

**BUILDING APPROVALS, NEW SOUTH WALES AND  
AUSTRALIAN CAPITAL TERRITORY, DECEMBER 1996**

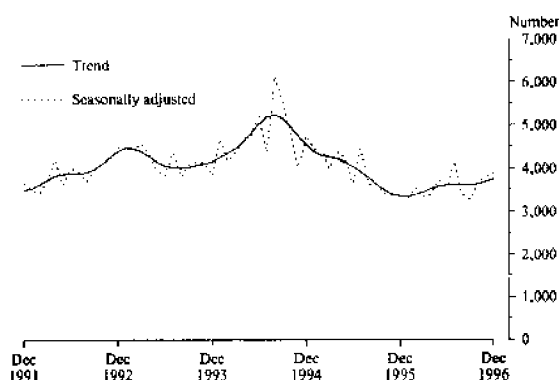
**NEW SOUTH WALES**

**MAIN FEATURES**

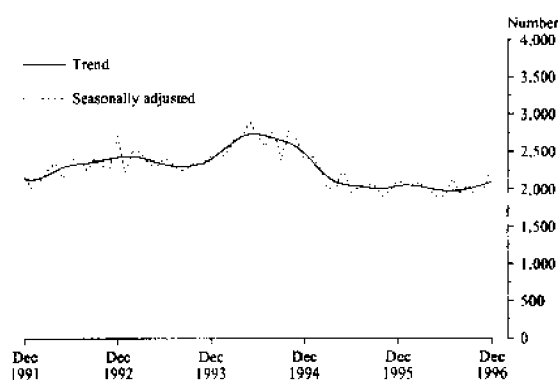
**NUMBER OF DWELLING UNITS APPROVED**

	December 1995	November 1996	December 1996	December 1995 to December 1996 change	November 1996 to December 1996 change
Original series	2,923	4,080	3,517	20.3%	-13.8%
Seasonally adjusted	3,387	3,786	3,890	14.9%	2.7%
Trend estimate	3,353	3,682	3,747	11.8%	1.8%

TOTAL DWELLING UNITS APPROVED, NSW



PRIVATE SECTOR HOUSES APPROVED, NSW



**Residential building**

- The trend for total dwelling units increased by 1.8% in December and is 11.8% higher than a year ago.
- The trend for private sector houses increased by 1.8% in December. This is the fifth consecutive increase. It will take a fall of more than 18% in the seasonally adjusted estimate for January for growth to be halted.
- In original terms the total number of dwelling units approved in December was 3,517, a decrease of 13.8% on November 1996 (4,080) but 20.3% higher than December 1995 (2,923).

- In total, there were 15 projects valued at \$5 million or more contributing \$319.6 million.

**Value of total building**

- For December, the value of total building work approved was \$949.8 million, a 33.6% fall on November (\$1,430.6 million) but 68.6% higher than December 1995 (\$563.2 million).
- For the 6 months ending December 1996, the value of total building work was \$6,317.4 million, an increase of 30.7% over the same period in 1995 (\$4,833.2 million).

**Non-residential building**

- The value of non-residential building approved was \$509.2 million. Of this total, office projects accounted for \$232.2 million with 5 projects in this sector contributing \$207.9 million.

**INQUIRIES**

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Jeff Bulger on Adelaide (08) 8237 7990 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

TABLE 1. DWELLING UNITS APPROVED, NSW

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
<b>SYDNEY STATISTICAL DIVISION</b>										
1993-94	13,691	240	13,931	12,090	1,048	13,138	2,043	27,811	1,301	29,112
1994-95	13,834	255	14,089	16,919	1,012	17,931	1,778	32,513	1,285	33,798
1995-96	12,492	230	12,722	13,092	840	13,932	640	26,219	1,075	27,294
<i>July-December—</i>										
1995-96	6,572	164	6,736	7,036	425	7,461	273	13,881	589	14,470
1996-97	6,426	36	6,462	6,634	634	7,268	991	14,040	681	14,721
<i>1995—</i>										
October	1,042	7	1,049	988	33	1,021	51	2,081	40	2,121
November	1,110	38	1,148	1,249	14	1,263	40	2,399	52	2,451
December	871	21	892	873	41	914	22	1,766	62	1,828
<i>1996—</i>										
January	829	26	855	701	78	779	37	1,567	104	1,671
February	986	13	999	954	46	1,000	31	1,967	63	2,030
March	1,082	10	1,092	955	32	987	9	2,046	42	2,088
April	918	5	923	812	30	842	23	1,753	35	1,788
May	1,145	7	1,152	1,918	87	2,005	85	3,147	95	3,242
June	960	5	965	716	142	858	182	1,858	147	2,005
July	1,116	13	1,129	1,273	328	1,601	105	2,494	341	2,835
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
<b>NEW SOUTH WALES</b>										
1993-94	30,051	561	30,612	17,744	1,554	19,298	2,453	50,234	2,129	52,363
1994-95	28,578	423	29,001	21,979	1,811	23,790	2,073	52,604	2,260	54,864
1995-96	24,090	360	24,450	15,861	1,389	17,250	884	40,809	1,775	42,584
<i>July-December—</i>										
1995-96	12,464	232	12,696	8,548	637	9,185	402	21,414	869	22,283
1996-97	12,709	74	12,783	8,021	947	8,968	1,078	21,795	1,034	22,829
<i>1995—</i>										
October	1,992	34	2,026	1,269	75	1,344	63	3,324	109	3,433
November	2,164	49	2,213	1,472	14	1,486	88	3,724	63	3,787
December	1,707	26	1,733	1,095	69	1,164	26	2,828	95	2,923
<i>1996—</i>										
January	1,702	41	1,743	964	139	1,103	50	2,716	180	2,896
February	1,989	13	2,002	1,233	81	1,314	45	3,263	98	3,361
March	2,054	31	2,085	1,086	57	1,143	31	3,155	104	3,259
April	1,881	29	1,910	1,028	98	1,126	61	2,970	127	3,097
May	2,108	8	2,116	2,109	193	2,302	96	4,312	202	4,514
June	1,892	6	1,898	893	184	1,077	199	2,979	195	3,174
July	2,304	17	2,321	1,548	469	2,017	132	3,984	486	4,470
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

