

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

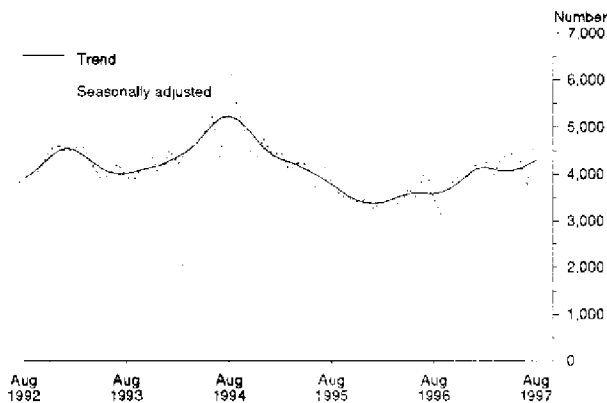
NEW SOUTH WALES

MAIN FEATURES

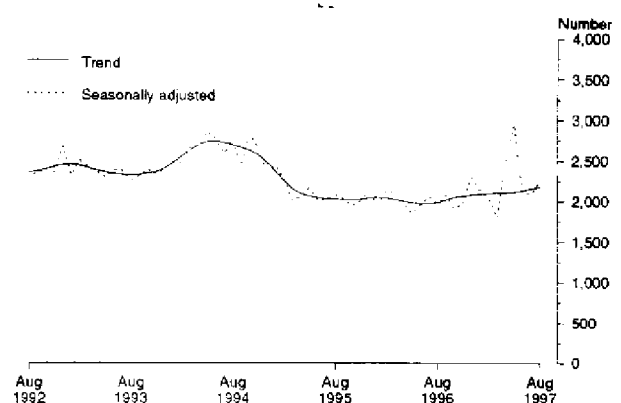
NUMBER OF DWELLING UNITS APPROVED

	August 1996	July 1997	August 1997	August 1996 to August 1997 change	July 1997 to August 1997 change
Original series	3,426	4,189	4,559	33.1%	8.8%
Seasonally adjusted	3,489	3,744	4,862	39.4%	29.9%
Trend estimate	3,584	4,197	4,293	19.8%	2.3%

TOTAL DWELLING UNITS APPROVED, NSW



PRIVATE SECTOR HOUSES APPROVED, NSW



Residential building

- The trend for total dwelling units approved rose by 2.3% in August and is 19.8% above the level of a year ago. This increase is largely due to an increase in other residential buildings.
- The trend for private sector houses approved increased by 0.9% in August and is 9.7% above the level of a year ago.
- In original terms the total number of dwelling units approved in August was 4,559. Of the total, 2,222 were private sector houses and 2,064 private sector other residential buildings.

Non-residential building

- The value of non-residential building approved in August was \$710.5 million. Of this total, entertainment and recreational accounted for \$284.4 million, shops \$177.2 million, and other business premises \$109.0 million.
- There were 15 building jobs valued at \$5 million and over and 51 building jobs valued between \$1 million and \$5 million.

Value of total building

- For August the value of total building work approved was \$1,405.9 million, an increase of 21.5% on July and 51.4% higher than August 1996. The August 1997 figure included \$317.8 million of Olympic related activity.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Sydney (02) 9268 4611, call at St Andrews House, Sydney Square, Sydney, or write to Information Services, ABS, GPO Box 796, Sydney 2001.

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										
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
1996-97	13,767	117	13,884	15,308	1,360	16,668	1,797	30,849	1,500	32,349
<i>July-August—</i>										
1996-97	2,191	20	2,211	2,396	361	2,757	208	4,789	387	5,176
1997-98	2,439	10	2,449	3,338	112	3,450	193	5,969	123	6,092
<i>1996—</i>										
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	1,590	89	1,679	37	2,446	100	2,546
March	978	29	1,007	1,253	93	1,346	159	2,386	126	2,512
April	1,207	30	1,237	1,545	72	1,617	49	2,795	108	2,903
May	2,302	2	2,304	1,613	53	1,666	31	3,945	56	4,001
June	1,095	5	1,100	1,193	186	1,379	435	2,723	191	2,914
July	1,217	9	1,226	1,487	27	1,514	57	2,761	36	2,797
August	1,222	1	1,223	1,851	85	1,936	136	3,208	87	3,295
NEW SOUTH WALES										
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
1996-97	25,837	206	26,043	17,999	1,862	19,861	1,980	45,791	2,093	47,884
<i>July-August—</i>										
1996-97	4,378	29	4,407	2,917	504	3,421	241	7,530	539	8,069
1997-98	4,565	20	4,585	3,754	185	3,939	224	8,535	213	8,748
<i>1996—</i>										
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	1,806	160	1,966	76	3,682	190	3,872
March	1,808	34	1,842	1,425	93	1,518	182	3,411	131	3,542
April	2,259	38	2,297	1,808	107	1,915	60	4,121	151	4,272
May	3,334	17	3,351	1,778	70	1,848	43	5,154	88	5,242
June	2,114	8	2,122	1,391	235	1,626	439	3,944	243	4,187
July	2,343	16	2,359	1,690	60	1,750	80	4,108	81	4,189
August	2,222	4	2,226	2,064	125	2,189	144	4,427	132	4,559

(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														
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
1996-97	1,764.2	13.0	1,777.2	1,605.2	116.5	1,721.8	3,369.4	129.5	3,499.0	904.8	3,452.1	4,163.1	7,713.1	8,566.8
<i>July-August—</i>														
1996-97	275.6	2.7	278.3	272.1	30.9	302.9	547.7	33.6	581.2	144.2	492.7	585.4	1,177.5	1,310.8
1997-98	313.5	1.1	314.5	462.6	9.3	471.9	776.0	10.4	786.4	163.2	701.2	1,080.1	1,639.8	2,029.8
<i>1996—</i>														
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
<i>1997—</i>														
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	165.3	8.0	173.2	273.2	9.1	282.2	56.0	132.9	153.0	462.0	491.3
March	126.7	3.2	129.9	117.4	7.3	124.7	244.1	10.6	254.7	71.0	89.4	137.4	404.1	463.1
April	153.4	3.1	156.5	156.8	6.7	163.5	310.1	9.8	319.9	65.9	167.7	201.3	543.5	587.2
May	297.7	0.1	297.8	176.8	4.7	181.4	474.5	4.8	479.3	77.2	151.1	179.8	700.4	736.3
June	140.5	0.5	141.0	138.0	19.8	157.8	278.5	20.3	298.8	104.2	269.9	310.6	651.9	713.6
July	159.2	1.0	160.1	159.2	2.3	161.5	318.4	3.2	321.7	82.5	468.9	501.6	869.3	905.8
August	154.3	0.1	154.4	303.3	7.0	310.4	457.6	7.1	464.8	80.7	232.2	578.5	770.5	1,123.9
NEW SOUTH WALES														
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
1996-97	3,031.8	23.5	3,055.3	1,817.7	157.4	1,975.1	4,849.4	181.0	5,030.4	1,158.0	4,143.2	5,169.1	10,134.2	11,357.5
<i>July-August—</i>														
1996-97	502.8	3.5	506.3	309.1	41.4	350.5	811.9	44.9	856.8	189.7	631.7	783.3	1,626.1	1,829.8
1997-98	545.2	2.2	547.4	495.7	16.9	512.5	1,040.9	19.1	1,060.0	207.3	861.2	1,295.4	2,108.5	2,562.7
<i>1996—</i>														
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
<i>1997—</i>														
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	184.7	14.0	198.7	395.4	17.0	412.4	80.9	204.4	241.5	680.4	734.7
March	215.3	3.8	219.1	130.3	7.3	137.7	345.7	11.1	356.8	89.5	134.0	202.4	568.7	648.7
April	264.2	4.3	268.5	175.6	9.8	185.5	439.8	14.2	454.0	86.0	256.3	307.3	781.9	847.3
May	411.1	2.3	413.4	189.5	6.2	195.7	600.7	8.5	609.2	101.7	202.1	260.5	900.1	971.3
June	248.9	0.8	249.7	152.9	24.2	177.1	401.8	25.1	426.9	123.2	297.9	353.0	821.7	903.0
July	282.3	1.8	284.1	176.9	5.3	182.1	459.2	7.1	466.2	105.6	525.5	584.9	1,089.7	1,156.7
August	262.9	0.4	263.3	318.8	11.6	330.4	581.7	12.0	593.7	101.7	335.6	710.5	1,018.8	1,405.9

