	5,708	13,781
Fairfield (C)	14	—	2,090	40	22	4,966	652	3,220	3,220	10,929
Liverpool (C)	171	—	18,210	9	6	1,134	528	2,045	2,045	21,918
Fairfield — Liverpool (SSD)	185	—	20,300	49	28	6,100	1,181	5,265	5,265	32,846
Camden (A)	46	—	5,222	8	—	850	152	1,070	1,688	7,912
Campbelltown (C)	21	—	2,230	—	—	—	564	2,675	2,921	5,715
Wollondilly (A)	12	—	1,602	—	—	—	110	—	—	1,712
Outer South Western Sydney (SSD)	79	—	9,054	8	—	850	827	3,745	4,608	15,339
Ashfield (A)	—	—	—	—	—	—	415	800	968	1,383
Burwood (A)	—	—	—	—	—	—	78	509	509	587
Concord (A)	2	—	410	46	—	6,210	718	16,051	16,986	24,324
Drummoyne (A)	2	—	250	2	—	350	584	100	100	1,284
Strathfield (A)	7	1	1,850	8	—	820	471	720	870	4,011
Inner Western Sydney (SSD)	11	1	2,510	56	—	7,380	2,266	18,180	19,433	31,589

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, FEBRUARY 1997—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION —continued										
Auburn (A)	4	—	421	—	—	—	199	1,600	1,757	2,378
Holroyd (C)	6	—	567	58	—	4,080	653	3,720	3,720	9,020
Parramatta (C)	5	—	512	18	—	1,339	972	730	730	3,552
Central Western Sydney (SSD)	15	—	1,500	76	—	5,419	1,824	6,050	6,207	14,950
Blue Mountains (C)	29	—	3,291	4	—	385	1,156	1,100	1,100	5,932
Hawkesbury (C)	20	—	2,488	—	—	—	783	5,025	5,025	8,296
Penrith (C)	52	—	4,356	13	—	898	1,148	2,440	3,751	10,152
Outer Western Sydney (SSD)	101	—	10,134	17	—	1,283	3,087	8,565	9,876	24,380
Baulkham Hills (A)	37	—	5,866	4	—	448	936	483	483	7,733
Blacktown (C)	76	—	8,206	—	—	—	729	2,738	3,148	12,084
Blacktown — Baulkham Hills (SSD)	113	—	14,073	4	—	448	1,665	3,221	3,631	19,817
Hunter's Hill (A)	2	—	800	—	—	—	1,237	—	—	2,037
Lane Cove (A)	1	—	85	39	—	6,094	1,015	100	100	7,294
Mosman (A)	—	—	—	69	—	8,100	1,954	100	374	10,428
North Sydney (A)	—	—	—	139	—	19,800	1,303	1,544	1,544	22,647
Ryde (C)	20	4	3,773	4	25	2,825	2,251	8,905	8,984	17,834
Willoughby (C)	11	—	1,979	110	—	13,265	4,950	655	3,241	23,436
Lower Northern Sydney (SSD)	34	4	6,638	361	25	50,084	12,710	11,304	14,243	83,675
Hornsby (A)	42	—	4,760	42	—	3,850	1,170	200	862	10,642
Ku-ring-gai (A)	14	—	4,173	5	—	840	4,889	888	888	10,790
Hornsby — Ku-ring-gai (SSD)	56	—	8,933	47	—	4,690	6,059	1,088	1,750	21,431
Manly (A)	4	—	900	107	—	18,590	1,628	—	—	21,118
Pittwater (A)	16	—	4,344	7	—	1,195	2,319	150	150	8,008
Warringah (A)	10	4	2,400	7	24	2,291	1,812	1,610	1,810	8,313
Northern Beaches (SSD)	30	4	7,645	121	24	22,076	5,758	1,760	1,960	37,439
Gosford (C)	25	1	3,659	19	—	1,475	1,472	463	2,088	8,694
Wyong (A)	54	—	5,392	23	2	1,829	770	766	1,186	9,178
Gosford — Wyong (SSD)	79	1	9,051	42	2	3,304	2,242	1,229	3,274	17,871
Sydney (SD)	819	11	108,984	1,392	89	161,635	56,046	132,936	153,010	479,674