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
SYDNEY STATISTICAL DIVISION														
1993-94	1,510.3	23.1	1,533.3	1,040.6	70.9	1,111.4	2,550.8	94.0	2,644.8	782.9	1,376.9	2,065.7	4,703.5	5,493.3
1994-95	1,639.9	26.4	1,666.3	1,745.0	76.7	1,821.7	3,384.9	103.0	3,488.0	852.4	2,206.4	2,896.8	6,437.1	7,237.2
1995-96	1,520.2	22.6	1,542.8	1,429.0	64.2	1,493.2	2,949.2	86.8	3,036.0	792.4	1,994.0	2,716.5	5,724.2	6,544.9
<i>July-December—</i>														
1995-96	796.9	16.4	813.3	858.2	29.9	888.1	1,655.0	46.3	1,701.4	396.9	1,098.8	1,423.4	3,148.7	3,521.7
1996-97	818.8	4.4	823.2	692.3	52.7	745.0	1,511.1	57.1	1,568.2	459.4	2,381.6	2,828.7	4,343.4	4,856.3
<i>1995—</i>														
October	121.8	0.8	122.6	104.8	2.9	107.7	226.6	3.7	230.3	63.9	221.3	370.7	511.0	664.9
November	135.2	3.3	138.5	144.3	0.9	145.2	279.5	4.2	283.7	68.9	136.8	187.7	484.9	540.3
December	114.7	2.0	116.7	75.9	2.5	78.4	190.6	4.5	195.1	56.7	110.0	127.7	357.2	379.5
<i>1996—</i>														
January	104.1	2.4	106.5	63.9	7.8	71.6	168.0	10.1	178.1	64.6	161.1	187.5	393.6	430.2
February	116.0	1.2	117.2	74.7	3.8	78.5	190.8	5.0	195.7	58.9	187.8	276.7	436.4	531.4
March	130.1	0.9	131.0	74.2	2.4	76.5	204.3	3.3	207.6	65.5	121.5	182.7	391.0	455.8
April	115.2	0.5	115.8	83.0	2.2	85.2	198.2	2.7	200.9	60.6	160.6	199.2	415.2	460.7
May	139.8	0.6	140.4	216.4	6.6	223.0	356.1	7.2	363.3	78.3	144.5	232.3	576.8	673.9
June	118.1	0.6	118.6	58.7	11.6	70.3	176.7	12.2	188.9	67.5	119.6	214.8	362.5	471.2
July	142.3	1.2	143.5	132.9	28.6	161.5	275.2	29.9	305.0	74.8	132.9	185.6	479.3	565.5
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
NEW SOUTH WALES														
1993-94	3,065.8	53.3	3,119.1	1,424.1	99.9	1,523.9	4,489.9	153.1	4,643.1	1,043.1	1,895.6	2,884.1	7,420.5	8,570.2
1994-95	3,101.6	43.2	3,144.8	2,106.8	125.0	2,231.8	5,208.3	168.3	5,376.6	1,101.0	2,812.5	3,733.4	9,114.5	10,211.0
1995-96	2,700.0	36.2	2,736.2	1,637.1	103.7	1,740.8	4,337.1	139.9	4,477.0	1,041.4	2,684.7	3,650.2	8,049.4	9,168.6
<i>July-December—</i>														
1995-96	1,385.8	23.4	1,409.2	969.6	44.5	1,014.1	2,355.4	67.9	2,423.3	525.3	1,444.6	1,884.6	4,323.0	4,833.2
1996-97	1,471.5	8.7	1,480.2	796.4	76.7	873.1	2,267.9	85.4	2,353.2	587.1	2,742.5	3,377.1	5,588.0	6,317.4
<i>1995—</i>														
October	213.7	3.4	217.0	124.9	5.4	130.3	338.6	8.8	347.4	86.3	271.1	431.9	695.1	865.5
November	239.3	4.5	243.8	161.8	0.9	162.7	401.1	5.5	406.5	95.1	200.7	310.3	696.7	812.0
December	199.2	2.5	201.7	91.3	4.3	95.6	290.5	6.8	297.3	73.2	163.1	192.7	526.7	563.2
<i>1996—</i>														
January	191.6	4.0	195.6	80.6	11.7	92.3	272.3	15.6	287.9	82.1	240.9	281.9	595.1	651.9
February	221.4	1.2	222.6	92.3	6.6	98.9	313.6	7.8	321.5	79.4	260.9	373.1	652.8	774.0
March	227.2	3.5	230.7	85.3	4.1	89.5	312.6	7.6	320.2	85.5	159.1	269.2	556.4	674.9
April	214.2	2.9	217.2	100.0	7.6	107.6	314.2	10.5	324.8	82.8	216.4	266.9	608.4	674.5
May	242.2	0.6	242.9	236.6	14.0	250.6	478.8	14.7	493.4	99.7	204.3	302.2	779.9	895.3
June	217.5	0.6	218.2	72.7	15.1	87.8	290.2	15.7	305.9	86.5	158.4	272.3	533.6	664.8
July	267.1	1.6	268.8	153.1	39.0	192.1	420.2	40.6	460.9	100.2	212.1	289.0	729.0	850.0
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

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		
<b>SEASONALLY ADJUSTED</b>						
1995—						
October	1,906	1,961	3,255	3,405	355.2	81.2
November	1,977	2,001	3,314	3,363	363.9	88.7
December	2,117	2,182	3,322	3,387	344.3	92.1
1996—						
January	2,050	2,052	3,115	3,284	325.6	95.5
February	2,101	2,105	3,412	3,545	347.3	86.5
March	2,063	2,066	3,245	3,348	322.1	89.1
April	2,002	1,981	3,235	3,387	352.0	86.5
May	1,895	1,920	3,719	3,738	425.2	88.6
June	1,905	1,953	3,288	3,407	326.6	90.4
July	2,150	2,155	3,534	4,166	404.5	93.5
August	1,952	1,981	3,363	3,418	372.4	84.6
September	2,053	2,107	3,148	3,258	324.8	82.9
October	1,888	1,889	3,505	3,671	386.1	86.9
November	1,966	1,977	3,694	3,786	385.7	127.1
December	2,327	2,346	3,699	3,890	405.7	88.7
<b>TREND ESTIMATES</b>						
1995—						
October	2,005	2,062	3,338	3,492	369.4	84.8
November	2,022	2,070	3,277	3,400	350.3	87.5
December	2,046	2,080	3,249	3,353	339.0	89.3
1996—						
January	2,056	2,074	3,252	3,345	335.9	90.1
February	2,052	2,059	3,284	3,383	340.4	90.1
March	2,033	2,036	3,331	3,446	348.1	89.7
April	2,009	2,014	3,381	3,523	358.3	89.3
May	1,991	2,003	3,408	3,582	366.9	88.1
June	1,979	1,999	3,409	3,610	371.0	87.5
July	1,977	2,003	3,399	3,612	370.8	88.0
August	1,985	2,013	3,400	3,607	369.5	89.5
September	2,004	2,030	3,425	3,611	370.1	92.0
October	2,031	2,052	3,476	3,637	374.3	95.0
November	2,067	2,084	3,540	3,682	380.3	98.1
December	2,104	2,118	3,627	3,747	391.1	100.6