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						
1996—						
June	1,958	1,963	3,325	3,461	314.0	90.3
July	2,062	2,077	3,791	4,131	399.3	89.8
August	1,977	1,990	3,422	3,489	372.4	85.1
September	2,085	2,095	2,977	3,061	335.7	84.9
October	1,918	1,937	3,585	3,781	383.8	87.7
November	1,979	1,982	3,736	3,984	393.2	126.3
December	2,299	2,321	3,700	3,957	407.1	89.3
1997—						
January	2,148	2,154	3,967	4,191	442.2	100.0
February	2,045	2,089	4,072	4,308	479.4	93.0
March	1,805	1,825	3,849	3,995	375.9	96.8
April	2,445	2,470	4,203	4,326	505.6	91.2
May	2,961	2,980	4,390	4,442	527.9	91.9
June	2,112	2,119	4,219	4,389	436.9	125.7
July	2,095	2,109	3,687	3,744	355.3	92.7
August	2,236	2,241	4,695	4,862	633.6	101.5
TREND ESTIMATES						
1996—						
June	1,973	1,983	3,446	3,597	369.7	87.3
July	1,971	1,982	3,434	3,591	368.3	87.6
August	1,986	1,997	3,421	3,584	366.0	89.4
September	2,022	2,033	3,443	3,618	369.6	92.3
October	2,050	2,062	3,507	3,698	379.2	95.8
November	2,068	2,082	3,625	3,836	395.1	98.6
December	2,082	2,099	3,765	3,989	413.4	99.2
1997—						
January	2,096	2,116	3,888	4,112	430.6	98.3
February	2,103	2,127	3,951	4,153	439.1	96.8
March	2,105	2,130	3,949	4,115	438.3	96.2
April	2,109	2,131	3,940	4,074	436.1	97.2
May	2,120	2,138	3,960	4,075	439.3	99.7
June	2,139	2,153	4,014	4,120	450.3	101.7
July	2,159	2,169	4,092	4,197	467.6	103.0
August	2,179	2,185	4,185	4,293	488.8	104.1

(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							
1994-95	2,849.2	2,888.8	2,334.3	5,223.1	1,011.6	2,850.6	3,788.6	8,981.6	10,023.3
1995-96	2,424.0	2,456.6	1,770.7	4,227.3	934.7	2,665.6	3,623.6	7,744.5	8,785.6
1996-97	2,711.4	2,732.5	1,986.1	4,718.6	1,035.9	4,053.2	5,056.9	9,682.9	10,811.4
<i>1996--</i>									
Mar. qtr	573.9	581.7	284.7	866.4	221.4	655.1	916.0	1,725.0	2,003.8
June qtr	602.0	605.8	451.4	1,057.2	240.3	572.2	831.4	1,837.5	2,128.9
Sept. qtr	682.4	686.5	454.1	1,140.5	254.5	928.8	1,232.0	2,285.0	2,627.1
Dec. qtr	636.0	639.7	463.1	1,102.9	271.6	1,775.9	2,095.8	3,133.2	3,470.3
<i>1997--</i>									
Mar. qtr	568.2	574.8	509.4	1,084.2	232.2	614.0	835.2	1,898.4	2,151.7
June qtr	824.8	831.5	559.4	1,390.9	277.5	734.4	894.0	2,366.3	2,562.3

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

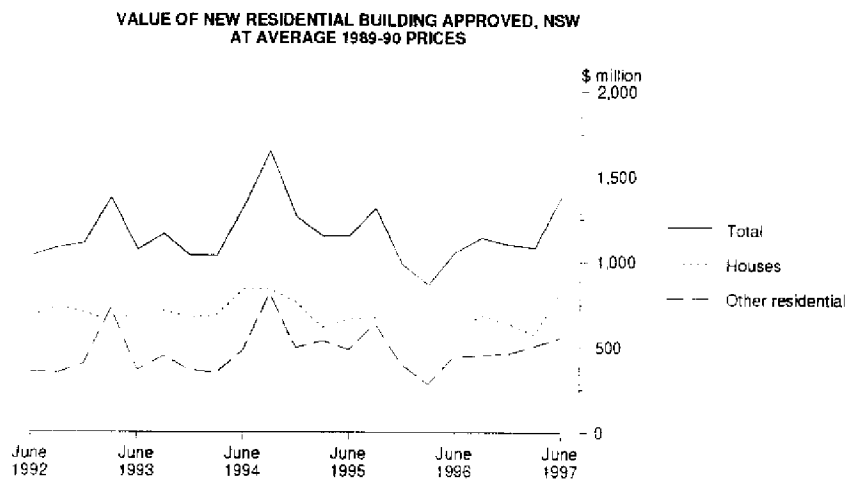
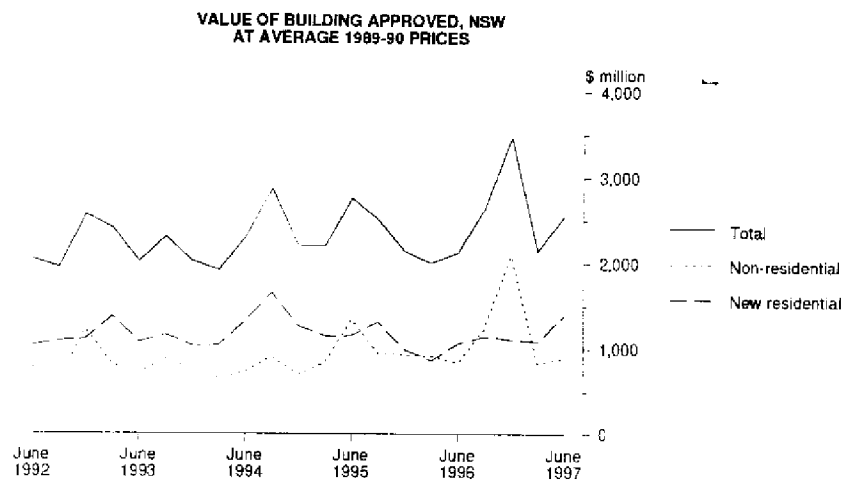


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, NSW
(*\$ million*)