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, FEBRUARY 1997—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
HUNTER STATISTICAL DIVISION										
Cessnock (C)	16	—	1,303	—	—	—	598	943	943	2,843
Lake Macquarie (C)	102	9	12,125	46	7	4,829	2,195	5,706	5,706	24,855
Maitland (C)	37	—	4,032	—	—	—	305	352	669	5,006
Newcastle (C) — Inner & Remainder	22	—	2,545	20	30	4,846	7,771	2,400	2,470	17,632
Port Stephens (A)	33	—	3,868	14	—	1,324	636	230	230	6,058
Newcastle (SSD)	210	9	23,873	80	37	10,999	11,504	9,631	10,018	56,394
Dungog (A)	10	—	922	—	—	—	187	—	—	1,109
Gloucester (A)	1	—	75	—	—	—	50	—	—	125
Great Lakes (A)	17	—	2,794	6	—	490	285	175	375	3,943
Merriwa (A)	1	—	49	—	—	—	—	—	—	49
Murrumbidgee (A)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (A)	3	—	295	—	—	—	44	18,715	18,715	19,054
Scone (A)	6	—	1,206	—	—	—	48	—	—	1,254
Singleton (A)	16	—	2,043	—	—	—	137	—	—	2,181
Hunter SD Balance (SSD)	54	—	7,385	6	—	490	751	18,890	19,090	27,715
Hunter (SD)	264	9	31,257	86	37	11,489	12,255	28,521	29,108	84,110
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	8	—	833	—	—	—	347	—	—	1,181
Shellharbour (A)	31	—	3,085	2	—	160	203	308	308	3,756
Wollongong (C)	99	—	9,906	31	—	3,791	2,547	12,948	17,647	33,891
Wollongong (SSD)	138	—	13,825	33	—	3,951	3,097	13,256	17,955	38,827
Shoalhaven (C)	46	2	4,921	3	—	210	1,228	914	1,660	8,019
Wingecarribee (A)	23	—	2,568	—	—	—	190	5,365	5,365	8,123
Illawarra SD Balance (SSD)	69	2	7,488	3	—	210	1,419	6,279	7,025	16,142
Illawarra (SD)	207	2	21,313	36	—	4,161	4,516	19,535	24,980	54,969
RICMOND — TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	39	—	3,700	22	—	1,560	234	1,514	2,719	8,214
Tweed Heads (SSD)	39	—	3,700	22	—	1,560	234	1,514	2,719	8,214
Ballina (A)	12	—	1,454	2	—	198	121	220	665	2,438
Byron (A)	29	—	2,737	15	—	1,230	126	710	710	4,802
Casino (A)	2	—	172	—	—	—	72	—	—	244
Kyogle (A)	1	—	35	—	—	—	—	75	75	110
Lismore (C)	9	—	938	—	—	—	38	—	200	1,176
Richmond River (A)	3	—	333	—	—	—	73	—	—	406
Tweed (A) Pt B	34	—	2,915	—	—	—	177	215	215	3,307
Richmond — Tweed SD Balance (SSD)	90	—	8,583	17	—	1,428	606	1,220	1,865	12,482
Richmond — Tweed (SD)	129	—	12,283	39	—	2,988	840	2,734	4,584	20,696

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, FEBRUARY 1997 *continued*

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MID-NORTH COAST STATISTICAL DIVISION										
Bellingen (A)	—	—	—	—	—	—	—	—	—	—
Coffs Harbour (C)	26	—	3,142	9	—	666	680	945	945	5,432
Copmanhurst (A)	3	—	123	—	—	—	16	—	—	139
Grafton (C)	2	—	250	—	—	—	35	—	—	285
Maclean (A)	21	—	1,890	5	—	350	132	200	200	2,572
Nambucca (A)	6	1	690	—	—	—	16	250	250	956
Nymboida (A)	—	—	—	—	—	—	—	—	—	—
Umarra (A)	3	—	187	—	—	—	47	—	—	234
Clarence (SSD)	61	1	6,282	14	—	1,016	926	1,395	1,395	9,618
Greater Taree (C)	7	—	788	—	16	936	277	2,005	2,005	4,006
Hastings (A)	27	—	3,201	18	—	1,380	153	648	848	5,582
Kempsey (A)	2	—	242	—	—	—	95	—	—	337
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	36	—	4,231	18	16	2,315	526	2,653	2,853	9,925
Mid-North Coast (SD)	97	1	10,513	32	16	3,331	1,452	4,048	4,248	19,543
NORTHERN STATISTICAL DIVISION										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	1	—	40	—	—	—	—	—	—	40
Gunnedah (A)	—	—	—	—	—	—	49	1,000	1,000	1,049
Inverell (A) Pt A	—	—	—	—	—	—	43	—	—	43
Manilla (A)	—	—	—	—	—	—	60	—	—	60
Nundle (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	1	—	90	—	—	—	95	—	—	185
Quirindi (A)	1	—	87	—	—	—	—	—	—	87
Tamworth (C)	8	—	833	—	—	—	105	2,830	3,110	4,048
Yallaroi (A)	1	—	93	—	—	—	—	—	—	93
Northern Slopes (SSD)	12	—	1,144	—	—	—	351	3,830	4,110	5,605
Amidale (C)	3	—	317	—	—	—	23	1,575	1,575	1,914
Dunaresq (A)	—	—	—	—	—	—	—	—	—	—
Glen Innes (A)	3	—	231	—	—	—	35	170	170	436
Guyra (A)	1	—	157	—	—	—	—	—	74	231
Inverell (A) Pt B	3	—	369	—	—	—	63	114	314	746
Severn (A)	1	—	50	—	—	—	—	—	—	50
Tenterfield (A)	3	—	240	—	6	447	25	—	—	712
Uralla (A)	—	—	—	—	—	—	99	—	—	99
Walcha (A)	—	—	—	—	—	—	30	—	—	30
Northern Tablelands (SSD)	14	—	1,363	—	6	447	274	1,859	2,133	4,218
Moree Plains (A)	—	—	—	—	6	429	35	—	—	464
Narrabri (A)	—	—	—	—	—	—	—	—	—	—
North Central Plains (SSD)	—	—	—	—	6	429	35	—	—	464
Northern (SD)	26	—	2,507	—	12	876	661	5,689	6,243	10,287