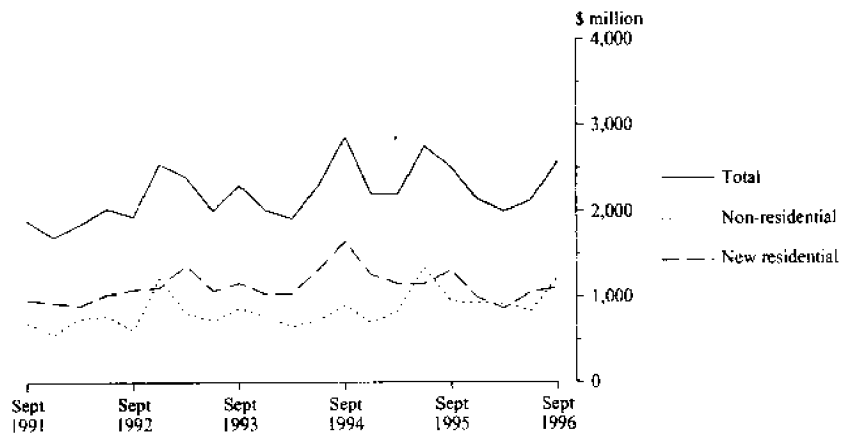
(a) See paragraphs 17-24 of the Explanatory Notes. (b) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

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

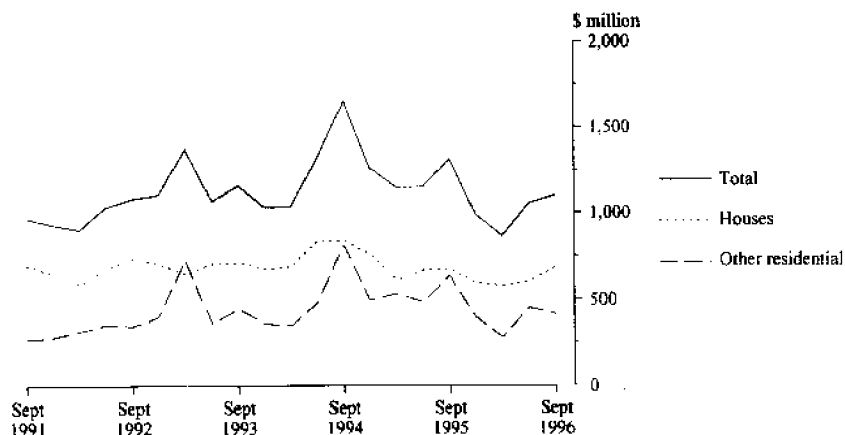
Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1993-94	2,870.6	2,920.5	1,640.7	4,561.2	977.0	1,984.8	3,021.2	7,424.4	8,559.4
1994-95	2,849.3	2,889.0	2,334.3	5,223.2	1,011.7	2,851.1	3,789.3	8,981.6	10,024.2
1995-96	2,424.4	2,457.0	1,769.8	4,226.8	934.8	2,663.8	3,621.0	7,741.0	8,782.7
1995 -									
June qtr	659.6	668.4	484.4	1,152.8	256.6	1,241.6	1,345.5	2,595.3	2,754.9
Sept. qtr	665.2	676.9	638.8	1,315.7	245.4	807.2	947.0	2,339.0	2,508.1
Dec. qtr	583.3	592.6	395.8	988.4	227.7	631.1	929.2	1,842.9	2,145.3
1996 -									
Mar. qtr	574.2	582.0	284.7	866.7	221.5	654.5	915.0	1,725.0	2,003.2
June qtr	601.8	605.5	450.5	1,056.0	240.2	571.1	829.8	1,834.0	2,126.0
Sept. qtr	682.2	686.2	415.7	1,101.9	254.4	913.0	1,215.5	2,229.6	2,571.8