Class of building	1995-96	1996-97	July-August		1997		
			1996-97	1997-98	June	July	August
PRIVATE SECTOR							
New houses	2,700.0	3,031.8	502.8	545.2	248.9	282.3	262.9
New other residential buildings	1,637.1	1,817.7	309.1	495.7	152.9	176.9	318.8
<i>Total new residential building</i>	<i>4,337.1</i>	<i>4,849.4</i>	<i>811.9</i>	<i>1,040.9</i>	<i>401.8</i>	<i>459.2</i>	<i>581.7</i>
Alterations and additions to residential buildings	1,027.6	1,141.6	182.6	206.5	121.9	105.0	101.5
Hotels, etc.	99.6	302.3	82.1	138.0	13.8	116.4	21.5
Shops	562.8	830.0	249.0	237.1	88.7	61.5	175.6
Factories	351.7	414.1	72.4	83.1	16.0	47.3	35.9
Offices	432.4	1,092.2	49.8	205.5	32.4	181.2	24.3
Other business premises	593.8	409.5	75.2	91.1	68.0	56.7	34.4
Educational	122.5	127.2	26.3	37.6	13.3	30.3	7.4
Religious	50.5	21.9	3.2	5.3	2.8	3.1	2.2
Health	83.3	156.9	7.7	13.2	13.9	6.7	6.4
Entertainment and recreational	300.3	717.7	49.0	37.6	44.6	12.7	24.9
Miscellaneous	87.7	71.6	16.9	12.7	4.5	9.7	3.0
<i>Total non-residential building</i>	<i>2,684.7</i>	<i>4,143.2</i>	<i>631.7</i>	<i>861.2</i>	<i>297.9</i>	<i>525.5</i>	<i>335.6</i>
Total	8,049.4	10,134.2	1,626.1	2,108.5	821.7	1,089.7	1,018.8
PUBLIC SECTOR							
New houses	36.2	23.5	3.5	2.2	0.8	1.8	0.4
New other residential buildings	103.7	157.4	41.4	16.9	24.2	5.3	11.6
<i>Total new residential building</i>	<i>139.9</i>	<i>181.0</i>	<i>44.9</i>	<i>19.1</i>	<i>25.1</i>	<i>7.1</i>	<i>12.0</i>
Alterations and additions to residential buildings	13.8	16.4	7.1	0.8	1.2	0.6	0.3
Hotels, etc.	1.0	7.4	0.1	—	—	—	—
Shops	32.3	61.4	1.7	3.0	0.4	1.4	1.6
Factories	5.5	24.6	13.5	0.3	0.3	0.1	0.2
Offices	145.4	136.8	20.9	25.3	7.5	7.1	18.2
Other business premises	147.2	185.0	4.8	78.7	13.4	4.1	74.6
Educational	251.9	283.2	65.8	16.3	16.7	8.8	7.5
Religious	—	0.1	0.1	—	0.1	—	—
Health	256.7	77.3	17.1	20.4	2.3	9.8	10.6
Entertainment and recreational	83.5	189.1	14.5	280.3	8.5	20.9	259.5
Miscellaneous	42.0	61.0	13.2	10.0	5.8	7.3	2.7
<i>Total non-residential building</i>	<i>965.6</i>	<i>1,025.9</i>	<i>151.6</i>	<i>434.2</i>	<i>55.0</i>	<i>59.4</i>	<i>374.8</i>
Total	1,119.3	1,223.3	203.7	454.1	81.3	67.0	387.1
TOTAL							
New houses	2,736.2	3,055.3	506.3	547.4	249.7	284.1	263.3
New other residential buildings	1,740.8	1,975.1	350.5	512.5	177.1	182.1	330.4
<i>Total new residential building</i>	<i>4,477.0</i>	<i>5,030.4</i>	<i>856.8</i>	<i>1,060.0</i>	<i>426.9</i>	<i>466.2</i>	<i>593.7</i>
Alterations and additions to residential buildings	1,041.4	1,158.0	189.7	207.3	123.2	105.6	101.7
Hotels, etc.	100.6	309.6	82.2	138.0	13.8	116.4	21.5
Shops	595.1	891.3	250.8	240.1	89.1	62.8	177.2
Factories	357.2	438.7	85.9	83.4	16.3	47.3	36.1
Offices	577.8	1,229.0	70.7	230.8	39.9	188.2	42.5
Other business premises	741.0	594.5	80.0	169.8	81.5	60.8	109.0
Educational	374.4	410.5	92.0	53.9	30.0	39.1	14.9
Religious	50.5	22.1	3.3	5.3	2.8	3.1	2.2
Health	340.1	234.2	24.8	33.6	16.1	16.6	17.0
Entertainment and recreational	383.8	906.7	63.5	318.0	53.1	33.6	284.4
Miscellaneous	129.7	132.6	30.1	22.7	10.3	17.0	5.7
<i>Total non-residential building</i>	<i>3,650.2</i>	<i>5,169.1</i>	<i>783.3</i>	<i>1,295.4</i>	<i>353.0</i>	<i>584.9</i>	<i>710.5</i>
Total	9,168.6	11,357.5	1,829.8	2,562.7	903.0	1,156.7	1,405.9

**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.												
1997—												
June	9	0.9	1	0.3	1	0.5	1	3.0	1	9.0	13	13.8
July	9	0.8	2	0.7	—	—	—	—	2	115.0	13	116.4
August	9	0.8	5	1.7	2	1.4	2	3.1	1	14.5	19	21.5
SHOPS												
1997—												
June	70	6.0	14	4.2	6	4.2	7	14.2	2	60.5	99	89.1
July	91	8.1	29	8.1	16	10.1	5	11.8	3	24.7	144	62.8
August	114	10.3	31	8.7	12	8.3	9	20.5	5	129.5	171	177.2
FACTORIES												
1997—												
June	33	3.5	13	4.4	6	4.2	3	4.3	—	—	55	16.3
July	25	2.8	13	4.0	9	5.9	5	11.2	2	23.4	54	47.3
August	23	2.1	20	6.2	6	4.3	4	7.7	2	15.7	55	36.1
OFFICES												
1997—												
June	59	5.9	23	6.9	8	5.4	6	11.8	1	10.0	97	39.9
July	82	8.1	21	6.4	6	3.4	4	5.7	3	164.6	116	188.2
August	81	7.9	23	6.2	6	3.6	6	10.8	1	14.0	117	42.5
OTHER BUSINESS PREMISES												
1997—												
June	31	2.7	16	4.5	11	7.7	7	14.0	4	52.5	69	81.5
July	46	4.5	27	7.7	10	6.0	6	9.5	2	33.1	91	60.8
August	31	2.8	15	4.1	4	2.5	12	29.7	2	70.0	64	109.0
EDUCATIONAL												
1997—												
June	22	2.6	9	3.3	5	3.6	7	15.0	1	5.5	44	30.0
July	19	2.0	7	2.5	8	5.5	5	15.2	2	13.9	41	39.1
August	13	1.5	2	0.6	5	3.4	6	9.4	—	—	26	14.9

**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												
1997—												
June	4	0.4	2	0.5	—	—	1	2.0	—	—	7	2.8
July	3	0.3	3	0.8	1	0.9	1	1.1	—	—	8	3.1
August	4	0.5	1	0.3	2	1.4	—	—	—	—	7	2.2
HEALTH												
1997—												
June	8	0.8	6	1.7	2	1.6	3	5.3	1	6.7	20	16.1
July	10	1.0	4	1.0	2	1.5	5	8.1	1	5.0	22	16.6
August	11	1.0	7	2.2	5	3.8	3	3.7	1	6.2	27	17.0
ENTERTAINMENT AND RECREATIONAL												
1997—												
June	17	1.9	8	2.7	6	4.2	6	12.9	3	31.4	40	53.1
July	10	0.9	12	3.7	7	4.8	4	9.5	1	14.7	34	33.6
August	19	2.2	10	3.0	5	2.7	9	18.9	3	257.6	46	284.4
MISCELLANEOUS												
1997—												
June	15	1.5	9	2.2	4	3.0	2	3.6	—	—	30	10.3
July	23	2.7	15	4.1	2	1.2	3	9.1	—	—	43	17.0
August	22	2.1	9	3.0	1	0.5	—	—	—	—	32	5.7
TOTAL NON-RESIDENTIAL BUILDING												
1997—												
June	268	26.3	101	30.6	49	34.3	43	86.1	13	175.6	474	353.0
July	318	31.2	133	39.0	61	39.1	38	81.1	16	394.5	566	584.9
August	327	31.3	123	36.0	48	31.8	51	103.8	15	507.6	564	710.5

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
SYDNEY STATISTICAL DIVISION						
Houses	1,222	154,380	1	108	1,223	154,388
Brick, stone, or concrete	181	26,969	—	—	181	26,969
Brick-veneer	797	95,747	1	108	798	95,856
Timber	24	2,057	—	—	24	2,057
Fibre cement	11	1,031	—	—	11	1,031
Other materials	209	28,476	—	—	209	28,476
Other residential buildings	1,851	303,336	85	7,041	1,936	310,378
Total residential buildings	3,073	457,616	86	7,150	3,159	464,766
HUNTER STATISTICAL DIVISION						
Houses	254	28,344	—	—	254	28,344
Brick, stone, or concrete	11	1,583	—	—	11	1,583
Brick-veneer	186	21,308	—	—	186	21,308
Timber	16	802	—	—	16	802
Fibre cement	9	1,160	—	—	9	1,160
Other materials	32	3,490	—	—	32	3,490
Other residential buildings	86	5,922	—	—	86	5,922
Total residential buildings	340	34,265	—	—	340	34,265
ILLAWARRA STATISTICAL DIVISION						
Houses	207	23,735	—	—	207	23,735
Brick, stone, or concrete	8	1,163	—	—	8	1,163
Brick-veneer	162	18,915	—	—	162	18,915
Timber	10	1,083	—	—	10	1,083
Fibre cement	3	185	—	—	3	185
Other materials	24	2,389	—	—	24	2,389
Other residential buildings	19	1,239	21	3,000	40	4,239
Total residential buildings	226	24,974	21	3,000	247	27,974
BALANCE OF NEW SOUTH WALES						
Houses	539	56,528	3	310	542	56,838
Brick, stone, or concrete	64	7,970	—	—	64	7,970
Brick-veneer	316	35,867	3	310	319	36,177
Timber	57	4,200	—	—	57	4,200
Fibre cement	39	2,606	—	—	39	2,606
Other materials	63	5,886	—	—	63	5,886
Other residential buildings	108	8,333	19	1,562	127	9,895
Total residential buildings	647	64,861	22	1,872	669	66,733
NEW SOUTH WALES						
Houses	2,222	262,887	4	418	2,226	263,305
Brick, stone, or concrete	264	37,685	—	—	264	37,685
Brick-veneer	1,461	171,837	4	418	1,465	172,255
Timber	107	8,142	—	—	107	8,142
Fibre cement	62	4,982	—	—	62	4,982
Other materials	328	40,241	—	—	328	40,241
Other residential buildings	2,064	318,830	125	11,604	2,189	330,434
Total residential buildings	4,286	581,716	129	12,022	4,415	593,739