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, FEBRUARY 1997--continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
NORTH WESTERN STATISTICAL DIVISION										
Coolah (A)	2	--	110	--	--	--	150	--	--	260
Coonabarabran (A)	1	--	15	--	--	--	--	--	--	15
Dubbo (C)	15	2	2,146	--	--	--	166	645	1,458	3,771
Gilgandra (A)	--	--	--	--	--	--	19	--	220	239
Mudgee (A)	4	1	482	--	--	--	95	--	2,873	3,449
Narromine (A)	1	--	75	--	--	--	10	119	119	204
Wellington (A)	3	--	142	--	--	--	--	--	--	142
Central Macquarie (SSD)	26	3	2,970	--	--	--	439	764	4,670	8,079
Bogan (A)	--	--	--	--	--	--	35	--	--	35
Coonamble (A)	1	--	62	--	--	--	40	--	--	102
Walgett (A)	--	--	--	--	--	--	--	160	160	160
Warren (A)	--	--	--	--	--	--	26	--	64	90
Macquarie — Barwon (SSD)	1	--	62	--	--	--	101	160	224	387
Bourke (A)	1	--	100	--	--	--	--	--	--	100
Brewarrina (A)	--	--	--	--	--	--	--	--	--	--
Cobar (A)	2	--	236	--	--	--	76	--	--	312
Upper Darling (SSD)	3	--	336	--	--	--	76	--	--	412
North Western (SD)	30	3	3,368	--	--	--	616	924	4,894	8,878
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	3	--	398	--	--	--	171	482	482	1,051
Blayney (A) Pt A	1	--	130	--	--	--	20	--	--	150
Cabonne (A) Pt A	--	--	--	--	--	--	95	--	--	95
Evans (A) Pt A	--	--	--	--	--	--	--	--	--	--
Orange (C)	16	1	1,660	6	--	455	318	554	2,503	4,937
Bathurst — Orange (SSD)	20	1	2,189	6	--	455	604	1,036	2,985	6,233
Blayney (A) Pt B	--	--	--	--	--	--	--	--	--	--
Cabonne (A) Pt B	1	--	60	--	--	--	--	--	--	60
Evans (A) Pt B	3	--	220	--	--	--	--	--	--	220
Greater Lithgow (C)	7	--	896	--	--	--	228	--	--	1,124
Oberon (A)	1	--	170	--	--	--	--	532	682	852
Rylstone (A)	1	--	95	--	--	--	66	--	--	161
Central Tablelands (excl. Bathurst — Orange) (SSD)	13	--	1,441	--	--	--	294	532	682	2,417
Bland (A)	2	--	230	--	--	--	61	--	--	291
Cabonne (A) Pt C	1	--	40	--	--	--	--	--	--	40
Cowra (A)	6	--	723	--	--	--	76	210	210	1,009
Forbes (A)	4	--	429	--	--	--	16	--	--	445
Lachlan (A)	--	--	--	--	--	--	10	--	--	10
Parkes (A)	3	--	384	--	--	--	32	70	70	485
Weddin (A)	1	--	70	--	--	--	--	--	--	70
Lachlan (SSD)	17	--	1,876	--	--	--	195	280	280	2,350
Central West (SD)	50	1	5,505	6	--	455	1,093	1,848	3,947	11,000

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, FEBRUARY 1997—continued

Statistical area	New residential building (a)						Non-residential building			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	11	—	1,551	—	—	—	11	1,025	1,115	2,676
Yarrowlumla (A) — Pt A	6	—	553	—	—	—	203	—	—	756
Queanbeyan (SSD)	17	—	2,104	—	—	—	213	1,025	1,115	3,432
Boorowa (A)	1	—	77	—	—	—	—	—	—	77
Crookwell (A)	1	—	93	—	—	—	14	—	—	107
Goulburn (C)	2	—	285	—	—	—	145	—	—	430
Gunning (A)	1	—	96	—	—	—	—	—	—	96
Harden (A)	1	—	116	—	—	—	—	—	—	116
Mulwaree (A)	16	—	1,298	—	—	—	249	270	270	1,818
Tallaganda (A)	2	—	100	—	—	—	135	—	—	235
Yarrowlumla (A) — Pt B	—	—	—	—	—	—	—	—	—	—
Yass (A)	7	—	906	—	—	—	24	—	227	1,158
Young (A)	2	—	217	—	—	—	—	—	—	217
<i>Southern Tablelands (excl. Queanbeyan) (SSD)</i>	33	—	3,188	—	—	—	568	270	497	4,253
Bega Valley (A)	11	—	1,035	—	2	232	165	593	593	2,025
Eurobodalla (A)	24	—	2,162	6	—	637	352	80	80	3,230
Lower South Coast (SSD)	35	—	3,197	6	2	869	517	673	673	5,256
Bombala (A)	—	—	—	—	—	—	50	—	—	50
Cooma-Monaro (A)	5	—	390	—	—	—	203	—	—	593
Snowy River (A)	3	—	261	—	—	—	—	315	665	926
Snowy (SSD)	8	—	651	—	—	—	253	315	665	1,569
South Eastern (SD)	93	—	9,139	6	2	869	1,551	2,283	2,950	14,510
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	2	—	240	—	—	—	90	—	—	330
Cootamundra (A)	—	—	—	—	—	—	199	—	—	199
Gundagai (A)	2	—	179	—	—	—	40	600	600	819
Junee (A)	—	—	—	—	—	—	—	—	—	—
Lockhart (A)	1	—	195	—	—	—	—	—	—	195
Narrandera (A)	3	—	208	4	—	235	19	113	113	575
Temora (A)	1	—	83	—	—	—	27	—	—	110
Tumut (A)	3	—	216	2	—	92	—	80	80	388
Wagga Wagga (C)	15	—	1,377	—	2	173	452	385	540	2,542
Central Murrumbidgee (SSD)	27	—	2,498	6	2	500	827	1,178	1,333	5,157
Carrathool (A)	—	—	—	—	—	—	—	—	—	—
Griffith (C)	21	—	2,420	5	—	570	129	458	708	3,827
Hay (A)	—	—	—	—	—	—	—	—	—	—
Leeton (A)	1	—	92	—	—	—	—	—	—	92
Murrumbidgee (A)	3	—	359	—	2	250	—	75	75	684
Lower Murrumbidgee (SSD)	25	—	2,871	5	2	820	129	533	783	4,603
Murrumbidgee (SD)	52	—	5,369	11	4	1,320	956	1,711	2,116	9,760