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

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



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



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

Class of building	1994-95	1995-96	July-December		1996		
			1995-96	1996-97	October	November	December
<b>PRIVATE SECTOR</b>							
New houses	3,101.6	2,700.0	1,385.8	1,471.5	237.7	236.1	233.0
New other residential buildings	2,106.8	1,637.1	969.6	796.4	136.7	173.0	119.7
<i>Total new residential building</i>	<i>5,208.3</i>	<i>4,337.1</i>	<i>2,355.4</i>	<i>2,267.9</i>	<i>374.4</i>	<i>409.1</i>	<i>352.7</i>
Alterations and additions to residential buildings	1,093.7	1,027.6	523.1	577.6	96.3	130.3	73.2
Hotels, etc.	284.4	99.6	29.2	176.2	8.0	46.8	47.1
Shops	587.5	562.8	316.7	487.3	99.3	37.8	55.3
Factories	381.2	351.7	208.6	255.5	28.5	71.0	26.5
Offices	348.1	432.4	263.7	813.3	425.5	46.8	229.8
Other business premises	354.2	593.8	289.7	234.7	43.9	16.8	22.1
Educational	99.2	122.5	64.7	78.8	8.2	5.0	20.0
Religious	33.7	50.5	27.4	15.5	1.3	5.8	1.5
Health	75.5	83.3	22.3	56.5	34.1	6.2	4.5
Entertainment and recreational	574.8	300.3	174.9	585.8	12.1	477.1	15.7
Miscellaneous	73.7	87.7	47.3	39.1	4.2	2.0	10.2
<i>Total non-residential building</i>	<i>2,812.5</i>	<i>2,684.7</i>	<i>1,444.6</i>	<i>2,742.5</i>	<i>665.2</i>	<i>715.3</i>	<i>432.7</i>
<b>Total</b>	<b>9,114.5</b>	<b>8,049.4</b>	<b>4,323.0</b>	<b>5,588.0</b>	<b>1,135.8</b>	<b>1,254.6</b>	<b>858.7</b>
<b>PUBLIC SECTOR</b>							
New houses	43.2	36.2	23.4	8.7	2.0	0.3	1.9
New other residential buildings	125.0	103.7	44.5	76.7	9.1	8.9	12.5
<i>Total new residential building</i>	<i>168.3</i>	<i>139.9</i>	<i>67.9</i>	<i>85.4</i>	<i>11.1</i>	<i>9.2</i>	<i>14.4</i>
Alterations and additions to residential buildings	7.3	13.8	2.3	9.5	0.6	1.4	0.3
Hotels, etc.	2.3	1.0	0.1	4.3	4.0	—	0.3
Shops	19.4	32.3	16.2	53.6	2.2	2.6	4.2
Factories	8.3	5.5	1.8	23.5	0.5	—	1.9
Offices	157.1	145.4	90.2	94.8	19.8	6.4	2.4
Other business premises	85.2	147.2	71.5	114.2	2.5	96.8	1.3
Educational	237.7	251.9	84.5	163.6	23.9	19.9	11.2
Religious	—	—	—	0.1	—	—	—
Health	239.7	256.7	121.5	37.3	6.4	4.3	5.7
Entertainment and recreational	51.7	83.5	33.6	110.2	20.1	27.4	46.2
Miscellaneous	119.5	42.0	20.7	32.9	5.5	8.0	3.3
<i>Total non-residential building</i>	<i>920.9</i>	<i>965.6</i>	<i>440.1</i>	<i>634.6</i>	<i>84.7</i>	<i>165.5</i>	<i>76.5</i>
<b>Total</b>	<b>1,096.5</b>	<b>1,119.3</b>	<b>510.2</b>	<b>729.4</b>	<b>96.4</b>	<b>176.0</b>	<b>91.1</b>
<b>TOTAL</b>							
New houses	3,144.8	2,736.2	1,409.2	1,480.2	239.7	236.3	234.9
New other residential buildings	2,231.8	1,740.8	1,014.1	873.1	145.7	181.9	132.2
<i>Total new residential building</i>	<i>5,376.6</i>	<i>4,477.0</i>	<i>2,423.3</i>	<i>2,353.2</i>	<i>385.5</i>	<i>418.2</i>	<i>367.1</i>
Alterations and additions to residential buildings	1,101.0	1,041.4	525.3	587.1	96.8	131.6	73.5
Hotels, etc.	286.7	100.6	29.3	180.5	12.0	46.8	47.4
Shops	607.0	595.1	332.9	540.9	101.5	40.3	59.5
Factories	389.5	357.2	210.4	279.0	29.0	71.0	28.4
Offices	505.2	577.8	354.0	908.1	445.3	53.2	232.2
Other business premises	439.4	741.0	361.2	348.9	46.3	113.7	23.4
Educational	336.9	374.4	149.1	242.4	32.1	24.9	31.2
Religious	33.7	50.5	27.4	15.6	1.3	5.8	1.5
Health	315.2	340.1	143.8	93.8	40.5	10.5	10.2
Entertainment and recreational	626.5	383.8	208.4	696.0	32.1	504.5	61.9
Miscellaneous	193.3	129.7	68.0	72.1	9.7	10.1	13.5
<i>Total non-residential building</i>	<i>3,733.4</i>	<i>3,650.2</i>	<i>1,884.6</i>	<i>3,377.1</i>	<i>749.8</i>	<i>880.8</i>	<i>509.2</i>
<b>Total</b>	<b>10,211.0</b>	<b>9,168.6</b>	<b>4,833.2</b>	<b>6,317.4</b>	<b>1,232.2</b>	<b>1,430.6</b>	<b>949.8</b>

**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)
<b>HOTELS, ETC.</b>												
<i>1996—</i>												
October	14	1.7	8	2.2	7	4.1	1	4.0	—		30	12.0
November	12	1.3	1	0.3	2	1.3	2	5.4	1	38.5	18	46.8
December	13	1.4	6	1.6	1	0.7	3	6.1	2	37.6	25	47.4
<b>SHOPS</b>												
<i>1996—</i>												
October	103	8.8	22	6.3	11	7.1	5	6.5	4	72.8	145	101.5
November	80	6.7	15	4.6	7	4.7	4	7.8	1	16.5	107	40.3
December	81	7.0	17	4.8	6	3.9	8	22.7	2	21.0	114	59.5
<b>FACTORIES</b>												
<i>1996—</i>												
October	32	3.2	20	6.5	3	2.0	4	6.2	1	11.0	60	29.0
November	24	2.6	21	6.4	9	6.4	3	4.7	3	51.0	60	71.0
December	29	2.9	19	6.0	9	6.3	5	13.3	—		62	28.4
<b>OFFICES</b>												
<i>1996—</i>												
October	68	6.5	27	7.6	8	5.0	10	21.2	2	405.0	115	445.3
November	68	6.6	29	8.1	8	5.4	4	6.5	2	26.6	111	53.2
December	69	5.7	15	4.0	13	9.2	3	5.4	5	207.9	105	232.2
<b>OTHER BUSINESS PREMISES</b>												
<i>1996—</i>												
October	46	3.8	12	3.4	1	1.0	8	20.2	2	18.0	69	46.3
November	31	2.9	22	6.5	6	4.3	5	10.0	1	90.0	65	113.7
December	34	3.3	20	6.5	5	3.6	2	3.0	1	7.0	62	23.4
<b>EDUCATIONAL</b>												
<i>1996—</i>												
October	12	1.2	7	2.2	9	6.0	8	17.4	1	5.3	37	32.1
November	22	2.2	12	4.2	7	4.8	5	8.7	1	5.0	47	24.9
December	22	2.3	7	2.0	9	6.2	6	15.7	1	5.0	45	31.2

