

BUILDING APPROVALS, NEW SOUTH WALES AND AUSTRALIAN CAPITAL TERRITORY, OCTOBER 1997

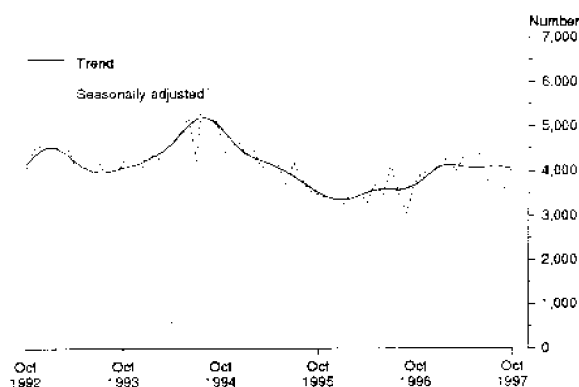
NEW SOUTH WALES

MAIN FEATURES

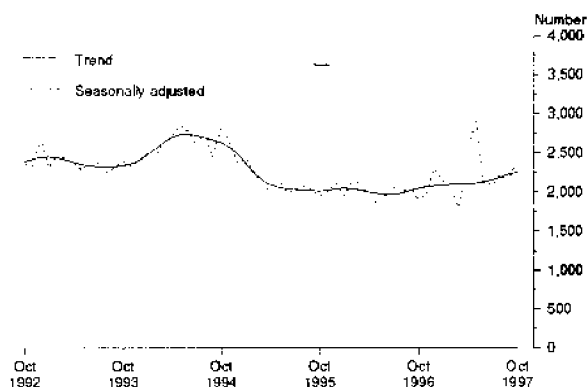
NUMBER OF DWELLING UNITS APPROVED

	October 1996	September 1997	October 1997	October 1996 to October 1997 change	September 1997 to October 1997 change
Original series	3,829	4,158	4,180	9.2%	0.5%
Seasonally adjusted	3,781	3,567	4,111	8.7%	15.3%
Trend estimate	3,698	4,096	4,073	10.1%	-0.6%

TOTAL DWELLING UNITS APPROVED, NSW



PRIVATE SECTOR HOUSES APPROVED, NSW



Residential building

- The trend for total dwelling units approved has been relatively flat for the last 8 months. It has decreased by just 0.7% over the last six months but is still 10.1% higher than October 1996.
- The trend for private sector houses increased by 0.8% in October and is 9.8% above the level of a year ago. A fall of more than 21% (more than three times the average monthly movement) in the seasonally adjusted estimate for November is required to halt the upward movement.
- In original terms the total number of dwelling units approved was 4,180, a slight increase of 0.5% over the September figure of 4,158. Of the total 2,444 were private sector houses.
- The value of new residential building approved for the September quarter 1997, at average 1989-90 prices, was \$1,395.8 million, 1.1% higher than the previous quarter and 22.4% higher than the September quarter 1996.

Non-residential building

- The value of non-residential building approved in October was \$520.3 million. Of this total, Offices accounted for \$214.2 million, Entertainment and recreational \$82.2 million and Shops \$59.8 million.
- There were 16 building jobs valued at \$5 million and over and 36 building jobs valued between \$1 million and \$5 million.
- The value of non-residential building approved in the September quarter 1997, at average 1989-90 prices, was \$1,611.0 million, 82.1% higher than the previous quarter, and 30.8% higher than the September quarter 1996.

Value of total building

- For October the value of total building work approved was \$1,123.1 million, an increase of 17.2% on September.
- At average 1989-90 prices the value of total building approved for the September quarter was \$3,288.1 million, 29.3% higher than the June quarter and 25.2% higher than the September quarter 1996.

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
July-October—										
1996-97	4,375	29	4,404	4,376	452	4,828	518	9,263	487	9,750
1997-98	5,138	13	5,151	5,934	145	6,079	337	11,408	159	11,567
1996—										
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	2,476	138	2,314
1997										
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
September	1,438	—	1,438	1,283	26	1,309	26	2,747	26	2,773
October	1,261	3	1,264	1,313	7	1,320	118	2,692	10	2,702
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	306	26,043	17,999	1,862	19,861	1,980	45,791	2,093	47,884
July-October—										
1996-97	8,685	56	8,741	5,415	664	6,079	585	14,678	727	15,405
1997-98	9,508	32	9,540	6,866	278	7,144	402	16,768	318	17,086
1996—										
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
1997—										
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
September	2,499	3	2,502	1,524	83	1,607	49	4,072	86	4,158
October	2,444	9	2,453	1,588	10	1,598	129	4,161	19	4,180

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

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

(3 million)															
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		
Period	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	
July-October—															
1996-97	553.7	3.5	557.2	462.1	39.3	501.5	1,015.8	42.9	1,058.7	290.8	1,349.2	1,582.0	2,648.5	2,931.5	
1997-98	671.9	1.4	673.3	756.0	12.6	768.6	1,427.9	14.0	1,441.9	337.5	1,374.1	1,858.5	3,137.1	3,637.9	
1996—															
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	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	
September	193.1	—	193.1	118.1	2.4	120.5	311.2	2.4	313.6	85.7	274.8	319.5	671.7	718.8	
October	165.4	0.3	165.7	175.3	0.9	176.2	340.7	1.2	341.9	88.6	398.1	458.9	825.6	889.4	
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	
July-October—															
1996-97	1,002.4	6.5	1,008.9	540.5	55.3	595.8	1,542.9	61.8	1,604.7	382.0	1,608.8	2,001.5	3,525.9	3,988.2	
1997-98	1,143.1	3.6	1,146.8	832.1	24.9	857.0	1,975.2	28.6	2,003.8	427.8	1,622.3	2,212.1	4,022.7	4,643.7	
1996—															
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	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	
September	305.7	0.4	306.0	138.2	6.9	145.1	443.9	7.3	451.1	110.4	314.2	396.4	868.5	958.0	
October	292.3	1.0	293.3	198.2	1.2	199.4	490.5	2.2	492.7	110.1	446.9	520.3	1,045.7	1,123.1	

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						
1996						
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
September	2,143	2,147	3,454	3,567	401.2	92.3
October	2,411	2,420	4,081	4,111	511.7	102.3
TREND ESTIMATES						
1996—						
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	2,106	2,130	3,966	4,132	440.3	96.4
April	2,106	2,128	3,966	4,100	438.6	97.4
May	2,112	2,130	3,971	4,087	439.5	99.5
June	2,135	2,149	3,978	4,087	445.4	101.2
July	2,164	2,174	3,990	4,096	456.5	101.4
August	2,195	2,202	3,999	4,101	469.7	100.9
September	2,233	2,239	4,001	4,096	483.0	100.0
October	2,250	2,255	3,985	4,073	489.0	99.3