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, FEBRUARY 1997—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MURRAY STATISTICAL DIVISION										
Albury (C)	14	—	1,377	—	—	—	508	3,730	3,730	5,616
Hume (A)	4	—	409	—	—	—	19	—	—	428
Albury (SSD)	18	—	1,786	—	—	—	527	3,730	3,730	6,044
Corowa (A)	1	—	125	—	—	—	17	220	220	362
Culcairn (A)	1	—	57	—	—	—	—	—	—	57
Holbrook (A)	—	—	—	—	—	—	—	—	—	—
Tumbarumba (A)	—	—	—	—	—	—	—	—	—	—
Urana (A)	1	—	90	—	—	—	—	—	—	90
Upper Murray (excl. Albury) (SSD)	3	—	272	—	—	—	17	220	220	509
Berrigan (A)	3	—	221	—	—	—	95	90	90	406
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	—	—	—	—	—	—	74	50	549	623
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	5	—	595	—	—	—	—	—	—	595
Wakool (A)	—	—	—	—	—	—	19	—	—	19
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	8	—	816	—	—	—	188	140	639	1,642
Balranald (A)	—	3	308	—	—	—	34	—	—	342
Wentworth (A)	3	—	204	—	—	—	134	50	50	388
Murray—Darling (SSD)	3	3	512	—	—	—	168	50	50	730
Murray (SD)	32	3	3,386	—	—	—	900	4,140	4,639	8,924
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	1	—	15	—	—	—	—	—	739	754
Central Darling (A)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	1	—	15	—	—	—	—	—	739	754
NEW SOUTH WALES										
New South Wales	1,800	30	213,639	1,608	160	187,124	80,885	204,368	241,457	723,105

(a) Excludes Conversions, etc.

NEW SOUTH WALES

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months September 1996 to February 1997.

2. Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimates of seasonal adjustment factors. See paragraphs 22 to 24 of the Explanatory Notes for a more detailed explanation.

3. To illustrate the possible impact of future months' observations on the trend estimates for the latest months, the tables show the revisions to the trend estimates that would result if the

movements in the seasonally adjusted estimates for next month (March 1997) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

4. For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 7% in March 1997, the trend estimate for that month would be 2,191, a movement of 0.8%. The monthly movements in the trend estimates for December, January and February 1997, which are currently estimated to be 1.7%, 1.4% and 1.5% respectively, would be revised to 1.9%, 1.8% and 1.4%. On the other hand, a 7% seasonally adjusted decline in the number of private houses approved in March 1997 would produce a trend estimate for March 1997 of 2,075, a movement of -1.1%, with the movements in the trend estimates for December, January and February 1997 being revised to 1.0%, 0.4% and 0.3% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if March 1997 seasonally adjusted estimate			
			is up 7% on February 1997		is down 7% on February 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
September	2,005	1.2	2,004	1.1	2,009	1.4
October	2,036	1.5	2,034	1.5	2,043	1.7
November	2,069	1.7	2,069	1.7	2,073	1.5
December	2,105	1.7	2,107	1.9	2,095	1.0
1997—						
January	2,135	1.4	2,144	1.8	2,103	0.4
February	2,167	1.5	2,174	1.4	2,097	-0.3
March	n.y.a.	n.y.a.	2,191	0.8	2,075	-1.1

TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if March 1997 seasonally adjusted estimate			
			is up 7% on February 1997		is down 7% on February 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
September	2,030	0.9	2,028	0.8	2,033	1.1
October	2,054	1.2	2,051	1.1	2,061	1.3
November	2,081	1.4	2,080	1.4	2,085	1.2
December	2,113	1.5	2,117	1.8	2,105	0.9
1997—						
January	2,142	1.3	2,156	1.9	2,115	0.5
February	2,172	1.4	2,191	1.6	2,112	-0.1
March	n.y.a.	n.y.a.	2,213	1.0	2,095	-0.8

TOTAL NUMBER OF DWELLING UNITS APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if March 1997 seasonally adjusted estimate			
			is up 8% on February 1997		is down 8% on February 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
September	3,624	0.0	3,617	-0.2	3,630	0.2
October	3,668	1.2	3,656	1.1	3,679	1.4
November	3,767	2.7	3,761	2.9	3,772	2.5
December	3,894	3.4	3,910	4.0	3,879	2.8
1997—						
January	4,012	3.0	4,070	4.1	3,969	2.3
February	4,163	3.8	4,221	3.7	4,031	1.6
March	n.y.a.	n.y.a.	4,337	2.8	4,050	0.5

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

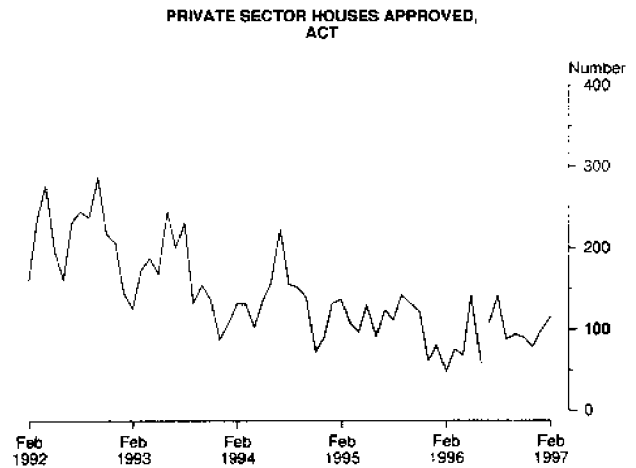
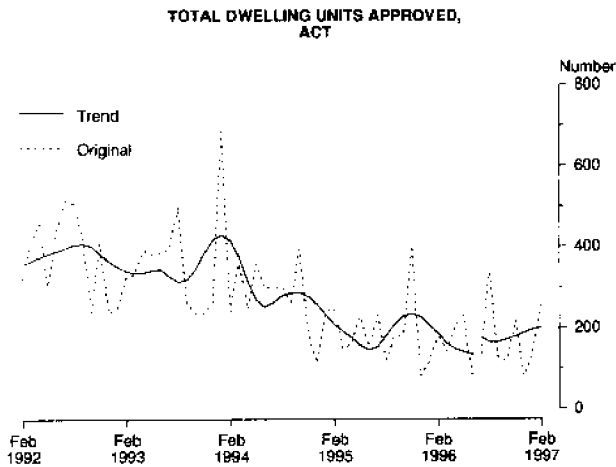
	Trend estimate		Revised trend estimate if March 1997 seasonally adjusted estimate			
			is up 9% on February 1997		is down 9% on February 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
September	372.4	-0.5	371.1	-0.8	372.6	-0.4
October	377.4	1.3	374.9	1.0	377.6	1.3
November	390.3	3.4	389.0	3.8	390.4	3.4
December	406.8	4.2	409.7	5.3	406.1	4.0
1997—						
January	423.1	4.0	433.7	5.9	421.7	3.9
February	442.9	4.7	458.1	5.6	435.5	3.3
March	n.y.a.	n.y.a.	480.4	4.9	446.3	2.5

VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if March 1997 seasonally adjusted estimate			
			is up 8% on February 1997		is down 8% on February 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
September	92.2	3.0	92.2	3.1	92.5	3.4
October	95.4	3.5	95.4	3.5	96.0	3.7
November	98.3	3.0	98.3	3.0	98.6	2.7
December	100.2	2.0	100.2	1.9	99.5	1.0
1997—						
January	101.0	0.8	100.8	0.7	98.6	-0.9
February	101.4	0.4	100.8	-0.1	96.5	-2.1
March	n.y.a.	n.y.a.	100.2	-0.6	93.8	-2.8

AUSTRALIAN CAPITAL TERRITORY

MAIN FEATURES



Residential building

- The trend for total dwelling units has increased by 21% over the last six months.
- In original terms the number of dwelling units approved in February was 267, comprising 116 new private sector houses (91 located in Gungahlin-Hall SSD) and 151 new private sector other dwelling units (100 located in Marson and 51 in Gungahlin-Hall SSD).
- The value of new residential building approved in February was \$27.2 million.

- The value of alterations and additions to residential building was \$3.4 million.

Non-residential building

- The value of non-residential building approved in February was \$12.2 million, and includes the new Playhouse Theatre in Civic.

TABLE 10. DWELLING UNITS APPROVED, ACT

Period (b)	New houses			New other residential buildings			Conversions, etc.	Total (a)			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	
1993-94	1,619	60	1,679	2,301	80	2,381	24	3,944	140	4,084	..
1994-95	1,526	7	1,533	1,062	122	1,184	4	2,592	129	2,721	..
1995-96	1,168	40	1,208	792	65	857	85	1,960	190	2,150	..
1995-96											
July-February	823	16	839	640	12	652		1,463	28	1,491	..
1996-97											
July-February	815	32	847	572	4	576	4	1,391	36	1,427	..
1995—											
December	62	—	62	18	—	18	—	80	—	80	227
1996—											
January	81	14	95	21	—	21	—	102	14	116	209
February	49	—	49	121	9	130	—	170	9	179	185
March	76	1	77	66	—	66	—	142	1	143	162
April	69	7	76	—	45	45	85	69	137	206	150
May	142	14	156	77	—	77	—	219	14	233	142
June	58	2	60	9	8	17	—	67	10	77	135
1996—											
July	109	—	109	27	—	27	1	137	—	137	176
August	140	—	140	205	—	205	—	345	—	345	166
September	88	—	88	38	—	38	—	126	—	126	166
October	94	—	94	24	—	24	1	119	—	119	172
November	90	16	106	111	—	111	—	201	16	217	180
December	79	—	79	—	—	—	2	81	—	81	188
1997—											
January	99	16	115	16	4	20	—	115	20	135	196
February	116	—	116	151	—	151	—	267	—	267	201

(a) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes. (b) A trend break has been introduced at the end of June 1996 (See note on page 20 ACT main features)

TABLE 11. VALUE OF BUILDING APPROVED, ACT
(\$'000)

Period (a)	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
1993-94	185,417	4,538	189,954	175,730	6,802	182,532	361,147	11,339	372,486	64,131	88,303	290,188	513,581	726,804
1994-95	167,590	813	168,403	94,633	9,682	104,315	262,223	10,496	272,718	60,354	91,722	275,174	412,184	608,246
1995-96	132,947	3,534	136,481	72,090	9,466	81,556	205,037	13,000	218,037	56,702	125,323	492,533	377,392	767,272
1995—														
December	7,549	—	7,549	1,847	—	1,847	9,397	—	9,397	2,408	14,966	19,156	26,688	30,961
1996—														
January	9,235	1,069	10,304	1,651	—	1,651	10,886	1,069	11,955	2,561	7,838	12,793	21,285	27,309
February	5,473	—	5,473	9,721	766	10,487	15,195	766	15,960	3,348	7,197	161,953	25,740	181,261
March	8,070	80	8,150	3,971	—	3,971	12,040	80	12,121	2,729	2,443	14,760	16,751	29,610
April	8,042	460	8,502	—	7,785	7,785	8,042	8,245	16,287	12,173	7,612	18,358	18,784	46,818
May	16,547	1,204	17,752	6,393	—	6,393	22,941	1,204	24,145	4,054	5,966	109,258	32,961	137,457
June	6,756	192	6,948	629	680	1,309	7,385	872	8,257	3,228	26,521	59,402	37,104	70,887
1996—														
July	12,770	—	12,770	2,412	—	2,412	15,182	—	15,182	6,314	12,662	37,242	34,137	58,737
August	17,128	—	17,128	11,750	—	11,750	28,878	—	28,878	5,321	13,204	14,548	47,380	48,746
September	11,051	—	11,051	3,338	—	3,338	14,390	—	14,390	6,438	25,126	50,145	45,954	70,973
October	11,354	—	11,354	2,362	—	2,362	13,716	—	13,716	6,447	9,434	14,608	29,597	34,771
November	11,450	1,485	12,934	11,750	—	11,750	23,200	1,485	24,684	4,931	14,532	23,813	42,663	53,429
December	10,194	—	10,194	—	—	—	10,194	—	10,194	3,619	8,490	16,545	22,302	30,357
1997—														
January	11,253	1,565	12,817	1,906	395	2,301	13,159	1,959	15,118	4,078	14,166	62,818	31,403	82,014
February	13,096	—	13,096	14,058	—	14,058	27,154	—	27,154	3,365	4,913	12,213	35,432	42,732