(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,
AUGUST 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	1,223	165	364	529	156	215	1,036	1,407	1,936	3,159
Hunter	254	59	6	65	21	—	—	21	86	340
Illawarra	207	13	6	19	—	—	21	21	40	247
Richmond — Tweed	91	18	8	26	51	—	—	51	77	168
Mid-North Coast	147	18	4	22	4	—	—	4	26	173
Northern	30	3	—	3	—	—	—	—	3	33
North Western	25	2	—	2	6	—	—	6	8	33
Central West	80	—	—	—	—	—	—	—	—	80
South Eastern	100	—	6	6	5	—	—	5	11	111
Murrumbidgee	37	2	—	2	—	—	—	—	2	39
Murray	31	—	—	—	—	—	—	—	—	31
Far West	1	—	—	—	—	—	—	—	—	1
New South Wales	2,226	280	394	674	243	215	1,057	1,515	2,189	4,415
VALUE (\$'000)										
Sydney	154,388	14,669	31,283	45,952	18,255	30,503	215,668	264,426	310,378	464,766
Hunter	28,344	3,814	518	4,332	1,590	—	—	1,590	5,922	34,265
Illawarra	23,735	764	475	1,239	—	—	3,000	3,000	4,239	27,974
Richmond — Tweed	8,830	1,588	660	2,248	3,614	—	—	3,614	5,862	14,692
Mid-North Coast	14,713	1,548	400	1,948	300	—	—	300	2,247	16,960
Northern	3,408	200	—	200	—	—	—	—	200	3,608
North Western	2,560	160	—	160	381	—	—	381	541	3,101
Central West	8,617	—	—	—	—	—	—	—	—	8,617
South Eastern	10,675	—	560	560	300	—	—	300	860	11,535
Murrumbidgee	3,731	185	—	185	—	—	—	—	185	3,916
Murray	4,157	—	—	—	—	—	—	—	—	4,157
Far West	147	—	—	—	—	—	—	—	—	147
New South Wales	263,305	22,928	33,896	56,824	24,439	30,503	218,668	273,610	330,434	593,739

(a) Excludes Conversions, etc.

**NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED,
BY TYPE, NSW**

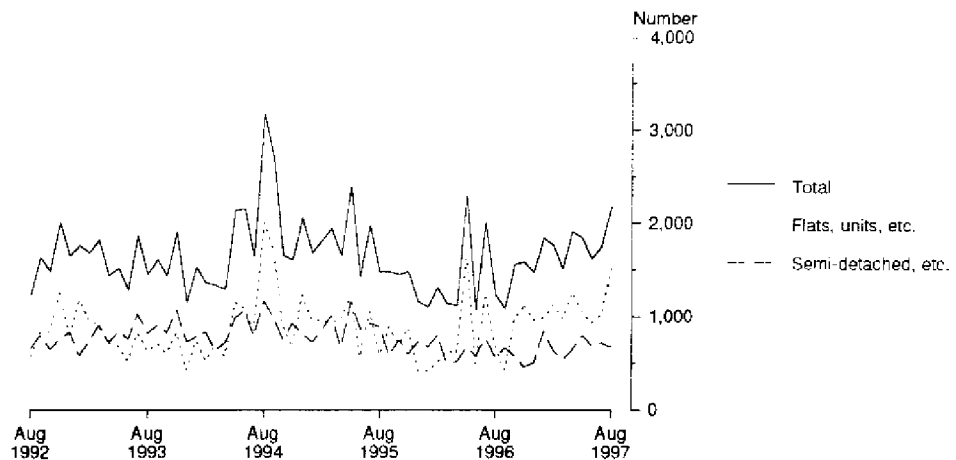


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, AUGUST 1997

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	—	100	—	—	—	394	60	60	554
Leichhardt (A)	4	—	720	—	—	—	1,639	80	674	3,034
Marrickville (A)	1	—	98	156	26	10,337	2,130	1,784	1,784	14,349
South Sydney (C)	1	—	140	214	—	38,270	6,771	6,517	10,064	55,244
Sydney (C) - Inner & Remainder	—	—	—	34	—	15,000	83	12,217	75,355	90,438
Inner Sydney (SSD)	7	—	1,058	404	26	63,607	11,017	20,659	87,937	163,619
Randwick (C)	7	—	1,090	89	—	11,499	4,414	1,370	1,370	18,372
Waverley (A)	—	—	—	—	—	—	2,494	429	429	2,922
Woolahra (A)	2	—	1,360	10	—	2,750	6,725	50	156	10,991
Eastern Suburbs (SSD)	9	—	2,450	99	—	14,249	13,632	1,849	1,955	32,286
Hurstville (C)	14	—	2,296	15	—	1,149	822	305	305	4,571
Kogarah (A)	6	—	1,000	—	—	—	402	210	210	1,612
Rockdale (C)	9	—	1,446	150	—	19,489	1,030	3,370	3,469	25,434
Sutherland Shire (A)	36	1	5,385	88	—	6,403	4,438	8,920	10,125	26,351
St George — Sutherland (SSD)	65	1	10,127	253	—	27,041	6,692	12,805	14,109	57,968
Bankstown (C)	48	—	5,802	28	—	2,030	2,463	1,634	1,917	12,212
Canterbury (A)	11	—	1,314	39	—	5,261	1,391	—	—	7,967
Canterbury — Bankstown (SSD)	59	—	7,116	67	—	7,291	3,855	1,634	1,917	20,179
Fairfield (C)	28	—	3,744	24	10	2,176	691	11,281	12,803	19,415
Liverpool (C)	234	—	24,363	20	—	1,755	588	3,810	3,810	30,516
Fairfield — Liverpool (SSD)	262	—	28,107	44	10	3,931	1,279	15,091	16,613	49,930
Camden (A)	80	—	8,676	—	—	—	334	665	665	9,675
Campbelltown (C)	31	—	3,368	—	7	964	678	6,292	6,971	11,981
Wollondilly (A)	25	—	2,906	—	—	—	345	—	6,234	9,486
Outer South Western Sydney (SSD)	136	—	14,951	—	7	964	1,358	6,957	13,870	31,142
Ashfield (A)	1	—	81	—	—	—	444	1,500	1,500	2,025
Burwood (A)	4	—	848	15	5	1,145	856	275	275	3,124
Concord (A)	3	—	392	49	—	7,300	457	747	747	8,896
Drummoyne (A)	2	—	486	24	—	3,200	1,496	6,075	6,075	11,256
Strathfield (A)	5	—	1,243	—	—	—	508	—	50	1,802
Inner Western Sydney (SSD)	15	—	3,050	88	5	11,645	3,761	8,597	8,647	27,103

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, AUGUST 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	—	383	30	—	2,600	222	3,150	263,502	266,707
Holroyd (C)	15	—	2,049	86	—	5,458	652	240	240	8,399
Parramatta (C)	3	—	332	46	—	3,330	1,432	8,286	8,286	13,381
Central Western Sydney (SSD)	22	—	2,764	162	—	11,388	2,306	11,676	272,028	288,487
Blue Mountains (C)	28	—	3,484	9	—	793	902	475	475	5,653
Hawkesbury (C)	35	—	3,930	—	—	—	450	1,244	1,528	5,908
Penrith (C)	52	—	5,265	24	—	1,673	1,951	2,401	2,401	11,290
Outer Western Sydney (SSD)	115	—	12,679	33	—	2,466	3,303	4,120	4,404	22,852
Baulkham Hills (A)	113	—	17,024	39	—	2,875	1,609	35,063	35,063	56,571
Blacktown (C)	111	—	12,157	26	—	2,035	1,374	4,513	4,843	20,409
Blacktown — Baulkham Hills (SSD)	224	—	29,181	65	—	4,910	2,983	39,576	39,906	76,979
Hunter's Hill (A)	—	—	—	22	—	2,660	630	—	83	3,373
Lane Cove (A)	3	—	393	6	—	429	1,011	1,130	1,202	3,035
Mosman (A)	1	—	216	14	—	3,100	2,281	—	3,077	8,673
North Sydney (A)	—	—	—	462	—	140,200	1,643	4,544	4,644	146,487
Ryde (C)	15	—	2,482	8	—	900	1,473	1,120	1,516	6,371
Willoughby (C)	12	—	2,800	34	—	3,040	4,114	1,741	1,894	11,849
Lower Northern Sydney (SSD)	31	—	5,891	546	—	150,329	41,151	8,535	12,416	179,788
Hornsby (A)	54	—	7,137	—	—	—	2,460	1,196	1,871	11,468
Ku-ring-gai (A)	32	—	5,966	2	—	400	6,860	50	50	13,275
Hornsby — Ku-ring-gai (SSD)	86	—	13,103	2	—	400	9,320	1,246	1,921	24,743
Manly (A)	7	—	1,613	—	—	—	1,441	200	2,381	5,435
Pittwater (A)	2	—	604	2	—	250	1,927	—	—	2,781
Warringah (A)	30	—	5,326	35	29	6,745	2,702	97,204	97,344	112,117
Northern Beaches (SSD)	39	—	7,543	37	29	6,995	6,070	97,404	99,725	120,333
Gosford (C)	87	—	9,978	39	8	4,269	2,679	1,056	1,982	18,908
Wyong (A)	65	—	6,391	12	—	894	1,309	1,025	1,025	9,620
Gosford — Wyong (SSD)	152	—	16,369	51	8	5,163	3,988	2,081	3,007	28,528
Sydney (SD)	1,222	1	154,388	1,851	85	310,378	80,715	232,230	578,455	1,123,935