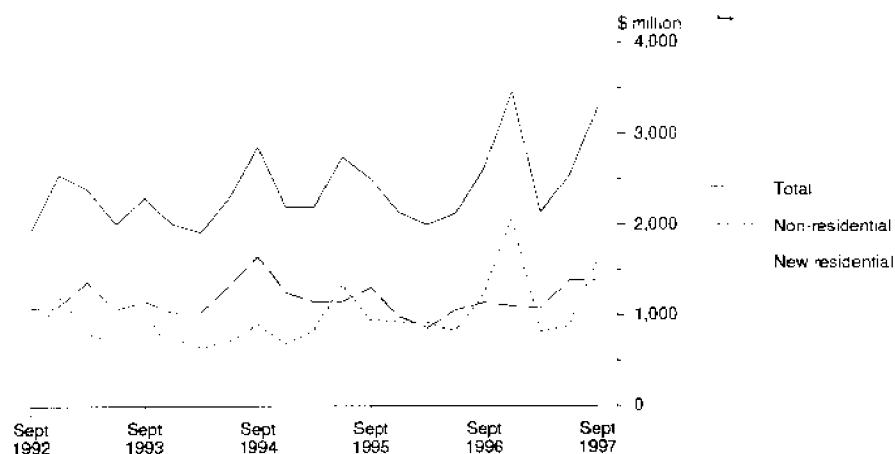
(a) See paragraphs 17-24 of the Explanatory Notes. (b) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

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

Period	New residential building				Alterations and additions in 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	2,335.0	5,223.8	1,011.6	2,850.9	3,789.0	8,981.6	10,024.4
1995-96	2,424.0	2,456.6	1,770.3	4,226.8	934.7	2,665.2	3,623.0	7,742.7	8,784.5
1996-97	2,711.4	2,732.5	1,969.9	4,702.4	1,035.9	4,038.5	5,038.8	9,645.7	10,777.0
1996—									
June qtr	602.0	605.8	451.2	1,057.0	240.3	572.2	831.4	1,835.7	2,128.7
Sept. qtr	682.4	686.5	454.2	1,140.7	254.5	928.2	1,231.2	2,282.8	2,626.4
Dec. qtr	636.0	639.7	462.1	1,101.8	271.6	1,772.5	2,091.7	3,127.1	3,465.2
1997—									
Mar. qtr	568.2	574.8	504.4	1,079.2	232.2	611.0	831.1	1,889.4	2,142.5
June qtr	824.8	831.5	549.3	1,380.7	277.5	726.8	884.7	2,346.4	2,542.9
Sept. qtr	753.2	755.5	640.3	1,395.8	281.2	1,119.2	1,611.0	2,787.4	3,288.1

(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

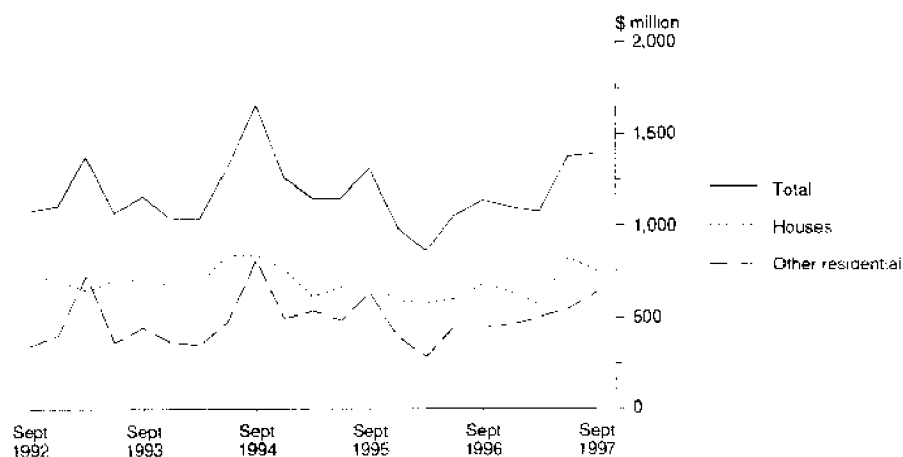


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, NSW
(*\$ million*)

Class of building	1995-96	1996-97	July-October		1997		
			1996-97	1997-98	August	September	October
			PRIVATE SECTOR				
New houses	2,700.0	3,031.8	1,002.4	1,143.1	262.9	305.7	292.3
New other residential buildings	1,637.1	1,817.7	540.5	832.1	318.8	138.2	198.2
Total new residential building	4,337.1	4,849.4	1,542.9	1,975.2	581.7	443.9	490.5
Alterations and additions to residential buildings	1,027.6	1,141.6	374.2	425.1	101.5	110.4	108.2
Hotels, etc.	99.6	302.3	96.6	168.2	21.5	9.1	21.1
Shops	562.8	830.0	394.3	321.6	175.6	25.1	59.4
Factories	351.7	414.1	158.0	153.9	35.9	33.9	36.9
Offices	432.4	1,092.2	536.7	586.1	24.3	167.4	213.2
Other business premises	593.8	409.5	195.7	140.8	34.4	21.8	27.9
Educational	122.5	127.2	53.8	69.2	7.4	17.8	13.8
Religious	50.5	21.9	8.2	8.5	2.2	1.1	2.2
Health	83.3	156.9	45.7	20.4	6.4	4.7	2.6
Entertainment and recreational	300.3	717.7	93.0	133.9	24.9	30.8	65.5
Miscellaneous	87.7	71.6	26.9	19.6	3.0	2.6	4.4
Total non-residential building	2,684.7	4,143.2	1,608.8	1,622.3	335.6	314.2	446.9
Total	8,049.4	10,134.2	3,525.9	4,022.7	1,018.8	868.5	1,045.7
PUBLIC SECTOR							
New houses	36.2	23.5	6.5	3.6	0.4	0.4	1.0
New other residential buildings	103.7	157.4	55.3	24.9	44.6	6.9	1.2
Total new residential building	139.9	181.0	61.8	28.6	12.0	7.3	2.2
Alterations and additions to residential buildings	13.8	16.4	7.9	2.7	0.3		1.8
Hotels, etc.	1.0	7.4	4.1	0.5		0.5	
Shops	32.3	61.4	46.8	3.4	1.6		0.4
Factories	5.5	24.6	21.6	0.8	0.2		0.5
Offices	145.4	136.8	86.0	38.1	18.2	11.8	1.0
Other business premises	147.2	185.0	16.1	93.6	74.6	12.2	2.7
Educational	251.9	283.2	132.5	66.9	7.5	15.5	35.1
Religious	—	0.1	0.1		—	—	—
Health	256.7	77.3	27.3	53.0	10.6	21.5	11.1
Entertainment and recreational	83.5	189.1	36.6	311.6	259.5	14.5	16.7
Miscellaneous	42.0	61.0	21.6	21.9	2.7	6.1	5.7
Total non-residential building	965.6	1,025.9	392.7	589.8	374.8	82.2	73.3
Total	1,119.3	1,223.3	462.3	621.0	387.1	89.5	77.4
TOTAL							
New houses	2,736.2	3,055.3	1,008.9	1,146.8	263.3	306.0	293.3
New other residential buildings	1,740.8	1,975.1	595.8	857.0	330.4	145.1	199.4
Total new residential building	4,477.0	5,030.4	1,604.7	2,003.8	593.7	451.1	492.7
Alterations and additions to residential buildings	1,041.4	1,158.0	382.0	427.8	101.7	110.4	110.1
Hotels, etc.	100.6	309.6	100.7	168.7	21.5	9.6	21.1
Shops	595.1	891.3	441.1	325.0	177.2	25.1	59.8
Factories	357.2	438.7	179.6	154.7	36.1	33.9	37.5
Offices	577.8	1,229.0	622.7	624.2	42.5	179.2	214.2
Other business premises	741.0	594.5	211.8	234.4	109.0	34.0	30.5
Educational	374.4	410.5	186.3	136.1	14.9	33.3	48.9
Religious	50.5	22.1	8.2	8.5	2.2	1.1	2.2
Health	340.1	234.2	73.0	73.5	17.0	26.2	13.7
Entertainment and recreational	383.8	906.7	129.5	445.5	284.4	45.3	82.2
Miscellaneous	129.7	132.6	48.5	41.5	5.7	8.7	10.1
Total non-residential building	3,650.2	5,169.1	2,001.5	2,212.1	710.5	396.4	520.3
Total	9,168.6	11,357.5	3,988.2	4,643.7	1,405.9	958.0	1,123.1