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
RELIGIOUS												
1996—												
October	5	0.5	3	0.8	—	—	—	—	—	—	8	1.3
November	5	0.5	—	—	1	0.8	1	4.5	—	—	7	5.8
December	3	0.2	—	—	2	1.3	—	—	—	—	5	1.5
HEALTH												
1996—												
October	6	0.5	4	1.3	2	1.2	3	5.7	1	31.8	16	40.5
November	15	1.7	6	1.9	4	2.1	3	4.8	—	—	28	10.5
December	5	0.6	7	2.1	4	2.7	2	4.9	—	—	18	10.2
ENTERTAINMENT AND RECREATIONAL												
1996—												
October	21	2.0	9	2.6	6	3.5	10	19.0	1	5.0	47	32.1
November	30	2.9	8	2.2	6	3.5	2	4.3	4	491.5	50	504.5
December	16	1.8	11	3.4	4	2.6	8	13.1	4	41.1	43	61.9
MISCELLANEOUS												
1996—												
October	19	1.8	13	3.7	5	3.1	1	1.1	—	—	38	9.7
November	27	2.9	12	3.6	6	3.6	—	—	—	—	45	10.1
December	18	2.0	8	2.0	2	1.2	3	8.3	—	—	31	13.5
TOTAL NON-RESIDENTIAL BUILDING												
1996—												
October	326	29.9	125	36.7	52	33.0	50	101.3	12	548.9	565	749.8
November	314	30.2	126	37.8	56	36.9	29	56.7	13	719.1	538	880.8
December	290	27.2	110	32.5	55	37.5	40	92.5	15	319.6	510	509.2



TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED IN SELECTED AREAS, NSW,  
DECEMBER 1996

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
<b>SYDNEY STATISTICAL DIVISION</b>						
<i>Houses</i>	1,004	131,133	7	929	1,011	132,062
Brick, stone, or concrete	128	21,458	1	149	129	21,607
Brick-veneer	709	82,276	4	500	713	82,776
Timber	23	2,081	—	—	23	2,081
Fibre cement	17	1,830	—	—	17	1,830
Other materials	127	23,488	2	280	129	23,768
Other residential buildings	1,151	108,434	130	9,433	1,281	117,868
<b>Total residential buildings</b>	<b>2,155</b>	<b>239,568</b>	<b>137</b>	<b>10,362</b>	<b>2,292</b>	<b>249,930</b>
<b>HUNTER STATISTICAL DIVISION</b>						
<i>Houses</i>	279	29,376	—	—	279	29,376
Brick, stone, or concrete	17	2,010	—	—	17	2,010
Brick-veneer	223	23,945	—	—	223	23,945
Timber	18	1,520	—	—	18	1,520
Fibre cement	14	1,086	—	—	14	1,086
Other materials	7	815	—	—	7	815
Other residential buildings	40	3,459	—	—	40	3,459
<b>Total residential buildings</b>	<b>319</b>	<b>32,834</b>	<b>—</b>	<b>—</b>	<b>319</b>	<b>32,834</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>						
<i>Houses</i>	164	17,893	—	—	164	17,893
Brick, stone, or concrete	1	82	—	—	1	82
Brick-veneer	117	13,182	—	—	117	13,182
Timber	8	820	—	—	8	820
Fibre cement	3	125	—	—	3	125
Other materials	35	3,685	—	—	35	3,685
Other residential buildings	27	1,607	—	—	27	1,607
<b>Total residential buildings</b>	<b>191</b>	<b>19,500</b>	<b>—</b>	<b>—</b>	<b>191</b>	<b>19,500</b>
<b>BALANCE OF NEW SOUTH WALES</b>						
<i>Houses</i>	546	54,633	9	959	555	55,591
Brick, stone, or concrete	63	7,015	1	60	64	7,075
Brick-veneer	336	36,454	4	501	340	36,955
Timber	66	5,034	3	257	69	5,291
Fibre cement	39	2,773	—	—	39	2,773
Other materials	42	3,357	1	141	43	3,498
Other residential buildings	88	6,189	42	3,080	130	9,269
<b>Total residential buildings</b>	<b>634</b>	<b>60,822</b>	<b>51</b>	<b>4,039</b>	<b>685</b>	<b>64,861</b>
<b>NEW SOUTH WALES</b>						
<i>Houses</i>	1,993	233,035	16	1,888	2,009	234,923
Brick, stone, or concrete	209	30,565	2	209	211	30,774
Brick-veneer	1,385	155,857	8	1,001	1,393	156,858
Timber	115	9,454	3	257	118	9,711
Fibre cement	73	5,814	—	—	73	5,814
Other materials	211	31,345	3	421	214	31,766
Other residential buildings	1,306	119,689	172	12,513	1,478	132,203
<b>Total residential buildings</b>	<b>3,299</b>	<b>352,724</b>	<b>188</b>	<b>14,401</b>	<b>3,487</b>	<b>367,126</b>

(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, DECEMBER 1996**

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	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Sydney	1,011	114	274	388	198	249	446	893	1,281	2,292
Hunter	279	16	24	40	—	—	—	—	40	319
Illawarra	164	11	2	13	—	14	—	14	27	191
Richmond—Tweed	155	22	4	26	31	—	—	31	57	212
Mid-North Coast	126	11	2	13	3	—	—	3	16	142
Northern	24	3	—	3	—	—	—	—	3	27
North Western	53	—	—	—	2	—	—	2	2	55
Central West	52	2	—	2	5	—	—	5	7	59
South Eastern	86	13	2	15	18	—	—	18	33	119
Murrumbidgee	35	6	2	8	—	—	—	—	8	43
Murray	22	4	—	4	—	—	—	—	4	26
Far West	2	—	—	—	—	—	—	—	—	2
<b>New South Wales</b>	<b>2,009</b>	<b>202</b>	<b>310</b>	<b>512</b>	<b>257</b>	<b>263</b>	<b>446</b>	<b>966</b>	<b>1,478</b>	<b>3,487</b>
VALUE (\$'000)										
Sydney	132,062	8,747	23,385	32,132	13,788	21,127	50,820	85,736	117,868	249,930
Hunter	29,376	1,107	2,352	3,459	—	—	—	—	3,459	32,834
Illawarra	17,893	727	180	907	—	700	—	700	1,607	19,500
Richmond—Tweed	13,628	1,610	420	2,030	1,967	—	—	1,967	3,997	17,625
Mid-North Coast	12,714	650	120	770	229	—	—	229	999	13,713
Northern	2,764	55	—	55	—	—	—	—	55	2,819
North Western	5,663	—	—	—	160	—	—	160	160	5,823
Central West	5,366	253	—	253	405	—	—	405	658	6,025
South Eastern	8,850	1,051	220	1,271	1,250	—	—	1,250	2,521	11,371
Murrumbidgee	4,017	451	160	611	—	—	—	—	611	4,628
Murray	2,449	268	—	268	—	—	—	—	268	2,717
Far West	139	—	—	—	—	—	—	—	—	139
<b>New South Wales</b>	<b>234,923</b>	<b>14,919</b>	<b>26,837</b>	<b>41,756</b>	<b>17,799</b>	<b>21,827</b>	<b>50,820</b>	<b>90,447</b>	<b>132,203</b>	<b>367,126</b>