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, AUGUST 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)	24	—	2,771	4	—	206	344	15,585	15,585	18,906
Lake Macquarie (C)	91	—	10,132	37	—	2,265	2,019	1,590	1,880	16,295
Maitland (C)	21	—	2,598	4	—	250	252	2,560	2,560	5,660
Newcastle (C) — Inner & Remainder	22	—	2,457	13	—	1,260	2,129	5,499	12,959	18,805
Port Stephens (A)	44	—	5,273	15	—	1,080	463	822	1,111	7,927
Newcastle (SSD)	202	—	23,231	73	—	5,061	5,206	26,056	34,095	67,594
Dungog (A)	13	—	1,007	2	—	146	117	350	350	1,620
Gloucester (A)	4	—	326	—	—	—	43	—	—	369
Great Lakes (A)	14	—	1,419	11	—	715	295	510	510	2,939
Merriwa (A)	—	—	—	—	—	—	10	750	750	760
Murrumbidgee (A)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (A)	9	—	887	—	—	—	166	509	509	1,562
Scone (A)	1	—	40	—	—	—	—	—	—	40
Singleton (A)	11	—	1,433	—	—	—	155	5,420	5,420	7,008
Hunter SD Balance (SSD)	52	—	5,112	13	—	861	786	7,539	7,539	14,298
Hunter (SD)	254	—	28,344	86	—	5,922	5,992	33,595	41,634	81,892
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	16	—	1,950	5	21	3,360	452	—	—	5,762
Shellharbour (A)	47	—	5,523	—	—	—	302	—	345	6,170
Wollongong (C)	46	—	5,651	12	—	815	1,609	3,705	4,810	12,885
Wollongong (SSD)	109	—	13,124	17	21	4,175	2,363	3,705	5,155	24,817
Shoalhaven (C)	59	—	6,548	—	—	—	924	9,339	9,339	16,811
Wingecarribee (A)	39	—	4,062	2	—	64	517	300	300	4,943
Illawarra SD Balance (SSD)	98	—	10,610	2	—	64	1,441	9,639	9,639	21,754
Illawarra (SD)	207	—	23,735	19	21	4,239	3,803	13,344	14,794	46,571
RICHMOND — TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	30	—	2,837	14	—	1,215	411	1,145	1,145	5,608
Tweed Heads (SSD)	30	—	2,837	14	—	1,215	411	1,145	1,145	5,608
Ballina (A)	13	—	1,458	11	—	846	358	7,465	7,465	10,128
Byron (A)	11	—	968	33	7	2,956	306	617	617	4,847
Casino (A)	1	—	127	—	8	539	81	—	—	748
Kyogle (A)	1	—	50	—	—	—	69	—	—	119
Lismore (C)	13	—	1,248	—	—	—	269	500	500	2,017
Richmond River (A)	2	—	178	2	—	130	343	—	470	1,120
Tweed (A) Pt B	20	—	1,964	2	—	175	308	905	905	3,352
Richmond — Tweed SD Balance (SSD)	61	—	5,993	48	15	4,647	1,734	9,487	9,957	22,331
Richmond — Tweed (SD)	91	—	8,830	62	15	5,862	2,144	10,632	11,102	27,938

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, AUGUST 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)	4	—	427	—	—	—	—	—	—	427
Coffs Harbour (C)	39	—	4,176	4	—	507	514	4,879	5,179	10,377
Copmanhurst (A)	1	—	20	—	—	—	—	—	—	20
Grafton (C)	2	—	183	—	—	—	20	198	198	401
Maclean (A)	17	—	1,492	2	—	200	117	—	—	1,810
Nambucca (A)	10	—	785	—	4	300	94	124	124	1,303
Nymboida (A)	2	—	82	—	—	—	49	—	—	131
Ulmarra (A)	3	—	415	—	—	—	236	—	—	651
Clarence (SSD)	78	—	7,579	6	4	1,007	1,031	5,201	5,501	15,118
Greater Taree (C)	12	—	1,254	3	—	209	664	2,460	2,460	4,586
Hastings (A)	51	—	5,404	13	—	1,031	483	497	497	7,415
Kempsey (A)	6	—	476	—	—	—	84	450	450	1,010
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	69	—	7,133	16	—	1,240	1,230	3,407	3,407	13,012
Mid-North Coast (SD)	147	—	14,713	22	4	2,247	2,261	8,608	8,908	28,130
NORTHERN STATISTICAL DIVISION										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	—	—	—	—	—	—	—	—	—	—
Gunnedah (A)	2	—	122	3	—	200	62	150	200	584
Inverell (A) Pt A	2	—	163	—	—	—	130	—	—	293
Manilla (A)	—	—	—	—	—	—	20	104	104	124
Nundle (A)	—	—	—	—	—	—	—	—	112	112
Parry (A)	5	—	580	—	—	—	313	212	212	1,105
Quirindi (A)	1	—	150	—	—	—	15	—	—	165
Tamworth (C)	8	—	952	—	—	—	392	—	—	1,343
Yallaroi (A)	—	—	—	—	—	—	—	—	—	—
Northern Slopes (SSD)	18	—	1,967	3	—	200	932	466	628	3,727
Armidale (C)	1	—	150	—	—	—	78	190	640	868
Dumaresq (A)	—	—	—	—	—	—	—	—	—	—
Glen Innes (A)	—	—	—	—	—	—	12	350	350	362
Guyra (A)	—	—	—	—	—	—	—	—	—	—
Inverell (A) Pt B	—	—	—	—	—	—	182	—	—	182
Severn (A)	1	—	50	—	—	—	—	—	—	50
Tenterfield (A)	3	—	187	—	—	—	88	—	—	275
Uralla (A)	2	—	234	—	—	—	178	—	—	412
Walcha (A)	—	—	—	—	—	—	10	—	—	10
Northern Tablelands (SSD)	7	—	621	—	—	—	549	540	990	2,160
Moree Plains (A)	4	—	685	—	—	—	145	1,150	1,150	1,980
Narrabri (A)	1	—	135	—	—	—	—	257	257	392
North Central Plain (SSD)	5	—	820	—	—	—	145	1,407	1,407	2,372
Northern (SD)	30	—	3,408	3	—	200	1,626	2,413	3,025	8,259