(a) A trend break has been introduced at the end of June 1996 (See note on page 20 ACT main features)

TABLE 12. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, ACT

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
NORTH CANBERRA STATISTICAL SUBDIVISION										
Acton	—	—	—	—	—	—	—	—	—	—
Ainslie	—	—	—	—	—	—	212	—	—	212
Braddon	—	—	—	—	—	—	21	—	—	21
Campbell	—	—	—	—	—	—	60	—	—	60
City	—	—	—	—	—	—	—	515	7,566	7,566
Dickson	—	—	—	—	—	—	83	—	—	83
Downer	1	—	85	—	—	—	27	—	—	112
Duntroon	—	—	—	—	—	—	—	—	—	—
Hackett	—	—	—	—	—	—	—	—	—	—
Kowen	—	—	—	—	—	—	—	—	—	—
Lynham	—	—	—	—	—	—	67	—	—	67
Majura	—	—	—	—	—	—	—	—	—	—
O'Connor	—	—	—	—	—	—	53	—	—	53
Reid	—	—	—	—	—	—	—	—	—	—
Russell	—	—	—	—	—	—	—	—	—	—
Turner	—	—	—	—	—	—	25	—	—	25
Watson	—	—	—	—	—	—	26	—	—	26
Total	1	—	85	—	—	—	574	515	7,566	8,225
BELCONNEN STATISTICAL SUBDIVISION										
Aranda	—	—	—	—	—	—	—	—	—	—
Belconnen Town Centre	—	—	—	—	—	—	—	—	—	—
Belconnen — SSD Balance	—	—	—	—	—	—	—	—	—	—
Bruce	7	—	740	—	—	—	26	65	65	831
Charnwood	—	—	—	—	—	—	—	—	—	—
Cook	—	—	—	—	—	—	—	—	—	—
Dunlop	3	—	345	—	—	—	—	—	—	345
Evatt	—	—	—	—	—	—	88	—	—	88
Fiorey	—	—	—	—	—	—	59	—	—	59
Flynn	—	—	—	—	—	—	88	—	—	88
Fraser	—	—	—	—	—	—	—	—	—	—
Giralang	—	—	—	—	—	—	—	—	—	—
Hawker	—	—	—	—	—	—	—	—	—	—
Higgins	—	—	—	—	—	—	—	—	—	—
Holt	1	—	97	—	—	—	55	—	—	151
Kaleen	—	—	—	—	—	—	64	—	—	64
Latham	—	—	—	—	—	—	—	—	—	—
McKellar	—	—	—	—	—	—	—	—	—	—
Macgregor	—	—	—	—	—	—	—	—	—	—
Macquarie	—	—	—	—	—	—	20	60	60	80
Melba	—	—	—	—	—	—	22	—	—	22
Page	—	—	—	—	—	—	13	3,100	3,100	3,113
Scullin	—	—	—	—	—	—	24	—	—	24
Spence	—	—	—	—	—	—	—	—	—	—
Weetangera	—	—	—	—	—	—	64	—	—	64
Total	11	—	1,182	—	—	—	523	3,225	3,225	4,930

TABLE 12. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, ACT

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
WODEN VALLEY STATISTICAL SUBDIVISION										
Chifley	—	—	—	—	—	—	11	—	—	11
Curtin	—	—	—	—	—	—	19	—	—	19
Farrer	—	—	—	—	—	—	52	—	—	52
Garran	—	—	—	—	—	—	—	—	—	—
Hughes	—	—	—	—	—	—	—	—	—	—
Isaacs	—	—	—	—	—	—	34	—	—	34
Lyons	—	—	—	—	—	—	15	—	—	15
Mawson	—	—	—	100	—	10,307	51	51	51	10,409
O'Malley	—	—	—	—	—	—	—	—	—	—
Pearce	—	—	—	—	—	—	—	—	—	—
Phillip	—	—	—	—	—	—	—	182	182	182
Torrens	—	—	—	—	—	—	63	—	—	63
Total	—	—	—	100	—	10,307	246	232	232	10,785
WESTON CREEK-STROMLO STATISTICAL SUBDIVISION										
Chapman	—	—	—	—	—	—	29	—	—	29
Duffy	—	—	—	—	—	—	—	—	—	—
Fisher	—	—	—	—	—	—	12	—	—	12
Holder	—	—	—	—	—	—	13	—	—	13
Rivett	—	—	—	—	—	—	—	—	—	—
Stirling	—	—	—	—	—	—	56	—	—	56
Stromlo	—	—	—	—	—	—	—	—	—	—
Waramanga	—	—	—	—	—	—	42	—	—	42
Weston	—	—	—	—	—	—	51	600	600	651
Weston Creek-Stromlo — SSD Balance	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	203	600	600	803
TUGGERANONG STATISTICAL SUBDIVISION										
Banks	2	—	207	—	—	—	—	—	—	207
Bonython	—	—	—	—	—	—	—	—	—	—
Calwell	—	—	—	—	—	—	60	—	—	60
Chisholm	—	—	—	—	—	—	156	—	—	156
Conder	7	—	828	—	—	—	—	—	—	828
Fadden	—	—	—	—	—	—	71	—	—	71
Gilmore	—	—	—	—	—	—	155	—	—	155
Gordon	1	—	100	—	—	—	17	—	—	117
Gowrie	—	—	—	—	—	—	—	—	—	—
Greenway	—	—	—	—	—	—	—	—	250	250
Isabella Plains	—	—	—	—	—	—	—	—	—	—
Kambah	—	—	—	—	—	—	26	—	—	26
Macarthur	—	—	—	—	—	—	16	—	—	16
Monash	—	—	—	—	—	—	137	—	—	137
Oxley	—	—	—	—	—	—	14	—	—	14
Richardson	1	—	60	—	—	—	100	—	—	160
Theodore	—	—	—	—	—	—	172	—	—	172
Tuggeranong — SSD Balance	—	—	—	—	—	—	—	—	—	—
Wanniassa	—	—	—	—	—	—	94	—	—	94
Total	11	—	1,194	—	—	—	1,018	—	250	2,462