(a) Excludes Conversions, etc.

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

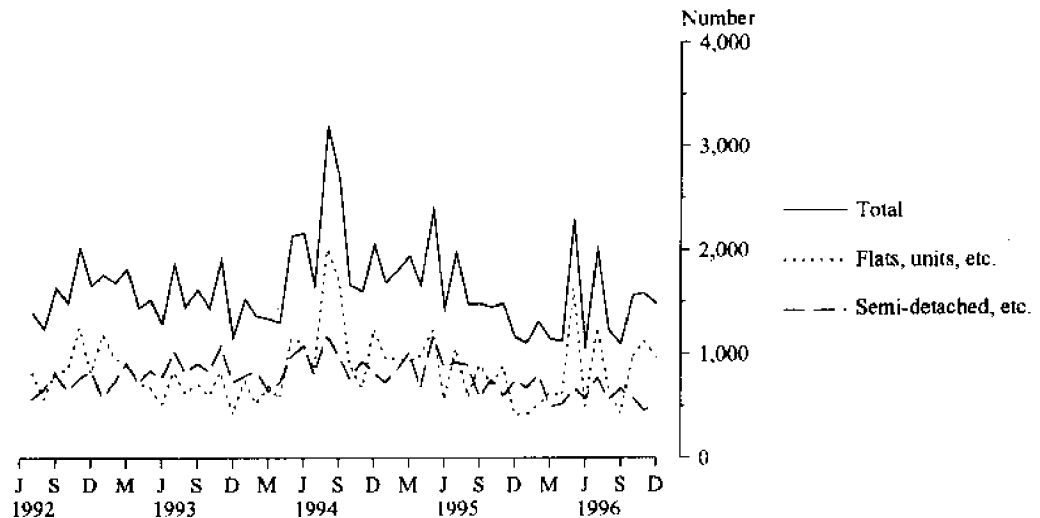


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, DECEMBER 1996

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)				
<b>SYDNEY STATISTICAL DIVISION</b>										
Botany (A)	2	—	310	49	—	4,000	182	710	710	5,202
Leichhardt (A)	7	—	1,513	108	30	12,067	4,302	966	1,076	18,958
Marrickville (A)	—	—	—	—	—	—	741	5,120	5,270	6,011
South Sydney (C)	6	—	760	28	—	8,920	1,051	2,000	7,212	17,943
Sydney (C) — Inner & Remainder	—	—	—	208	—	20,500	150	248,131	250,681	271,331
Inner Sydney (SSD)	15	—	2,583	393	30	45,487	6,426	256,927	264,949	319,445
Randwick (C)	6	3	1,623	20	6	2,155	3,845	6,370	8,295	15,919
Waverley (A)	3	—	642	—	—	—	1,767	377	377	2,786
Woollahra (A)	19	—	8,505	10	—	2,000	5,534	1,475	1,475	17,514
Eastern Suburbs (SSD)	28	3	10,770	30	6	4,155	11,146	8,222	10,147	36,219
Hurstville (C)	16	—	1,912	142	—	16,245	977	4,280	4,280	23,414
Kogarah (A)	7	—	1,074	—	—	—	822	85	85	1,981
Rockdale (C)	4	—	787	11	—	920	746	1,030	1,030	3,483
Sutherland Shire (A)	26	—	3,190	131	—	10,092	2,402	3,133	3,133	18,817
St George — Sutherland (SSD)	53	—	6,963	284	—	27,257	4,946	8,528	8,528	47,694
Bankstown (C)	25	3	2,491	52	34	6,196	997	6,415	6,415	16,100
Canterbury (A)	7	—	963	29	—	2,245	1,038	271	369	4,615
Canterbury — Bankstown (SSD)	32	3	3,454	81	34	8,441	2,035	6,686	6,784	20,715
Fairfield (C)	19	—	2,249	6	40	2,830	759	10,927	10,991	16,830
Liverpool (C)	144	—	15,385	22	—	1,461	360	4,414	4,673	21,878
Fairfield — Liverpool (SSD)	163	—	17,634	28	40	4,291	1,119	15,341	15,664	38,708
Camden (A)	44	—	4,549	—	20	1,466	378	1,524	1,524	7,917
Campbelltown (C)	31	—	3,283	13	—	885	970	12,712	12,986	18,124
Wollondilly (A)	19	—	1,786	—	—	—	389	—	—	2,175
Outer South Western Sydney (SSD)	94	—	9,618	13	20	2,351	1,737	14,236	14,510	28,216
Ashfield (A)	3	—	458	8	—	400	427	55	55	1,340
Burwood (A)	—	—	—	—	—	—	51	—	—	51
Concord (A)	2	—	280	96	—	8,500	592	100	100	9,472
Drumoyne (A)	—	—	—	—	—	—	10	—	—	10
Strathfield (A)	3	—	700	—	—	—	419	275	275	1,394
Inner Western Sydney (SSD)	8	—	1,438	104	—	8,900	1,498	430	430	12,266