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, AUGUST 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)	1	—	120	—	—	—	—	—	—	120
Coonabarabran (A)	1	—	60	—	—	—	35	—	—	95
Dubbo (C)	13	—	1,428	6	—	381	278	996	996	3,083
Gilgandra (A)	1	—	55	—	—	—	—	—	—	55
Mudgee (A)	2	—	226	—	—	—	241	—	—	467
Narromine (A)	4	—	343	—	—	—	—	60	60	403
Wellington (A)	1	—	75	—	—	—	143	180	180	398
Central Macquarie (SSD)	23	—	2,307	6	—	381	697	1,236	1,236	4,620
Bogan (A)	—	—	—	—	—	—	—	—	—	—
Coonambie (A)	—	—	—	—	—	—	21	—	—	21
Walgett (A)	—	—	—	—	—	—	—	80	80	80
Warren (A)	—	—	—	—	—	—	—	—	—	—
Macquarie — Barwon (SSD)	—	—	—	—	—	—	21	80	80	101
Bourke (A)	1	—	84	—	—	—	—	—	—	84
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—
Cobar (A)	1	—	170	2	—	160	—	454	734	1,064
Upper Darling (SSD)	2	—	254	2	—	160	—	454	734	1,148
North Western (SD)	25	—	2,560	8	—	541	718	1,770	2,050	5,869
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	19	—	2,144	—	—	—	80	1,680	2,224	4,448
Blayney (A) Pt A	5	—	410	—	—	—	60	—	—	470
Cabonne (A) Pt A	2	—	240	—	—	—	—	—	—	240
Evans (A) Pt A	1	—	60	—	—	—	11	—	—	71
Orange (C)	23	—	2,439	—	—	—	179	350	350	2,968
Bathurst — Orange (SSD)	50	—	5,293	—	—	—	330	2,030	2,574	8,196
Blayney (A) Pt B	—	—	—	—	—	—	—	15,010	15,010	15,010
Cabonne (A) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt B	2	—	240	—	—	—	57	—	—	297
Greater Lithgow (C)	7	—	749	—	—	—	473	5,200	5,200	6,422
Oberon (A)	—	—	—	—	—	—	31	72	72	103
Rylstone (A)	—	—	—	—	—	—	—	—	—	—
Central Tablelands (excl. Bathurst — Orange) (SSD)	9	—	989	—	—	—	560	20,282	20,282	21,832
Bland (A)	1	—	85	—	—	—	59	170	170	314
Cabonne (A) Pt C	7	—	636	—	—	—	—	—	—	636
Cowra (A)	6	—	671	—	—	—	70	—	—	741
Forbes (A)	2	—	319	—	—	—	46	200	200	565
Lachlan (A)	2	—	216	—	—	—	10	—	—	226
Parkes (A)	3	—	410	—	—	—	146	370	370	926
Weddin (A)	—	—	—	—	—	—	—	—	—	—
Lachlan (SSD)	21	—	2,335	—	—	—	331	740	740	3,407
Central West (SD)	80	—	8,617	—	—	—	1,222	23,052	23,596	33,435

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, AUGUST 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)				
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	16	—	2,223	—	—	—	114	85	85	2,421
Yarrowlumla (A) — Pt A	2	—	245	—	—	—	206	130	130	581
Queanbeyan (SSD)	18	—	2,468	—	—	—	320	215	215	3,002
Boorowa (A)	—	—	—	—	—	—	22	—	—	22
Crookwell (A)	1	—	80	—	—	—	18	—	—	98
Goulburn (C)	1	—	56	—	—	—	79	1,880	1,880	2,015
Gunning (A)	1	—	60	—	—	—	77	—	—	137
Harden (A)	1	—	93	—	—	—	12	—	—	105
Mulwaree (A)	16	—	1,500	—	—	—	30	—	—	1,530
Tallaganda (A)	—	—	—	—	—	—	—	—	—	—
Yarrowlumla (A) — Pt B	—	—	—	—	—	—	—	—	—	—
Yass (A)	7	—	712	—	—	—	182	380	380	1,274
Young (A)	3	—	321	—	—	—	78	—	—	399
Southern Tablelands (excl. Queanbeyan) (SSD)	30	—	2,823	—	—	—	497	2,260	2,260	5,579
Bega Valley (A)	20	—	1,964	4	—	500	33	550	550	3,047
Eurobodalla (A)	28	—	2,939	5	—	300	451	175	175	3,865
Lower South Coast (SSD)	48	—	4,903	9	—	800	484	725	725	6,912
Bombala (A)	—	—	—	—	—	—	32	—	1,348	1,380
Cooma-Monaro (A)	—	—	—	—	—	—	39	65	65	104
Snowy River (A)	4	—	481	2	—	60	60	—	—	601
Snowy (SSD)	4	—	481	2	—	60	131	65	1,413	2,085
South Eastern (SD)	100	—	10,675	11	—	860	1,431	3,265	4,613	17,579
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	—	—	—	—	—	—	31	—	—	31
Cootamundra (A)	2	—	75	—	—	—	80	—	—	155
Gundagai (A)	1	—	68	—	—	—	—	—	—	68
Junee (A)	—	—	—	—	—	—	122	—	—	122
Lockhart (A)	1	—	83	—	—	—	10	—	—	93
Narrandera (A)	3	—	353	—	—	—	—	—	—	353
Temora (A)	1	—	62	—	—	—	77	160	160	299
Tumut (A)	—	—	—	—	—	—	50	—	140	190
Wagga Wagga (C)	19	—	1,899	—	—	—	468	1,363	16,413	18,780
Central Murrumbidgee (SSD)	27	—	2,540	—	—	—	837	1,523	16,713	20,091
Carrathool (A)	1	—	95	—	—	—	—	—	—	95
Griffith (C)	6	—	789	2	—	185	184	—	193	1,350
Hay (A)	1	—	55	—	—	—	—	—	—	55
Leeton (A)	1	—	160	—	—	—	80	—	—	240
Murrumbidgee (A)	1	—	92	—	—	—	—	—	—	92
Lower Murrumbidgee (SSD)	10	—	1,191	2	—	185	264	—	193	1,832
Murrumbidgee (SD)	37	—	3,731	2	—	185	1,101	1,523	16,906	21,923

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, AUGUST 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)	9	3	1,798	—	—	—	350	4,180	4,180	6,328
Hume (A)	3	—	401	—	—	—	104	180	180	686
Albury (SSD)	12	3	2,199	—	—	—	454	4,360	4,360	7,014
Corowa (A)	2	—	183	—	—	—	34	—	—	216
Culcairn (A)	—	—	—	—	—	—	—	—	—	—
Holbrook (A)	—	—	—	—	—	—	42	—	—	42
Tumbarumba (A)	—	—	—	—	—	—	—	—	—	—
Urana (A)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	2	—	183	—	—	—	76	—	—	258
Berrigan (A)	4	—	535	—	—	—	35	370	558	1,128
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	—	—	—	—	—	—	—	—	—	—
Jenilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	5	—	634	—	—	—	—	—	—	634
Wakool (A)	1	—	112	—	—	—	16	88	88	216
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	10	—	1,281	—	—	—	51	458	646	1,978
Balranald (A)	4	—	495	—	—	—	—	63	63	558
Wentworth (A)	—	—	—	—	—	—	94	54	54	148
Murray — Darling (SSD)	4	—	495	—	—	—	94	117	117	706
Murray (SD)	28	3	4,157	—	—	—	675	4,935	5,124	9,956
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	1	—	147	—	—	—	33	260	260	440
Central Darling (A)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	1	—	147	—	—	—	33	260	260	440
NEW SOUTH WALES										
New South Wales	2,222	4	263,305	2,064	125	330,434	101,721	335,629	710,467	1,405,927

(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 March to August 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

(September 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 September 1997, the trend estimate for that month would be 2,273, a movement of 1.9%. The monthly movement in the trend estimates for June, July and August 1997, which is currently estimated to be 0.9%, 0.9% and 1.0% respectively, would be revised to 1.6%, 1.8% and 1.9%. On the other hand, a 7% seasonally adjusted decline in the number of private houses in September 1997 would produce a trend for September 1997 of 2,152, a movement of 0.1% with the movements in the trend estimates for June, July and August 1997 being revised to 0.8%, 0.4% and 0.2% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if September 1997 seasonally adjusted estimate			
			is up 7% on August 1997		is down 7% on August 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
March	2,105	0.1	2,102	-0.1	2,107	0.2
April	2,109	0.2	2,102	0.0	2,112	0.2
May	2,120	0.5	2,116	0.7	2,121	0.4
June	2,139	0.9	2,150	1.6	2,137	0.8
July	2,159	0.9	2,189	1.8	2,146	0.4
August	2,179	1.0	2,230	1.9	2,149	0.2
September	n.y.a.	n.y.a.	2,273	1.9	2,152	0.1

TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if September 1997 seasonally adjusted estimate			
			is up 7% on August 1997		is down 7% on August 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
March	2,130	0.1	2,126	-0.1	2,131	0.2
April	2,131	0.1	2,124	-0.1	2,135	0.1
May	2,138	0.4	2,135	0.5	2,140	0.2
June	2,153	0.7	2,164	1.4	2,151	0.5
July	2,169	0.7	2,199	1.6	2,155	0.2
August	2,185	0.7	2,237	1.7	2,154	-0.0
September	n.y.a.	n.y.a.	2,279	1.9	2,155	0.0