**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.												
1997—												
August	9	0.8	5	1.7	2	1.4	2	3.1	1	14.5	19	21.5
September	10	1.0	5	1.6	1	0.6	4	6.5	—	—	20	9.6
October	15	1.9	3	0.7	—	—	2	6.0	1	12.5	21	21.1
SHOPS												
1997												
August	114	10.3	31	8.7	12	8.3	9	20.5	5	129.5	171	177.2
September	101	8.4	24	7.1	10	6.2	2	3.5	—	—	137	25.1
October	137	12.7	27	7.9	5	3.3	5	7.9	1	28.0	175	59.8
FACTORIES												
1997—												
August	23	2.1	20	6.2	6	4.3	4	7.7	2	15.7	55	36.1
September	42	4.5	16	4.4	13	8.5	4	4.8	2	11.7	77	33.9
October	33	3.6	20	6.2	13	8.5	6	9.1	1	10.1	73	37.5
OFFICES												
1997—												
August	81	7.9	23	6.2	6	3.6	6	10.8	1	14.0	117	42.5
September	84	7.0	24	6.5	10	6.3	3	7.0	4	152.4	125	179.2
October	54	5.1	20	5.8	8	4.9	3	9.0	4	189.5	89	214.2
OTHER BUSINESS PREMISES												
1997												
August	31	2.8	15	4.1	4	2.5	12	29.7	2	70.0	64	109.0
September	39	3.5	11	3.9	8	5.4	6	9.5	1	11.8	65	34.0
October	41	3.6	17	5.5	10	6.0	4	5.8	1	9.6	73	30.5
EDUCATIONAL												
1997—												
August	13	1.5	2	0.6	5	3.4	6	9.4	—	—	26	14.9
September	7	0.6	9	3.1	3	2.1	9	16.9	2	10.6	30	33.3
October	10	0.7	7	2.2	5	3.7	5	8.7	4	33.7	31	48.9

**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—												
August	4	0.5	1	0.3	2	1.4	-	-	-	-	7	2.2
September	1	0.1	1	0.2	1	0.8	-	-	-	-	3	1.1
October	6	0.7	1	0.3	-	-	1	1.2	-	-	8	2.2
HEALTH												
1997—												
August	11	1.0	7	2.2	5	3.8	3	3.7	1	6.2	27	17.0
September	12	1.0	6	1.6	1	0.5	4	5.6	1	17.5	24	26.2
October	16	1.9	7	2.2	3	2.6	2	7.0	-	-	28	13.7
ENTERTAINMENT AND RECREATIONAL												
1997—												
August	19	2.2	10	3.0	5	2.7	9	18.9	3	257.6	46	284.4
September	10	1.0	9	2.8	5	3.4	4	9.5	2	28.7	30	45.3
October	14	1.4	5	1.4	5	3.6	7	13.0	4	62.8	35	82.2
MISCELLANEOUS												
1997—												
August	22	2.1	9	3.0	1	0.5	-	-	-	-	32	5.7
September	18	1.7	2	0.5	4	3.2	2	3.3	-	-	26	8.7
October	17	1.9	11	3.2	3	1.9	1	3.0	-	-	32	10.1
TOTAL NON-RESIDENTIAL BUILDING												
1997—												
August	327	31.3	123	36.0	48	31.8	51	103.8	15	507.6	564	710.5
September	324	28.7	107	31.5	56	36.9	38	66.6	12	232.7	537	396.4
October	343	33.6	118	35.4	52	34.4	36	70.7	16	346.1	565	520.3

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

<i>Dwelling unit classification</i>	<i>Private sector</i>		<i>Public sector</i>		<i>Total</i>	
	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>
SYDNEY STATISTICAL DIVISION						
<i>Houses</i>	1,261	165,363	3	337	1,264	165,700
Brick, stone, or concrete	120	19,612	—	—	120	19,612
Brick-veneer	834	106,276	3	337	837	106,612
Timber	35	3,540	—	—	35	3,540
Fibre cement	11	1,193	—	—	11	1,193
Other materials	261	34,744	—	—	261	34,744
Other residential buildings	1,313	175,314	7	878	1,320	176,192
Total residential buildings	2,574	340,677	10	1,214	2,584	341,892
HUNTER STATISTICAL DIVISION						
<i>Houses</i>	266	29,044	—	—	266	29,044
Brick, stone, or concrete	9	1,058	—	—	9	1,058
Brick-veneer	215	24,389	—	—	215	24,389
Timber	13	975	—	—	13	975
Fibre cement	14	1,260	—	—	14	1,260
Other materials	15	1,362	—	—	15	1,362
Other residential buildings	99	7,901	—	—	99	7,901
Total residential buildings	365	36,945	—	—	365	36,945
ILLAWARRA STATISTICAL DIVISION						
<i>Houses</i>	192	22,598	—	—	192	22,598
Brick, stone, or concrete	6	1,058	—	—	6	1,058
Brick-veneer	147	17,351	—	—	147	17,351
Timber	10	1,441	—	—	10	1,441
Fibre cement	4	440	—	—	4	440
Other materials	25	2,308	—	—	25	2,308
Other residential buildings	61	4,917	—	—	61	4,917
Total residential buildings	253	27,515	—	—	253	27,515
BALANCE OF NEW SOUTH WALES						
<i>Houses</i>	725	75,275	6	709	731	75,984
Brick, stone, or concrete	70	8,265	—	—	70	8,265
Brick-veneer	453	50,056	6	709	459	50,766
Timber	84	6,763	—	—	84	6,763
Fibre cement	47	3,738	—	—	47	3,738
Other materials	71	6,452	—	—	71	6,452
Other residential buildings	115	10,080	3	294	118	10,374
Total residential buildings	840	85,355	9	1,003	849	86,358
NEW SOUTH WALES						
<i>Houses</i>	2,444	292,281	9	1,046	2,453	293,326
Brick, stone, or concrete	205	29,994	—	—	205	29,994
Brick-veneer	1,649	198,072	9	1,046	1,658	199,118
Timber	142	12,718	—	—	142	12,718
Fibre cement	76	6,631	—	—	76	6,631
Other materials	372	44,865	—	—	372	44,865
Other residential buildings	1,588	198,212	10	1,172	1,598	199,384
Total residential buildings	4,032	490,493	19	2,218	4,051	492,710