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, DECEMBER 1996—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)				
<b>SYDNEY STATISTICAL DIVISION—continued</b>										
Auburn (A)	4	—	471	13	—	1,020	107	930	41,992	43,590
Holroyd (C)	—	—	—	—	—	—	—	—	—	—
Parramatta (C)	16	1	2,824	42	—	3,063	1,003	5,236	6,375	13,267
Central Western Sydney (SSD)	20	1	3,295	55	—	4,083	1,110	6,166	48,367	56,856
Blue Mountains (C)	30	—	3,389	—	—	—	1,098	3,085	4,511	8,997
Hawkesbury (C)	22	—	2,884	8	—	680	466	648	648	4,678
Penrith (C)	71	—	6,740	22	—	1,571	969	1,796	1,796	11,076
Outer Western Sydney (SSD)	123	—	13,012	30	—	2,251	2,532	5,529	6,955	24,751
Baulkham Hills (A)	57	—	8,740	2	—	250	634	7,600	7,600	17,224
Blacktown (C)	137	—	14,200	9	—	630	1,364	9,113	11,530	27,723
Blacktown—Baulkham Hills (SSD)	194	—	22,940	11	—	880	1,998	16,713	19,130	44,947
Hunter's Hill (A)	1	—	149	—	—	—	1,038	650	650	1,837
Lane Cove (A)	1	—	350	—	—	—	1,967	125	2,791	5,107
Mosman (A)	—	—	—	—	—	—	1,025	—	1,450	2,475
North Sydney (A)	2	—	705	—	—	—	1,051	1,837	1,837	3,593
Ryde (C)	8	—	1,234	18	—	1,348	1,892	2,590	3,012	7,486
Willoughby (C)	10	—	2,852	25	—	2,050	1,892	7,931	8,209	15,003
Lower Northern Sydney (SSD)	22	—	5,289	43	—	3,398	8,865	13,133	17,950	35,502
Hornsby (A)	55	—	7,599	6	—	500	2,136	934	1,114	11,349
Ku-ring-gai (A)	22	—	5,509	—	—	—	3,775	980	2,030	11,313
Hornsby—Ku-ring-gai (SSD)	77	—	13,107	6	—	500	5,911	1,914	3,144	22,662
Manly (A)	13	—	2,861	—	—	—	1,292	250	250	4,402
Pittwater (A)	5	—	1,020	24	—	2,370	2,173	500	687	6,250
Warringah (A)	22	—	3,523	2	—	150	2,495	5,725	5,965	12,133
Northern Beaches (SSD)	40	—	7,403	26	—	2,520	5,960	6,475	6,902	22,786
Gosford (C)	71	—	8,037	28	—	2,025	1,496	2,724	3,337	14,895
Wyong (A)	64	—	6,518	19	—	1,328	1,118	770	770	9,735
Gosford—Wyong (SSD)	135	—	14,555	47	—	3,353	2,614	3,494	4,107	24,630
<b>Sydney (SD)</b>	<b>1,004</b>	<b>7</b>	<b>132,062</b>	<b>1,151</b>	<b>130</b>	<b>117,868</b>	<b>57,899</b>	<b>363,793</b>	<b>427,566</b>	<b>735,395</b>

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, DECEMBER 1996 -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)				
<b>HUNTER STATISTICAL DIVISION</b>										
Cessnock (C)	19	—	1,900	—	—	—	90	110	198	2,188
Lake Macquarie (C)	96	—	9,966	16	—	1,257	2,172	1,035	4,920	18,315
Maitland (C)	21	—	2,337	2	—	132	454	2,015	2,015	4,937
Newcastle (C) — Inner & Remainder	28	—	3,533	10	—	1,080	1,186	29,617	30,823	36,621
Port Stephens (A)	40	—	4,218	6	—	520	301	756	813	5,852
Newcastle (SSD)	204	—	21,954	34	—	2,989	4,201	33,533	38,769	67,914
Dungog (A)	1	—	131	—	—	—	15	300	300	446
Gloucester (A)	2	—	205	—	—	—	—	—	—	205
Great Lakes (A)	39	—	3,904	6	—	470	205	—	—	4,579
Merriwa (A)	—	—	—	—	—	—	—	160	160	160
Murrumbidgee (A)	—	—	—	—	—	—	20	—	—	20
Muswellbrook (A)	8	—	742	—	—	—	39	1,000	1,000	1,781
Scone (A)	6	—	669	—	—	—	20	3,000	3,000	3,689
Singleton (A)	19	—	1,771	—	—	—	165	1,598	1,598	3,534
Hunter SD Balance (SSD)	75	—	7,421	6	—	470	464	6,058	6,058	14,413
<b>Hunter (SD)</b>	<b>279</b>	<b>—</b>	<b>29,376</b>	<b>40</b>	<b>—</b>	<b>3,459</b>	<b>4,665</b>	<b>39,591</b>	<b>44,827</b>	<b>82,327</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>										
Kiama (A)	9	—	941	16	—	860	555	—	—	2,356
Shellharbour (A)	25	—	2,722	2	—	87	438	2,443	2,443	5,691
Wollongong (C)	65	—	7,343	6	—	460	1,218	415	485	9,507
Wollongong (SSD)	99	—	11,066	24	—	1,407	2,212	2,858	2,928	17,533
Shoalhaven (C)	52	—	5,186	3	—	200	545	908	908	6,839
Wingecarribee (A)	13	—	1,701	—	—	—	464	750	750	2,915
Illawarra SD Balance (SSD)	65	—	6,887	3	—	200	1,009	1,658	1,658	9,754
<b>Illawarra (SD)</b>	<b>164</b>	<b>—</b>	<b>17,893</b>	<b>27</b>	<b>—</b>	<b>1,607</b>	<b>3,221</b>	<b>4,516</b>	<b>4,586</b>	<b>27,307</b>
<b>RICHMOND — TWEED STATISTICAL DIVISION</b>										
Tweed (A) Pt A	61	—	5,619	16	15	2,302	222	3,836	4,118	12,260
Tweed Heads (SSD)	61	—	5,619	16	15	2,302	222	3,836	4,118	12,260
Ballina (A)	13	—	1,488	2	16	1,015	173	350	350	3,026
Byron (A)	20	—	1,540	—	—	—	157	300	300	1,997
Casino (A)	1	—	93	—	—	—	10	—	—	103
Kyogle (A)	3	—	125	—	—	—	23	—	—	148
Lismore (C)	10	3	828	—	4	420	189	1,148	1,228	2,665
Richmond River (A)	1	—	65	—	—	—	38	—	—	103
Tweed (A) Pt B	43	—	3,870	4	—	260	229	600	600	4,959
Richmond — Tweed SD Balance (SSD)	91	3	8,010	6	20	1,695	819	2,398	2,478	13,002
<b>Richmond — Tweed (SD)</b>	<b>152</b>	<b>3</b>	<b>13,628</b>	<b>22</b>	<b>35</b>	<b>3,997</b>	<b>1,041</b>	<b>6,234</b>	<b>6,596</b>	<b>25,262</b>