TOTAL NUMBER OF DWELLING UNITS APPROVED: RELIABILITY OF TREND ESTIMATES

	<i>Trend estimate</i>		<i>Revised trend estimate if September 1997 seasonally adjusted estimate</i>			
			<i>is up 8% on August 1997</i>		<i>is down 8% on August 1997</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1997—						
March	4,115	-0.9	4,099	-1.3	4,114	-0.9
April	4,074	-1.0	4,042	-1.4	4,068	-1.1
May	4,075	0.1	4,059	0.4	4,072	0.1
June	4,120	1.1	4,163	2.6	4,129	1.4
July	4,197	1.9	4,340	4.3	4,227	2.4
August	4,293	2.3	4,556	5.0	4,342	2.7
September	n.y.a.	n.y.a.	4,789	5.1	4,467	2.9

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	<i>Trend estimate</i>		<i>Revised trend estimate if September 1997 seasonally adjusted estimate</i>			
			<i>is up 9% on August 1997</i>		<i>is down 9% on August 1997</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1997—						
March	438.3	-0.2	434.6	-1.0	437.0	-0.5
April	436.1	-0.5	429.4	-1.2	433.5	-0.8
May	439.3	0.7	435.9	1.5	438.0	1.0
June	450.3	2.5	459.3	5.4	453.9	3.6
July	467.6	3.9	497.7	8.4	479.8	5.7
August	488.8	4.5	544.3	9.4	510.6	6.4
September	n.y.a.	n.y.a.	596.1	9.5	545.2	6.8

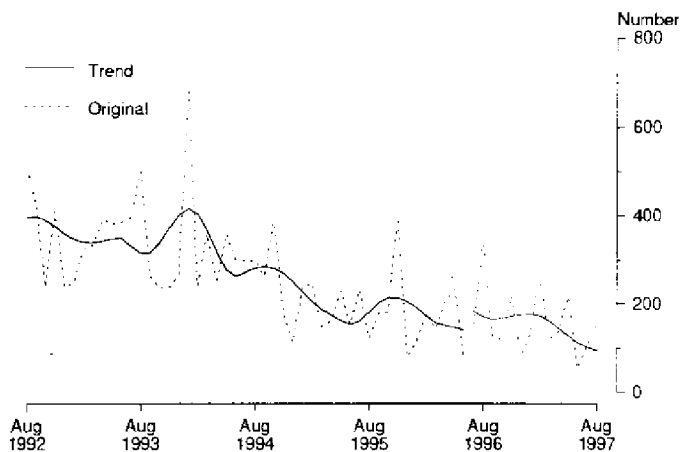
VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING: RELIABILITY OF TREND ESTIMATES

	<i>Trend estimate</i>		<i>Revised trend estimate if September 1997 seasonally adjusted estimate</i>			
			<i>is up 8% on August 1997</i>		<i>is down 8% on August 1997</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1997—						
March	96.2	-0.7	96.0	-0.8	96.4	-0.5
April	97.2	1.1	96.9	0.9	97.5	1.2
May	99.7	2.5	99.5	2.7	99.7	2.4
June	101.7	2.1	102.0	2.5	101.2	1.5
July	103.0	1.2	103.9	1.9	101.4	0.2
August	104.1	1.1	105.6	1.6	100.9	-0.5
September	n.y.a.	n.y.a.	106.7	1.1	99.6	-1.3

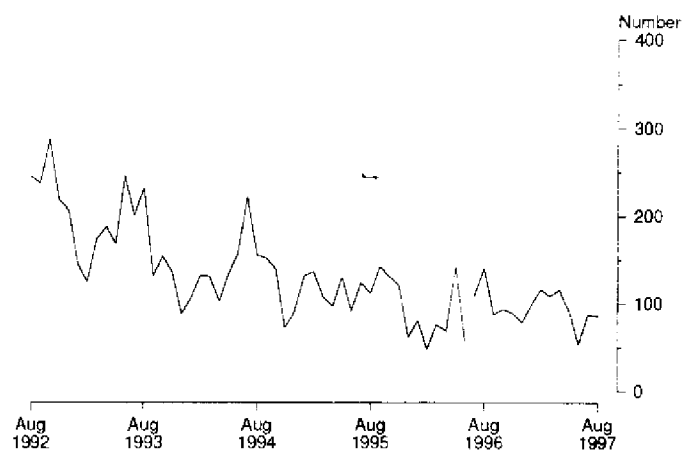
AUSTRALIAN CAPITAL TERRITORY, AUGUST 1997

MAIN FEATURES

TOTAL DWELLING UNITS APPROVED,
ACT



PRIVATE SECTOR HOUSES APPROVED,
ACT



Residential building

- The trend for the number of dwelling units approved has again fallen and is 46.3% lower than the estimate for January 1997.
- The number of dwelling units approved in August was 153. There were 44 dwelling units approved in Watson, 39 in Ngunnawal and 28 in Amaroo.
- The value of new residential building approved in August was \$16.1 million.
- The value of alterations and additions to residential buildings was \$4.0 million.

Non-residential building

- The value of non-residential building approved in August was \$18.3 million.
- One project accounted for most of this total, a new shopping complex (\$12.4 million) in the Gungahlin-Hall Statistical Subdivision.

Note: Because of under-reporting prior to July 1996 a break in series was introduced at 30 June 1996. If the extent of the under-reporting can be resolved the series will be revised.

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	
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	..
1996-97	1,185	39	1,224	717	10	727	6	1,908	49	1,957	..
1996-97 July-August	249	—	249	232	—	232	1	482	—	482	..
1997-98 July-August	174	—	174	78	8	86	—	252	8	260	..
1996— June	58	2	60	9	8	17	—	67	10	77	140
1996— July	109	—	109	27	—	27	1	137	—	137	183
August	140	—	140	205	—	205	—	345	—	345	171
September	88	—	88	38	—	38	—	126	—	126	166
October	94	—	94	24	—	24	1	119	—	119	168
November	90	16	106	111	—	111	—	201	16	217	172
December	79	—	79	—	—	—	2	81	—	81	176
1997— January	99	16	115	16	4	20	—	115	20	135	177
February	116	—	116	151	—	151	—	267	—	267	173
March	109	7	116	—	6	6	—	109	13	122	162
April	116	—	116	22	—	22	—	138	—	138	144
May	91	—	91	123	—	123	2	216	—	216	127
June	54	—	54	—	—	—	—	54	—	54	112
July	88	—	88	11	8	19	—	99	8	107	103
August	86	—	86	67	—	67	—	153	—	153	95

(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					
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
1996-97	140,828	3,646	144,474	63,709	873	64,582	204,537	4,519	209,056	56,814	147,055	291,637	408,364	557,508
1996— 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
March	11,528	597	12,125	—	479	479	11,528	1,075	12,603	3,462	1,777	3,517	16,767	19,582
April	14,193	—	14,193	2,366	—	2,366	16,559	—	16,559	5,751	12,264	13,051	34,574	35,361
May	10,433	—	10,433	13,766	—	13,766	24,199	—	24,199	3,900	26,282	30,137	54,381	58,236
June	6,379	—	6,379	—	—	—	6,379	—	6,379	3,188	4,207	13,001	13,775	22,569
July	9,272	—	9,272	877	480	1,357	10,149	480	10,629	3,617	24,372	27,550	38,137	41,796
August	9,551	—	9,551	6,524	—	6,524	16,075	—	16,075	4,028	17,162	18,343	37,266	38,447