(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, OCTOBER 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					
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Sydney	1,264	152	223	375	88	387	470	945	1,320	2,584
Hunter	266	79	5	84	15			15	99	365
Illawarra	192	16	22	38	4	19		23	61	253
Richmond Tweed	170	32		32	20	17		37	69	239
Mid-North Coast	184	20	2	22					22	206
Northern	46	2	--	2	2			2	4	50
North Western	40	11		11					11	51
Central West	84	4		4				--	4	88
South Eastern	114	2		2	4			4	6	120
Murrumbidgee	54	2		2				--	2	56
Murray	39									39
Far West										
New South Wales	2,453	320	252	572	133	423	470	1,026	1,598	4,051
VALUE (\$'000)										
Sydney	165,700	13,393	19,318	32,711	5,983	29,100	108,397	143,481	176,192	341,892
Hunter	29,044	5,881	550	6,431	1,470		--	1,470	7,901	36,945
Illawarra	22,598	1,116	2,300	3,417	300	1,200		1,500	4,917	27,515
Richmond Tweed	16,430	2,142	--	2,142	1,490	3,000		4,490	6,632	23,062
Mid-North Coast	20,849	1,530	190	1,720				--	1,720	22,569
Northern	4,542	130	--	130	150	--		150	280	4,822
North Western	3,766	834	--	834		--		--	834	4,600
Central West	8,786	278	--	278	--	--		--	278	9,064
South Eastern	11,090	200	--	200	290	--		290	490	11,580
Murrumbidgee	6,073	140		140	--	--		--	140	6,213
Murray	4,447		--	--		--		--		4,447
Far West	--	--		--				--		--
New South Wales	293,326	25,645	22,359	48,003	9,683	33,300	108,397	151,381	199,384	492,710

(a) Excludes Conversions, etc.

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE, NSW

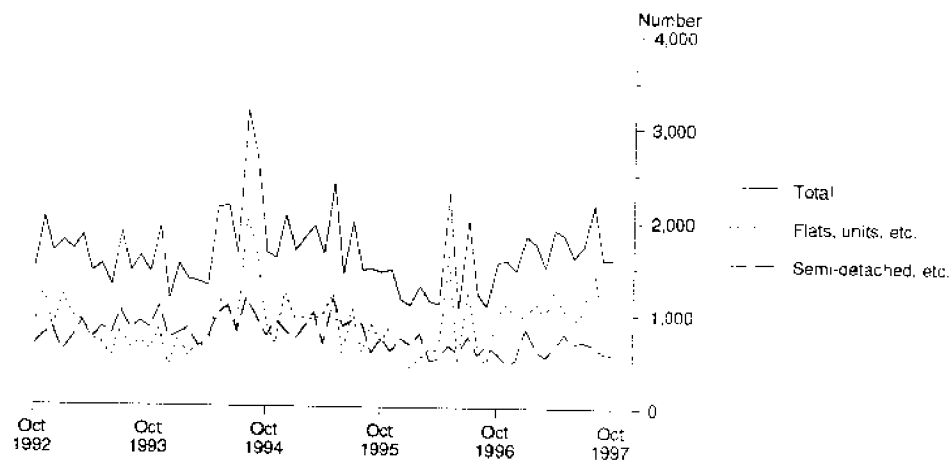


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, OCTOBER 1997

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)	4	—	650	—	—	—	1,319	615	615	2,584
Leichhardt (A)	6	—	855	—	—	—	3,698	1,949	1,949	6,502
Marrickville (A)	2	—	177	—	—	—	736	7,225	7,809	8,721
South Sydney (C)	1	—	140	68	—	6,338	6,214	3,665	9,583	22,275
Sydney (C) — Inner & Remainder	—	—	—	269	—	85,285	661	226,071	239,053	324,999
Inner Sydney (SSD)	13	—	1,822	337	—	91,623	12,628	239,525	259,009	365,081
Randwick (C)	5	1	1,004	28	—	2,660	4,497	2,600	20,780	28,941
Waverley (A)	—	—	—	12	—	1,200	3,080	3,240	3,240	7,520
Woollahra (A)	2	—	650	7	—	2,500	3,664	1,145	1,145	7,959
Eastern Suburbs (SSD)	7	1	1,654	47	—	6,360	11,241	6,985	25,165	44,420
Hurstville (C)	11	—	1,606	36	—	2,800	1,695	296	398	6,499
Kogarah (A)	24	—	4,571	2	—	200	1,051	250	250	6,072
Rockdale (C)	9	—	1,513	80	—	6,113	1,286	406	463	9,375
Sutherland Shire (A)	42	—	6,910	78	—	9,790	5,656	1,560	4,945	27,301
St George — Sutherland (SSD)	86	—	14,600	196	—	18,903	9,689	2,512	6,056	49,248
Bankstown (C)	34	—	4,015	48	—	3,987	2,078	1,300	3,883	13,962
Canterbury (A)	6	—	821	24	—	2,000	1,950	3,720	3,720	8,490
Canterbury — Bankstown (SSD)	40	—	4,835	72	—	5,987	4,027	5,020	7,603	22,452
Fairfield (C)	36	—	3,922	29	7	2,847	602	10,704	10,704	18,075
Liverpool (C)	141	1	15,882	33	—	2,508	616	1,983	2,083	21,088
Fairfield — Liverpool (SSD)	177	1	19,804	62	7	5,354	1,218	12,687	12,787	39,163
Camden (A)	55	—	6,176	—	—	—	252	829	829	7,257
Campbelltown (C)	52	—	5,667	6	—	390	1,287	2,665	6,156	13,501
Wollondilly (A)	30	—	3,826	2	—	370	903	—	—	5,100
Outer South Western Sydney (SSD)	137	—	15,670	8	—	760	2,442	3,494	6,985	25,857
Ashfield (A)	2	—	293	—	—	—	846	785	1,085	2,224
Burwood (A)	3	—	540	2	—	110	220	157	157	1,027
Concord (A)	4	—	664	6	—	750	660	1,200	1,772	3,846
Drummoyne (A)	—	—	—	35	—	4,700	1,150	100	100	5,950
Strathfield (A)	6	—	1,859	33	—	2,280	441	1,135	1,485	6,065
Inner Western Sydney (SSD)	15	—	3,356	76	—	7,840	3,317	3,377	4,599	19,112

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, OCTOBER 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	—	430	32	—	1,700	992	1,750	1,750	4,872
Holroyd (C)	20	—	2,628	55	—	3,520	727	600	836	7,711
Parramatta (C)	23	1	2,979	72	—	4,058	1,548	2,606	2,606	11,191
Central Western Sydney (SSD)	47	1	6,037	159	—	9,278	3,267	4,956	5,192	23,775
Blue Mountains (C)	29	—	3,753	—	—	—	1,892	1,140	6,477	12,122
Hawkesbury (C)	53	—	5,670	4	—	446	617	2,747	3,850	10,583
Penrith (C)	77	—	8,791	41	—	3,477	1,316	900	5,921	19,506
Outer Western Sydney (SSD)	159	—	18,214	45	—	3,923	3,826	4,787	16,247	42,211
Baulkham Hills (A)	130	—	20,646	119	—	8,724	1,620	1,159	1,269	32,259
Blacktown (C)	150	—	15,811	21	—	1,000	1,480	9,077	9,142	27,434
Blacktown Baulkham Hills (SSD)	280	—	36,457	140	—	9,724	3,100	10,236	10,411	59,692
Hunter's Hill (A)	1	—	450	—	—	—	308	—	—	758
Lane Cove (A)	2	—	500	—	—	—	1,689	790	790	2,979
Mosman (A)	1	—	300	18	—	2,800	1,671	—	—	4,771
North Sydney (A)	3	—	560	4	—	860	3,133	1,625	1,688	6,242
Ryde (C)	3	—	489	20	—	1,768	1,756	18,636	18,636	22,649
Willoughby (C)	7	—	1,610	29	—	3,080	3,023	41,760	41,935	49,648
Lower Northern Sydney (SSD)	17	—	3,909	71	—	3,508	77,580	62,811	63,049	87,047
Hornsby (A)	59	—	7,979	—	—	—	3,728	2,313	2,313	14,020
Ku-ring-gai (A)	11	—	2,704	—	—	—	3,987	230	230	6,921
Hornsby—Ku-ring-gai (SSD)	70	—	10,683	—	—	—	7,715	2,543	2,543	20,941
Manly (A)	5	—	1,390	—	—	—	1,702	150	150	3,242
Pittwater (A)	12	—	3,176	—	—	—	2,054	1,187	1,187	6,417
Warringah (A)	20	—	3,969	8	—	1,096	5,691	17,944	17,944	28,700
Northern Beaches (SSD)	37	—	8,535	8	—	1,096	9,447	19,281	19,281	38,358
Gosford (C)	76	—	10,078	88	—	6,449	3,152	19,200	19,288	38,966
Wyong (A)	100	—	10,045	4	—	387	1,908	712	712	13,052
Gosford—Wyong (SSD)	176	—	20,123	92	—	6,836	5,060	19,912	20,000	52,018
Sydney (SD)	1,261	3	165,700	1,313	7	176,192	88,558	398,126	458,926	889,376