TABLE 12. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, ACT

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH CANBERRA STATISTICAL SUBDIVISION										
Barton	—	—	—	—	—	—	50	185	185	235
Deakin	—	—	—	—	—	—	135	—	—	135
Forrest	—	—	—	—	—	—	34	—	—	34
Fyshwick	—	—	—	—	—	—	—	155	155	155
Griffith	—	—	—	—	—	—	245	—	—	245
Harman	—	—	—	—	—	—	—	—	—	—
Hume	—	—	—	—	—	—	—	—	—	—
Jerrabomberra	—	—	—	—	—	—	—	—	—	—
Kingston	—	—	—	—	—	—	—	—	—	—
Narrabundah	1	—	144	—	—	—	87	—	—	230
Oaks Estate	—	—	—	—	—	—	—	—	—	—
Parkes	—	—	—	—	—	—	—	—	—	—
Pialligo	—	—	—	—	—	—	—	—	—	—
Red Hill	—	—	—	—	—	—	54	—	—	54
Symonston	—	—	—	—	—	—	—	—	—	—
Yarralumla	—	—	—	—	—	—	89	—	—	89
Total	1	—	144	—	—	—	693	340	340	1,177
GUNGAHLIN-HALL STATISTICAL SUBDIVISION										
Amaroo	17	—	1,991	8	—	745	—	—	—	2,736
Gungahlin-Hall — SSD Balance	—	—	—	—	—	—	—	—	—	—
Hall	—	—	—	—	—	—	34	—	—	34
Mitchell	—	—	—	—	—	—	—	—	—	—
Ngunnawal	49	—	4,607	38	—	2,420	16	—	—	7,042
Nicholls	24	—	3,511	5	—	587	59	—	—	4,156
Palmerston	1	—	200	—	—	—	—	—	—	200
Total	91	—	10,309	51	—	3,751	108	—	—	14,168
AUSTRALIAN CAPITAL TERRITORY — BALANCE STATISTICAL SUBDIVISION										
Remainder of ACT	1	—	183	—	—	—	—	—	—	183
Total	1	—	183	—	—	—	—	—	—	183
AUSTRALIAN CAPITAL TERRITORY										
AUSTRALIAN CAPITAL TERRITORY	116	—	13,096	151	—	14,058	3,365	4,913	12,213	42,732

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (e.g. blocks of flats, multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

Scope and Coverage

3. Statistics of building work approved are compiled from:

- (a) permits issued by local authorities in areas subject to building control by those authorities;
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- (c) permits issued by ACT Building, Electrical and Plumbing Control – Department of Urban Services;
- (d) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).

5. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.

6. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

7. A *building* is defined as 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, to satisfy its intended use, is the provision for regular access by persons.

8. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long term residential use. Units (whether self-contained or not) within buildings offering institutional care such as hospitals or temporary accommodation, such as motels, hostels and holiday apartments are not defined as dwelling units. The value

of units of this type is included in the appropriate category of non-residential buildings' approved.

9. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

(a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.

(b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings etc.).

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Tables 1 and 10 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.

11. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

12. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

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

Building Classification

14. *Ownership of a building* is classified as either Public Sector or Private Sector according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

15. *Functional classification of buildings*: a building is classified according to its intended major function. Hence 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 and not to the function of the group as a whole.

An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

16. Examples of the types of individual building jobs included under each main functional heading are shown in the following list:

- (a) *Houses*: includes cottages, bungalows, detached caretakers'/managers' cottages and granny flats, rectories;
- (b) *Other residential buildings*: includes blocks of flats, home units, attached townhouses, duplexes, villa units, terrace houses, apartment buildings, semi-detached houses, maisonettes;
- (c) *Hotels etc.*: includes motels, hostels, boarding houses, guest houses, holiday apartment buildings;
- (d) *Shops*: includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades;
- (e) *Factories*: includes paper mills, oil refinery buildings, brickworks, foundries, power-houses, manufacturing laboratories, workshops as part of a manufacturing process;
- (f) *Offices*: includes banks, post offices, council chambers, head and regional offices;
- (g) *Other business premises*: includes warehouses, storage depots, service stations, transport depots and terminals, electricity sub-station buildings, telephone exchanges, mail sorting centres, broadcasting stations, film studios;
- (h) *Educational*: includes schools, colleges, kindergartens, libraries, museums, art galleries, research and teaching laboratories, theological colleges;
- (i) *Religious*: includes churches, chapels, temples;
- (j) *Health*: includes hospitals, nursing homes, surgeries, clinics, medical centres;
- (k) *Entertainment and recreational*: includes clubs, theatres, cinemas, public halls, gymnasiums, grandstands, squash courts, recreation centres;
- (l) *Miscellaneous*: includes law courts, homes for the aged (where medical care is not provided as a normal service), orphanages, gaols, barracks, mine buildings, glass houses, livestock sheds, shearing sheds, fruit and skin drying sheds, public toilets, and ambulance, fire and police stations.