(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	1	—	70	—	—	—	134	—	—	204
Braddon	—	—	—	—	—	—	—	—	—	—
Campbell	—	—	—	—	—	—	176	—	—	176
City	—	—	—	—	—	—	—	509	509	509
Dickson	—	—	—	—	—	—	38	—	—	38
Downer	—	—	—	—	—	—	15	—	—	15
Dunroon	—	—	—	—	—	—	—	—	—	—
Hackett	—	—	—	—	—	—	—	—	—	—
Kowen	—	—	—	—	—	—	—	—	—	—
Lyneham	—	—	—	—	—	—	—	50	50	50
Majura	—	—	—	—	—	—	—	—	—	—
O'Connor	1	—	136	—	—	—	—	—	—	136
Reid	—	—	—	—	—	—	16	—	—	16
Russell	—	—	—	—	—	—	—	—	—	—
Turner	—	—	—	—	—	—	—	—	—	—
Watson	—	—	—	44	—	4,300	26	—	—	4,326
Total	2	—	206	44	—	4,300	405	559	559	5,469
BELCONNEN STATISTICAL SUBDIVISION										
Aranda	—	—	—	—	—	—	157	—	—	157
Belconnen Town Centre	—	—	—	—	—	—	—	466	466	466
Belconnen — SSD Balance	—	—	—	—	—	—	—	—	—	—
Bruce	—	—	—	—	—	—	47	—	—	47
Charnwood	—	—	—	—	—	—	—	—	—	—
Cook	—	—	—	—	—	—	—	—	—	—
Dunlop	4	—	410	—	—	—	13	—	—	424
Evatt	—	—	—	—	—	—	89	—	—	89
Florey	—	—	—	—	—	—	15	—	—	15
Flynn	—	—	—	—	—	—	43	—	—	43
Fraser	—	—	—	—	—	—	28	—	—	28
Giralang	—	—	—	—	—	—	—	—	—	—
Hawker	—	—	—	—	—	—	19	—	247	266
Higgins	—	—	—	—	—	—	22	—	—	22
Holt	4	—	340	—	—	—	—	—	228	568
Kaleen	—	—	—	—	—	—	62	—	—	62
Latham	—	—	—	—	—	—	15	—	—	15
McKellar	—	—	—	—	—	—	33	—	—	33
Macgregor	—	—	—	—	—	—	—	—	—	—
Macquarie	—	—	—	—	—	—	17	—	216	233
Melba	—	—	—	—	—	—	15	—	220	235
Page	—	—	—	—	—	—	15	—	—	15
Scullin	—	—	—	—	—	—	—	—	—	—
Spence	—	—	—	—	—	—	16	—	—	16
Weetangera	—	—	—	—	—	—	10	—	—	10
Total	8	—	751	—	—	—	616	466	1,377	2,744

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	—	—	—	—	—	—	15	—	—	15
Curtin	—	—	—	—	—	—	250	65	65	315
Farrer	—	—	—	—	—	—	—	—	—	—
Garran	—	—	—	—	—	—	55	—	—	55
Hughes	—	—	—	—	—	—	132	—	—	132
Isaacs	—	—	—	—	—	—	—	—	—	—
Lyons	—	—	—	—	—	—	96	—	—	96
Mawson	—	—	—	—	—	—	—	86	86	86
O'Malley	—	—	—	—	—	—	13	—	—	13
Pearce	—	—	—	—	—	—	—	—	—	—
Phillip	—	—	—	—	—	—	—	—	—	—
Torrens	—	—	—	—	—	—	13	—	—	13
Total	—	—	—	—	—	—	574	151	151	725
WESTON CREEK-STROMLO STATISTICAL SUBDIVISION										
Chapman	—	—	—	—	—	—	37	—	—	37
Duffy	—	—	—	—	—	—	—	—	—	—
Fisher	—	—	—	—	—	—	62	—	—	62
Holder	—	—	—	—	—	—	34	—	—	34
Rivert	—	—	—	—	—	—	59	—	—	59
Stirling	—	—	—	—	—	—	13	—	—	13
Stromlo	—	—	—	—	—	—	—	—	—	—
Waramanga	—	—	—	—	—	—	61	—	—	61
Weston	—	—	—	—	—	—	168	—	—	168
Weston Creek-Stromlo — SSD Balance	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	433	—	—	433
TUGGERANONG STATISTICAL SUBDIVISION										
Banks	—	—	—	—	—	—	10	—	—	10
Bonython	—	—	—	—	—	—	10	—	—	10
Calwell	—	—	—	—	—	—	107	—	—	107
Chisholm	—	—	—	—	—	—	250	—	—	250
Conder	16	—	1,751	—	—	—	35	—	—	1,786
Fadden	—	—	—	—	—	—	—	—	—	—
Gilmore	—	—	—	—	—	—	49	—	—	49
Gordon	1	—	105	—	—	—	80	—	—	185
Gowrie	—	—	—	—	—	—	29	—	—	29
Greenway	—	—	—	—	—	—	—	—	—	—
Isabella Plains	—	—	—	—	—	—	119	—	—	119
Kambah	—	—	—	—	—	—	213	—	—	213
Macarthur	—	—	—	—	—	—	—	—	—	—
Monash	—	—	—	—	—	—	72	—	—	72
Oxley	—	—	—	—	—	—	—	—	—	—
Richardson	—	—	—	—	—	—	114	—	—	114
Theodore	1	—	96	—	—	—	—	—	—	96
Tuggeranong — SSD Balance	—	—	—	—	—	—	—	—	—	—
Wanniassa	—	—	—	—	—	—	40	67	337	377
Total	18	—	1,952	—	—	—	1,129	67	337	3,418

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	—	—	—	—	—	—	102	—	—	102
Deakin	1	—	50	—	—	—	168	350	350	568
Forrest	—	—	—	—	—	—	39	800	800	839
Fyshwick	—	—	—	—	—	—	—	—	—	—
Griffith	—	—	—	—	—	—	50	—	—	50
Harman	—	—	—	—	—	—	—	—	—	—
Hume	—	—	—	—	—	—	—	1,469	1,469	1,469
Jerrabomberra	—	—	—	—	—	—	—	—	—	—
Kingston	—	—	—	—	—	—	—	100	100	100
Narrabundah	1	—	74	—	—	—	124	—	—	198
Oaks Estate	—	—	—	—	—	—	74	—	—	74
Parke	—	—	—	—	—	—	—	—	—	—
Pialligo	—	—	—	—	—	—	—	—	—	—
Red Hill	—	—	—	—	—	—	185	—	—	185
Symonston	—	—	—	—	—	—	—	—	—	—
Yarralumla	2	—	403	—	—	—	53	—	—	455
Total	4	—	527	—	—	—	794	2,719	2,719	4,040
GUNGALIN-HALL STATISTICAL SUBDIVISION										
Amaroo	15	—	1,476	13	—	1,303	—	—	—	2,779
Gungahlin-Hall — SSD Balance	—	—	—	—	—	—	—	12,400	12,400	12,400
Hall	—	—	—	—	—	—	46	—	—	46
Mitchell	—	—	—	—	—	—	—	—	—	—
Ngunnawal	29	—	3,049	10	—	921	32	—	—	4,002
Nicholls	9	—	1,463	—	—	—	—	800	800	2,263
Palmerston	1	—	128	—	—	—	—	—	—	128
Total	54	—	6,116	23	—	2,224	78	13,200	13,200	21,618
AUSTRALIAN CAPITAL TERRITORY										
AUSTRALIAN CAPITAL TERRITORY	86	—	9,551	67	—	6,524	4,028	17,162	18,343	38,447

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 normally shown in the July issue each year, but have been brought forward this year and shown in this issue. 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) Yarrowlumla (A) has been split to form two smaller SLAs: Yarrowlumla (A) – Pt A and Yarrowlumla (A) – Pt B.
 - (c) The boundary of the Canberra-Queanbeyan Statistical District has been extended to include the part of Yarrowlumla (A) mainly east of the ACT (Yarrowlumla (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
- 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.

Gregory W. Bray
Regional Director
New South Wales

For more information . . .

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the ABS Catalogue of Publications and Products available from all ABS Offices.

ABS Products and Services

Many standard products are available from ABS bookshops located in each State and Territory. In addition to these products, information tailored to the needs of clients can be obtained on a wide range of media by contacting your nearest ABS Office. The ABS also provides a Subscription Service for standard products and some tailored information services.

National Dial-a-Statistic Line

0055 86 400

Steadycom P/L: premium rate 25c/20 secs.

This number gives 24-hour access, 365 days a year, for a range of important economic statistics including the CPI.

Internet

<http://www.abs.gov.au>

A wide range of ABS information is available via the Internet, with basic statistics available for each State, Territory and Australia. We also have Key National Indicators, ABS product release details and other information of general interest.

Sales and Inquiries

client.services@abs.gov.au

National Mail Order Service (02) 6252 5249
Subscription Service 1300 366 323

	Information Inquiries	Bookshop Sales
CANBERRA	(02) 6252 6627	(02) 6207 0326
SYDNEY	(02) 9268 4611	(02) 9268 4620
MELBOURNE	(03) 9615 7755	(03) 9615 7755
BRISBANE	(07) 3222 6351	(07) 3222 6350
PERTH	(08) 9360 5140	(08) 9360 5307
ADELAIDE	(08) 8237 7100	(08) 8237 7582
HOBART	(03) 6222 5800	(03) 6222 5800
DARWIN	(08) 8943 2111	(08) 8943 2111



Client Services, ABS, PO Box 10, Belconnen ACT 2616

© Commonwealth of Australia 1997

Recommended retail price: \$17.00



2873110008970

ISSN 1327-757X