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, OCTOBER 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)	9	—	788	6	—	360	431	300	300	1,878
Lake Macquarie (C)	71	—	7,949	13	—	961	1,577	970	970	11,457
Maitland (C)	28	—	3,596	2	—	110	283	850	850	4,839
Newcastle (C) — Inner & Remainder	23	—	2,216	45	—	3,427	1,910	6,733	6,733	14,286
Port Stephens (A)	53	—	6,362	17	—	1,686	567	837	1,417	10,032
Newcastle (SSD)	184	—	20,911	83	—	6,544	4,768	9,690	10,270	42,493
Dungog (A)	8	—	881	—	—	—	86	—	—	967
Gloucester (A)	8	—	1,208	—	—	—	—	—	—	1,208
Great Lakes (A)	45	—	3,912	14	—	1,190	187	—	—	5,289
Merriwa (A)	—	—	—	—	—	—	—	—	—	—
Murrumbidgee (A)	1	—	95	—	—	—	—	—	—	95
Muswellbrook (A)	6	—	661	—	—	—	44	6,000	6,000	6,705
Scone (A)	6	—	480	—	—	—	60	—	—	540
Singleton (A)	8	—	896	2	—	168	206	128	128	1,397
Hunter SD Balance (SSD)	82	—	8,133	16	—	1,358	583	6,128	6,128	16,201
Hunter (SD)	266	—	29,044	99	—	7,901	5,351	15,818	16,398	58,695
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	—	—	—	19	—	1,200	13	200	1,175	2,388
Shellharbour (A)	27	—	2,917	—	—	—	292	1,219	1,219	4,428
Wollongong (C)	46	—	6,178	26	—	2,627	1,786	1,656	1,776	12,367
Wollongong (SSD)	73	—	9,094	45	—	3,827	2,091	3,075	4,170	19,182
Shoalhaven (C)	72	—	7,169	16	—	1,090	1,063	1,586	1,836	11,159
Wingecarribee (A)	47	—	6,335	—	—	—	770	615	615	7,720
Illawarra SD Balance (SSD)	119	—	13,504	16	—	1,090	1,834	2,201	2,451	18,879
Illawarra (SD)	192	—	22,598	61	—	4,917	3,925	5,276	6,621	38,061
RICHMOND — TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	55	—	5,261	29	—	1,842	311	2,656	2,656	10,069
Tweed Heads (SSD)	55	—	5,261	29	—	1,842	311	2,656	2,656	10,069
Batavia (A)	28	—	2,918	17	—	1,470	493	297	297	5,179
Byron (A)	29	—	2,629	19	—	3,080	342	590	590	6,641
Casino (A)	—	—	—	—	—	—	21	—	—	21
Kyogle (A)	6	—	357	—	—	—	22	—	479	858
Lismore (C)	21	—	2,400	—	—	—	388	561	561	3,349
Richmond River (A)	5	—	540	—	—	—	53	105	105	698
Tweed (A) Pt B	26	—	2,324	4	—	240	253	91	91	2,908
Richmond — Tweed SD Balance (SSD)	115	—	11,169	40	—	4,790	1,572	1,643	2,122	19,654
Richmond — Tweed (SD)	170	—	16,430	69	—	6,632	1,884	4,299	4,778	29,724

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, OCTOBER 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)	9		1,024			—	50	70	70	1,144
Coffs Harbour (C)	37		4,027	2		180	514	1,101	2,056	6,777
Copmanhurst (A)	2		298			—	13		—	311
Grafton (C)	5		500			—	11	700	700	1,211
Maclean (A)	14		1,410	2		175	205	235	235	2,025
Nambucca (A)	9		788			—	151			939
Nymboida (A)	4		376			—				376
Ulmara (A)	5		741			—	199			940
Clarence (SSD)	85		9,164	4		355	1,142	2,106	3,061	13,723
Greater Taree (C)	21		2,770			—	469	350	350	3,589
Hastings (A)	58		7,078	18		1,365	649	1,813	1,919	11,012
Kempsey (A)	20		1,837			—	147	1,200	1,200	3,184
Lord Howe Island						—				
Hastings (SSD)	99		11,686	18		1,365	1,265	3,363	3,469	17,785
Mid-North Coast (SD)	184	—	20,849	22	—	1,720	2,407	5,469	6,530	31,507
NORTHERN STATISTICAL DIVISION										
Barraba (A)						—	—	—	—	—
Bingara (A)	1		25			—	—	—	—	25
Gunnedah (A)	3		320			—	153	50	50	523
Inverell (A) Pt A	3		341			—	60		—	401
Manilla (A)	2		137			—			—	137
Nundle (A)						—	—	—	—	—
Parry (A)						—	—	—	—	—
Quirindi (A)	2		210			—	18	—	—	228
Tamworth (C)	13		1,372	2		150	331	2,580	2,580	4,434
Yallaro (A)	1		94			—	23		—	117
Northern Slopes (SSD)	25		2,499	2		150	586	2,630	2,630	5,865
Armidale (C)	—					—	—	—	55	55
Dumaresq (A)	3		305			—	55	300	300	660
Glen Innes (A)	—					—	—	—	—	—
Guyra (A)	1		70			—		—	—	70
Inverell (A) Pt B	1		100			—	202	230	230	532
Severn (A)						—	—	—	—	—
Tenterfield (A)	7		494			—	—	118	118	612
Uralla (A)	—					—	211	—	—	211
Walcha (A)						—		145	145	145
Northern Tablelands (SSD)	12	—	969			—	469	792	847	2,285
Moree Plains (A)	2		220	—		—	32	1,155	1,155	1,407
Narrabri (A)	7		854	2		130	38	—	—	1,022
North Central Plain (SSD)	9		1,074	2		130	70	1,155	1,155	2,428
Northern (SD)	46	—	4,542	4	—	280	1,124	4,577	4,632	10,578