Seasonal Adjustment

17. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised.

18. Table 3 shows seasonally adjusted estimates for both private and total dwellings for New South Wales. For the four series shown, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month)

and the effect of movement in the date of Easter which may, in successive years, affect figures for different months.

19. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. These irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

20. Most of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimum or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

21. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

Trend Estimates

22. Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate.

23. Table 3 and 10 show trend estimates for both private and total dwellings for New South Wales. Table 10 shows trend estimates for total dwellings for the Australian Capital Territory. These estimates are obtained 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 time series. For further information, see *A Guide to Interpreting Time Series - Monitoring 'Trends': an Overview* (1348.0).

24. While the smoothing technique described in paragraphs 22 and 23 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become 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.

Estimates at Constant Prices

25. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented in Table 4 for New South Wales. (Note: monthly value data at constant prices are not available.)

26. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

27. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

Australian Standard Geographical Classification (ASGC)

28. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics. Further details are:

- (a) There have been some minor area changes to four SLAs in the ACT (Acton, Belconnen – SSD Bal, Majura and Pialligo); and Gungahlin – Bal and Weston Creek – SSD Bal SLAs have been renamed to Gungahlin-Hall – SSD Bal and Weston Creek-Stromlo – SSD Bal respectively. In addition the Statistical Subdivisions in the Canberra Statistical Division have been redefined.
 - (b) Yarrawlumla (A) has been split to form two smaller SLAs: Yarrawlumla (A) – Pt A and Yarrawlumla (A) – Pt B.
 - (c) The boundary of the Canberra-Queanbeyan Statistical District has been extended to include the part of Yarrawlumla (A) mainly east of the ACT (Yarrawlumla (A) – Pt A). There are consequential changes to the areas of the Queanbeyan SSD and Southern Tablelands (excluding Queanbeyan) SSD.
 - (d) Randwick (C) overall area has decreased by approximately 3.55 ha with the transfer of land to and from South Sydney (C). Consequently, South Sydney (C) area enlarged by approximately 3.55 ha. There are consequential changes to Inner Sydney and Eastern Suburbs SSDs.
 - (e) Dumaresq (A) area has increased with the transfer of approximately 3 ha from Nymboida (A) and Nymboida (A) area decreased by approximately 3 ha. There are consequential changes to Northern and Mid-North SDs and Northern Tablelands and Clarence Statistical SSDs.
29. Changes brought about by the (New South Wales) *Local Government Act 1993* to the titles of legal Local Government Areas (LGAs) have been incorporated in this publication.
- (a) *Statistical Local Areas (SLAs)* are in most cases either identical with, or have been aggregated to, the previously published whole or part of legal Local Government Areas (LGAs) as defined under the (New South Wales) *Local Government Act 1919* and comprising cities (C), municipalities (M) and shires (S). In other cases, they are identical to each previously published unincorporated area. The (New South Wales) *Local Government Act 1993* eliminated the titles of Shire and Municipality and instituted the concept of Area (A). With one exception – Sutherland (S) became Sutherland Shire (A) – names of the LGAs have remained unaltered. In aggregate, SLAs cover the whole of the State without gaps or overlaps. In some cases legal LGAs overlap Statistical Subdivision boundaries and therefore comprise two SLAs (Part A and Part B) or three SLAs in the case of Cabonne (A) (Part A, Part B and Part C).
 - (b) *Statistical Subdivisions (SSDs)*. These consist of one or more SLAs and form the intermediate size spatial unit for the presentation of regional data.

- (c) *Statistical Divisions (SDs)*. These consist of one or more Statistical Subdivisions (SSDs). Where SSDs are not shown for statistical purposes, statistical local areas are shown ordered alphabetically within statistical divisions. The divisions are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region, under the unifying influence of one or more major towns or cities.
- (d) *Statistical Districts*. To provide comparable statistics over a period of time, statistical districts have been defined around selected urban centres, with a population of 25,000 or more, experiencing urban growth beyond the legal local government area boundaries. Those districts are intended to contain the anticipated urban spread over the next 20 years. In some cases, Statistical District boundaries are identical to those of particular Statistical Subdivisions (e.g. Newcastle SSD and Wollongong SSD included in Table 9 of this publication).

Unpublished Data and Related Publications

30. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

31. Other ABS publications which may be of interest include:

- Building Approvals, Australia* (8731.0) – issued monthly
- Dwelling Unit Commencements Reported by Approving Authorities, New South Wales* (8741.1) – issued monthly
- Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0) – issued quarterly
- Building Activity, New South Wales* (8752.1) – issued quarterly
- Building Activity, Australian Capital Territory* (8752.8) – issued quarterly
- Housing Finance for Owner Occupation, Australia* (5609.0) – issued monthly
- Price Index of Materials Used in House Building* (6408.0) – issued monthly

32. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

Symbols and Other Usages

—	nil or rounded to zero (including null cells)
A	Area
C	City
n.y.a.	not yet available
r	figure or series revised since previous issue
SD	Statistical Division
SLA	Statistical Local Area
SSD	Statistical Subdivision

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

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Regional Director
New South Wales

For more information . . .

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