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, OCTOBER 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	—	49	—	—	—	—	—	—	49
Coonabarabran (A)	5	—	214	—	—	—	22	—	—	236
Dubbo (C)	13	—	1,417	8	—	540	192	1,119	1,412	3,561
Gilgandra (A)	—	—	—	—	—	—	63	—	—	63
Mudgee (A)	9	—	882	—	—	—	234	310	310	1,426
Narromine (A)	1	—	80	—	—	—	11	—	—	91
Wellington (A)	—	—	—	—	—	—	103	—	—	103
Central Macquarie (SSD)	29	—	2,641	8	—	540	626	1,429	1,722	5,529
Bogan (A)	1	—	105	—	—	—	—	—	—	105
Coonamble (A)	—	—	—	—	—	—	—	—	186	186
Walgett (A)	2	2	363	—	3	294	—	600	600	1,257
Warren (A)	1	—	71	—	—	—	—	—	—	71
Macquarie Barwon (SSD)	4	2	539	—	3	294	—	600	786	1,619
Bourke (A)	3	—	132	—	—	—	—	—	—	132
Brewarrina (A)	1	—	129	—	—	—	—	—	—	129
Cobar (A)	3	—	325	—	—	—	85	—	—	410
Upper Darling (SSD)	5	—	586	—	—	—	85	—	—	671
North Western (SD)	38	2	3,766	8	3	834	711	2,029	2,508	7,819
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	21	1	2,104	—	—	—	323	165	6,785	9,212
Blayney (A) Pt A	1	—	115	—	—	—	75	1,200	1,200	1,390
Cabonne (A) Pt A	3	—	546	—	—	—	—	—	—	546
Evans (A) Pt A	—	—	—	—	—	—	—	—	—	—
Orange (C)	20	—	1,890	2	—	110	533	290	290	2,823
Bathurst — Orange (SSD)	45	1	4,656	2	—	110	930	1,655	8,275	13,971
Blayney (A) Pt B	—	—	—	—	—	—	—	—	—	—
Cabonne (A) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt B	3	—	400	—	—	—	36	—	—	436
Greater Lithgow (C)	7	—	659	2	—	168	218	50	50	1,095
Oberon (A)	7	—	871	—	—	—	21	—	—	892
Rylstone (A)	—	—	—	—	—	—	—	—	—	—
Central Tablelands (excl. Bathurst — Orange) (SSD)	17	—	1,930	2	—	168	276	50	50	2,423
Bland (A)	1	—	140	—	—	—	49	210	210	399
Cabonne (A) Pt C	2	—	195	—	—	—	16	—	—	211
Cowra (A)	7	—	843	—	—	—	390	520	588	1,820
Forbes (A)	—	—	—	—	—	—	12	175	175	187
Lachlan (A)	3	—	368	—	—	—	15	—	—	382
Parkes (A)	8	—	655	—	—	—	243	—	—	898
Weddin (A)	—	—	—	—	—	—	13	—	—	13
Lachlan (SSD)	21	—	2,201	—	—	—	736	905	973	3,909
Central West (SD)	83	1	8,786	4	—	278	1,942	2,610	9,298	20,303

(a) Excludes Conversions, etc

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, OCTOBER 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)	14		1,675	—			229	—		1,904
Yarrowlumla (A) — Pt A	6		627				496	—		1,124
Queanbeyan (SSD)	20		2,303				725	—		3,028
Boorowa (A)	1		72	—			50	—		122
Crookwell (A)			—				—	—		—
Goulburn (C)	17		1,436				158	220	220	1,815
Gunning (A)			—				15	—		15
Harden (A)			—				22	2,730	2,870	2,892
Mulwaree (A)	7		499				111	—		610
Tallaganda (A)	3		150				11	—		161
Yarrowlumla (A) — Pt B			—	—			—	—		—
Yass (A)	7		868				107	210	210	1,186
Young (A)	3		280				18	—	137	434
Southern Tablelands (excl. Queanbeyan) (SSD)	38		3,305	—			492	3,160	3,437	7,234
Bega Valley (A)	18		1,615	—			334	135	857	2,806
Eurobodalla (A)	31		3,167	6		490	213	210	276	4,145
Lower South Coast (SSD)	49		4,782	6		490	546	345	1,133	6,951
Bombala (A)			—				—	—	—	—
Cooma-Monaro (A)	2		135				43	—		178
Snowy River (A)	5		566				146	435	435	1,147
Snowy (SSD)	7		701	—			189	435	435	1,325
South Eastern (SD)	114	—	11,090	6	—	490	1,953	3,940	5,005	18,538
MURRUMBIDGE STATISTICAL DIVISION										
Coolamon (A)	2		192	—	—		17	—	—	209
Cootamundra (A)	1		150	—	—		136	—	—	286
Gundagai (A)	1		60	—	—		—	—	—	60
Junee (A)	1		118	—	—		42	—	—	160
Lockhart (A)	—	—	—	—	—		—	—	—	—
Narrandera (A)	1		130	—	—		—	253	503	633
Temora (A)	1		110	—	—		18	—	—	128
Tumut (A)	5	—	619	—	—		121	410	710	1,450
Wagga Wagga (C)	29	—	3,366	—	—		213	1,115	1,215	4,794
Central Murrumbidgee (SSD)	41	—	4,745	—	—		548	1,778	2,428	7,720
Carrathool (A)	—	—	—	—	—		16	—	—	16
Griffith (C)	7	—	732	2	—	140	75	517	517	1,464
Hay (A)		3	338	—	—		—	—	—	338
Lecton (A)	1		116	—	—		128	—	—	244
Murrumbidgee (A)	2	—	142	—	—		—	—	—	142
Lower Murrumbidgee (SSD)	10	3	1,328	2	—	140	219	517	517	2,304
Murrumbidgee (SD)	51	3	6,073	2	—	140	766	2,295	2,945	9,924

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, OCTOBER 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)	12	—	1,404	—	—	—	590	875	875	2,869
Hume (A)	4	—	519	—	—	—	82	—	—	601
Albury (SSD)	16	—	1,923	—	—	—	672	875	875	3,470
Corowa (A)	7	—	786	—	—	—	38	55	55	879
Culcairn (A)	—	—	—	—	—	—	—	—	—	—
Holbrook (A)	—	—	—	—	—	—	—	—	—	—
Tumbarumba (A)	5	—	509	—	—	—	26	—	—	534
Urana (A)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	12	—	1,295	—	—	—	64	55	55	1,414
Berrigan (A)	2	—	185	—	—	—	111	370	370	666
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	3	—	390	—	—	—	91	—	—	481
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	—	—	—	—	—	—	—	—	—	—
Wakool (A)	1	—	93	—	—	—	108	—	—	201
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	6	—	668	—	—	—	310	370	370	1,348
Balranald (A)	2	—	250	—	—	—	62	1,200	1,200	1,512
Wentworth (A)	3	—	312	—	—	—	60	—	—	372
Murray - Darling (SSD)	5	—	562	—	—	—	122	1,200	1,200	1,884
Murray (SD)	39	—	4,447	—	—	—	1,168	2,500	2,500	8,115
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	—	—	—	—	—	—	287	—	124	411
Central Darling (A)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	—	—	—	—	—	—	287	—	124	411
NEW SOUTH WALES										
New South Wales	2,444	9	293,326	1,588	10	199,384	110,076	446,940	520,265	1,123,051

(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 May to October 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

(November 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 November 1997, the trend estimate for that month would be 2,436, a movement of 4.0%. The monthly movement in the trend estimates for August, September and October 1997, which is currently estimated to be 1.4%, 1.7% and 0.7% respectively, would be revised to 2.2%, 3.0% and 3.1%. On the other hand, a 7% seasonally adjusted decline in the number of private houses in November 1997 would produce a trend for November 1997 of 2,305, a movement of 2.2% with the movements in the trend estimates for August, September and October 1997 being revised to 1.3%, 1.5% and 1.3% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if November 1997 seasonally adjusted estimate			
			is up 7% on October 1997		is down 7% on October 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
May	2,112	0.3	2,106	-0.0	2,112	0.3
June	2,135	1.1	2,123	0.8	2,134	1.1
July	2,164	1.4	2,159	1.7	2,164	1.4
August	2,195	1.4	2,207	2.2	2,193	1.3
September	2,233	1.7	2,272	3.0	2,226	1.5
October	2,250	0.7	2,342	3.1	2,255	1.3
November	n.y.a.	n.y.a.	2,436	4.0	2,305	2.2

TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if November 1997 seasonally adjusted estimate			
			is up 7% on October 1997		is down 7% on October 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
May	2,130	0.1	2,124	-0.2	2,130	0.1
June	2,149	0.9	2,137	0.6	2,148	0.8
July	2,174	1.2	2,169	1.5	2,174	1.2
August	2,202	1.3	2,215	2.1	2,201	1.2
September	2,239	1.7	2,280	2.9	2,232	1.4
October	2,255	0.7	2,350	3.1	2,260	1.3
November	n.y.a.	n.y.a.	2,445	4.1	2,310	2.2

TOTAL NUMBER OF DWELLING UNITS APPROVED: RELIABILITY OF TREND ESTIMATES

	<i>Trend estimate</i>		<i>Revised trend estimate if November 1997 seasonally adjusted estimate</i>			
			<i>is up 8% on October 1997</i>		<i>is down 8% on October 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—						
May	4,087	-0.3	4,080	0.5	4,093	-0.2
June	4,087	0.0	4,074	-0.2	4,096	0.1
July	4,096	0.2	4,089	0.4	4,100	0.1
August	4,101	0.1	4,119	0.7	4,090	0.3
September	4,096	0.1	4,150	0.7	4,052	-0.9
October	4,073	-0.6	4,179	0.7	3,994	1.4
November	n.y.a.	n.y.a.	4,236	1.4	3,957	0.9

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	<i>Trend estimate</i>		<i>Revised trend estimate if November 1997 seasonally adjusted estimate</i>			
			<i>is up 9% on October 1997</i>		<i>is down 9% on October 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—						
May	439.5	0.2	438.2	-0.1	440.1	0.3
June	445.4	1.3	442.9	1.1	446.3	1.4
July	456.5	2.5	455.2	2.8	456.9	2.4
August	469.7	2.9	473.1	3.9	468.6	2.6
September	483.0	2.8	492.5	4.1	477.5	1.9
October	489.0	1.2	510.4	3.6	482.2	1.0
November	n.y.a.	n.y.a.	532.0	4.2	489.5	1.

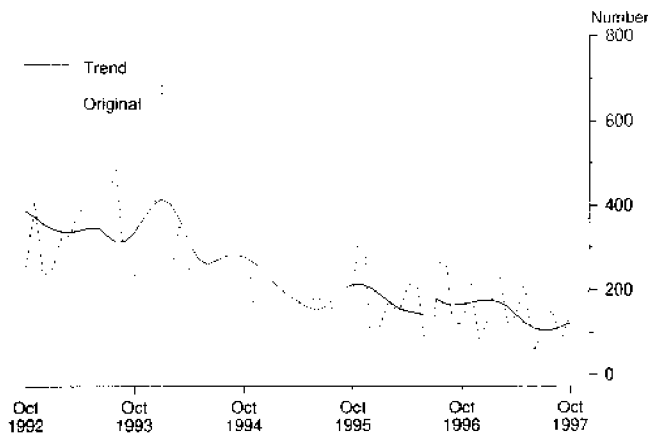
VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING: RELIABILITY OF TREND ESTIMATES

	<i>Trend estimate</i>		<i>Revised trend estimate if November 1997 seasonally adjusted estimate</i>			
			<i>is up 8% on October 1997</i>		<i>is down 8% on October 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 —						
May	99.5	2.2	99.3	1.9	99.6	2.3
June	101.2	1.6	100.9	1.6	101.5	1.9
July	101.4	0.3	101.3	0.4	101.6	0.1
August	100.9	0.5	101.3	0.0	100.6	-1.0
September	100.0	-0.9	101.4	0.1	98.9	-1.6
October	99.3	-0.7	102.1	0.7	97.4	-1.6
November	n.y.a.	n.y.a.	102.8	0.7	95.6	-1.8

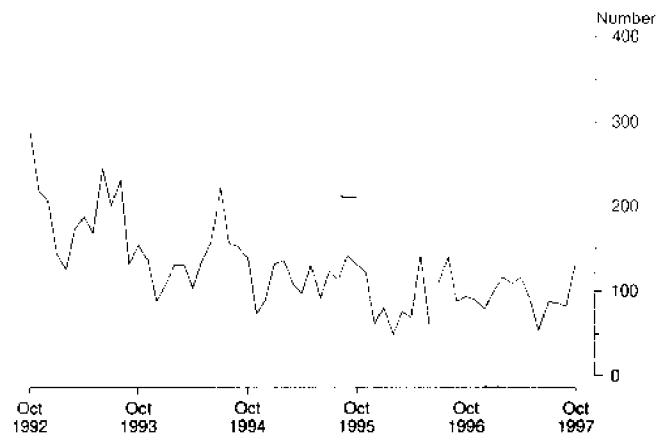
AUSTRALIAN CAPITAL TERRITORY, OCTOBER 1997

MAIN FEATURES

TOTAL DWELLING UNITS APPROVED,
ACT



PRIVATE SECTOR HOUSES APPROVED,
ACT



Residential building

- In original terms the number of dwelling units approved in October was 142. Of the total 133 were private sector houses and this was the highest monthly figure since August 1996. There were 51 dwelling approvals in Ngunnawal, 32 in Amaroo and 16 in Conder.
- The decline in the trend for total dwelling units approved, evident since the beginning of 1997, has been arrested with the last 3 months registering increases.
- The value of new residential building approved in October was \$18.3 million.
- The value of alterations and additions to residential buildings was \$6.3 million.

Non-residential building

- The value of non-residential building approved in October was \$21.1 million, with a public sector building job contributing \$13 million to this total.
- There were four building jobs reported in October which were valued at more than \$500,000.

NOTE: Because of under-reporting prior to July 1996 a break in series was introduced at 30.6.96. 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-October	431		431	294		294	2	727		727	...
1997-98											
July-October	390		390	86	8	94	...	477	8	485	...
1996—											
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	163
April	116		116	22		22		138		138	143
May	91		91	123		123	2	216		216	124
June	54		54					54		54	110
July	88		88	11	8	19	...	99	8	107	105
August	86		86	67		67	...	153		153	107
September	83		83				...	83		83	114
October	133		133	8		8	...	142		142	123

(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—														
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
September	11,179	—	11,179	—	—	—	11,179	—	11,179	5,132	7,625	9,009	23,937	25,320
October	17,484	—	17,484	798	—	798	18,282	—	18,282	6,328	7,603	21,072	32,213	45,682

(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	—	—	—	—	—	—	—	—	13,300	13,300
Ainslie	—	—	—	—	—	—	131	—	—	131
Braddon	—	—	—	—	—	—	20	—	—	20
Campbell	—	—	—	—	—	—	263	308	308	571
City	—	—	—	—	—	—	—	359	479	479
Dickson	—	—	—	—	—	—	—	1,550	1,550	1,550
Downer	—	—	—	—	—	—	237	—	—	237
Duntroon	—	—	—	—	—	—	—	—	—	—
Hackett	—	—	—	—	—	—	288	—	—	288
Kowen	—	—	—	—	—	—	—	—	—	—
Lyneham	—	—	—	—	—	—	—	—	—	—
Majura	—	—	—	—	—	—	—	—	—	—
O'Connor	2	—	142	—	—	—	228	—	—	370
Reid	—	—	—	—	—	—	137	—	—	137
Russell	—	—	—	—	—	—	—	—	—	—
Turner	—	—	—	—	—	—	87	—	—	87
Watson	—	—	—	—	—	—	—	—	—	—
Total	2	—	142	—	—	—	1,391	2,217	15,636	17,170
BELCONNEN STATISTICAL SUBDIVISION										
Aranda	—	—	—	—	—	—	—	—	—	—
Belconnen Town Centre	—	—	—	—	—	—	—	50	50	50
Belconnen — SSD Balance	—	—	—	—	—	—	—	—	—	—
Bruce	—	—	—	—	—	—	15	260	260	275
Charnwood	—	—	—	—	—	—	32	—	—	32
Cook	—	—	—	—	—	—	—	—	—	—
Dunlop	12	—	1,242	—	—	—	11	—	—	1,253
Evatt	—	—	—	—	—	—	—	—	—	—
Florey	—	—	—	—	—	—	74	—	—	74
Flynn	—	—	—	—	—	—	—	—	—	—
Fraser	—	—	—	—	—	—	94	—	—	94
Giralang	—	—	—	—	—	—	85	—	—	85
Hawker	—	—	—	—	—	—	24	—	—	24
Higgins	—	—	—	—	—	—	11	—	—	11
Holt	—	—	—	—	—	—	62	—	—	62
Kaleen	—	—	—	—	—	—	40	—	—	40
Latham	—	—	—	—	—	—	11	—	—	11
McKellar	—	—	—	—	—	—	134	—	—	134
Macgregor	—	—	—	—	—	—	15	—	—	15
Macquarie	—	—	—	—	—	—	105	—	—	105
Melba	—	—	—	—	—	—	52	—	—	52
Page	—	—	—	—	—	—	14	—	—	14
Scullin	—	—	—	—	—	—	38	—	—	38
Spence	—	—	—	—	—	—	40	—	—	40
Weetangera	—	—	—	—	—	—	64	—	—	64
Total	12	—	1,242	—	—	—	921	310	310	2,472

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	—	—	—	—	—	—	188	—	—	188
Curtin	—	—	—	—	—	—	231	231	231	462
Farrer	—	—	—	—	—	—	—	—	—	—
Garran	—	—	—	—	—	—	219	—	—	219
Hughes	—	—	—	—	—	—	207	—	—	207
Isaacs	1	—	117	—	—	—	—	—	—	117
Lyons	—	—	—	—	—	—	—	—	—	—
Mawson	—	—	—	—	—	—	14	—	—	14
O'Malley	2	—	509	—	—	—	—	—	—	509
Pearce	—	—	—	—	—	—	150	—	—	150
Phillip	—	—	—	—	—	—	26	—	—	26
Torrens	—	—	—	—	—	—	14	—	—	14
Total	3	—	626	—	—	—	1,047	231	231	1,904
WESTON CREEK-STROMLO STATISTICAL SUBDIVISION										
Chapman	—	—	—	—	—	—	10	—	—	10
Duffy	—	—	—	—	—	—	39	—	—	39
Fisher	—	—	—	—	—	—	32	—	—	32
Holder	—	—	—	—	—	—	32	—	—	32
Rivett	—	—	—	—	—	—	61	—	—	61
Stirling	—	—	—	—	—	—	129	—	—	129
Stromlo	—	—	—	—	—	—	—	—	—	—
Waramanga	—	—	—	—	—	—	19	—	—	19
Weston	—	—	—	—	—	—	88	400	400	488
Weston Creek-Stromlo — SSD Balance	—	—	—	—	—	—	—	150	150	150
Total	—	—	—	—	—	—	410	550	550	960
TUGGERANONG STATISTICAL SUBDIVISION										
Banks	—	—	—	—	—	—	126	—	—	126
Bonython	—	—	—	—	—	—	11	—	—	11
Calwell	—	—	—	—	—	—	141	—	—	141
Chisholm	—	—	—	—	—	—	183	350	350	533
Conder	16	—	1,900	—	—	—	39	60	60	1,999
Fadden	1	—	190	—	—	—	29	—	—	219
Gilmore	—	—	—	—	—	—	—	—	—	—
Gordon	4	—	534	—	—	—	55	—	—	590
Gowrie	—	—	—	—	—	—	40	—	—	40
Greenway	—	—	—	—	—	—	—	3,600	3,650	3,650
Isabella Plains	—	—	—	—	—	—	—	—	—	—
Kambah	1	—	214	—	—	—	260	—	—	474
Macarthur	—	—	—	—	—	—	—	—	—	—
Monash	—	—	—	—	—	—	63	—	—	63
Oxley	—	—	—	—	—	—	—	—	—	—
Richardson	—	—	—	—	—	—	—	—	—	—
Theodore	—	—	—	—	—	—	111	—	—	111
Tuggeranong - SSD Balance	—	—	—	—	—	—	—	—	—	—
Wanniassa	—	—	—	—	—	—	429	—	—	429
Total	22	—	2,839	—	—	—	1,486	4,010	4,060	8,385

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		—			—		100	—	100	
Deakin	1	—	270				81	—	351	
Forrest	1	—	371				46	—	416	
Fyshwick	—	—	—		—		—			
Griffith	—	—	—		—	—	416	100	516	
Harman	—	—	—		—	—	—			
Hume	—	—	—		—	—	—			
Jerrabomberra	—	—	—	—	—	—	—	—		
Kingston	—	—	—	—	—	—	—	—		
Narrabundah	—	—	—	—	—	—	78	—	78	
Oaks Estate	—	—	—		—	—	—			
Parkes	—	—	—		—	—	—			
Pialligo	—	—	—	—	—	—	—			
Red Hill	—	—	—	—	—	—	296	185	481	
Symonston	—	—	—	—	—	—	—	—		
Yarralumla	1	—	233	—	—	—	11	—	244	
Total	3	—	874	—	—	—	1,028	285	2,187	
GUNGAHLIN-HALL STATISTICAL SUBDIVISION										
Amaroo	24	—	3,147	8	—	798	—	—	3,945	
Gungahlin-Hall — SSD Balance	—	—	—	—	—	—	—	—	—	
Hall	—	—	—	—	—	—	—	—	—	
Mitchell	—	—	—	—	—	—	—	—	—	
Ngunnawal	51	—	5,671	—	—	—	32	—	5,703	
Nicholls	15	—	2,793	—	—	—	—	—	2,793	
Palmerston	1	—	152	—	—	—	13	—	165	
Total	91	—	11,763	8	—	798	45	—	12,605	
AUSTRALIAN CAPITAL TERRITORY										
AUSTRALIAN CAPITAL TERRITORY	133	—	17,484	8	—	798	6,328	7,603	21,072	
									45,682	

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) 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
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

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