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, DECEMBER 1996—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)				
<b>MID-NORTH COAST STATISTICAL DIVISION</b>										
Bellingen (A)	11	—	1,230	—	—	—	175	135	135	1,540
Coffs Harbour (C)	20	—	2,115	2	—	130	422	89	89	2,755
Copmanhurst (A)	2	—	62	—	—	—	19	60	60	141
Grafton (C)	2	—	180	—	—	—	244	80	80	504
Maclean (A)	11	—	1,027	2	—	120	55	60	60	1,262
Nambucca (A)	5	—	376	—	—	—	—	—	—	376
Nymboida (A)	3	—	174	—	—	—	91	—	—	265
Ullmarra (A)	5	—	432	—	—	—	56	250	250	737
Clarence (SSD)	59	—	5,596	4	—	250	1,061	674	674	7,581
Greater Taree (C)	14	—	1,556	3	—	229	330	177	177	2,291
Hastings (A)	45	—	4,769	9	—	520	492	1,277	1,277	7,058
Kempsey (A)	7	1	793	—	—	—	43	—	—	836
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	66	1	7,118	12	—	749	864	1,454	1,454	10,185
<b>Mid-North Coast (SD)</b>	<b>125</b>	<b>1</b>	<b>12,714</b>	<b>16</b>	<b>—</b>	<b>999</b>	<b>1,925</b>	<b>2,128</b>	<b>2,128</b>	<b>17,766</b>
<b>NORTHERN STATISTICAL DIVISION</b>										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	—	—	—	—	—	—	—	—	—	—
Gunnedah (A)	8	—	1,000	—	—	—	—	—	—	1,000
Inverell (A) Pt A	2	—	308	—	—	—	—	—	—	308
Manilla (A)	—	—	—	—	—	—	—	—	50	50
Nundle (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	—	—	—	—	—	—	85	—	—	85
Quirindi (A)	1	—	100	—	—	—	—	—	—	100
Tamworth (C)	5	—	463	3	—	55	136	1,050	3,550	4,204
Yallaroi (A)	—	—	—	—	—	—	—	—	—	—
Northern Slopes (SSD)	16	—	1,871	3	—	55	221	1,050	3,600	5,747
Armidale (C)	1	—	200	—	—	—	78	250	250	528
Dumaresq (A)	2	—	290	—	—	—	71	—	—	361
Glen Innes (A)	—	—	—	—	—	—	42	—	—	42
Guyra (A)	1	—	100	—	—	—	14	—	—	114
Inverell (A) Pt B	1	—	85	—	—	—	—	—	—	85
Severn (A)	—	—	—	—	—	—	—	—	—	—
Tenterfield (A)	1	—	50	—	—	—	40	—	111	201
Uralla (A)	—	—	—	—	—	—	—	—	—	—
Walcha (A)	—	—	—	—	—	—	—	—	—	—
Northern Tablelands (SSD)	6	—	725	—	—	—	245	250	361	1,331
Moree Plains (A)	2	—	168	—	—	—	25	—	—	193
Narrabri (A)	—	—	—	—	—	—	10	—	—	10
North Central Plain (SSD)	2	—	168	—	—	—	35	—	—	203
<b>Northern (SD)</b>	<b>24</b>	<b>—</b>	<b>2,764</b>	<b>3</b>	<b>—</b>	<b>55</b>	<b>501</b>	<b>1,300</b>	<b>3,961</b>	<b>7,281</b>

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, DECEMBER 1996—continued

Statistical area	New residential building (a)						Non-residential building			Total building (\$'000)
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>NORTH WESTERN STATISTICAL DIVISION</b>										
Coolah (A)	3	—	171	—	—	—	—	—	—	171
Coonabarabran (A)	2	—	98	—	—	—	15	—	—	113
Dubbo (C)	9	—	1,141	—	—	—	236	665	1,251	2,628
Gilgandra (A)	1	—	71	—	—	—	75	206	206	352
Mudgee (A)	22	—	2,549	2	—	160	123	408	408	3,240
Narromine (A)	4	—	516	—	—	—	20	—	—	536
Wellington (A)	4	—	365	—	—	—	53	90	90	508
Central Macquarie (SSD)	45	—	4,910	2	—	160	522	1,369	1,954	7,547
Bogan (A)	—	—	—	—	—	—	16	—	—	16
Coonamble (A)	—	—	—	—	—	—	—	—	—	—
Walgett (A)	1	—	60	—	—	—	10	—	—	70
Warren (A)	1	—	80	—	—	—	—	400	400	480
Macquarie — Barwon (SSD)	2	—	140	—	—	—	26	400	400	566
Bourke (A)	—	—	—	—	—	—	—	—	—	—
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—
Cobar (A)	4	2	613	—	—	—	—	—	—	613
Upper Darling (SSD)	4	2	613	—	—	—	—	—	—	613
North Western (SD)	51	2	5,663	2	—	160	548	1,769	2,354	8,726
<b>CENTRAL WEST STATISTICAL DIVISION</b>										
Bathurst (C)	10	—	1,171	5	—	405	182	1,755	1,755	3,513
Blayney (A) Pt A	3	—	325	—	—	—	27	250	250	602
Cabonne (A) Pt A	3	—	248	—	—	—	—	150	150	398
Evans (A) Pt A	2	—	85	—	—	—	—	—	—	85
Orange (C)	2	1	347	—	—	—	414	—	50	811
Bathurst — Orange (SSD)	20	1	2,175	5	—	405	623	2,155	2,205	5,408
Blayney (A) Pt B	2	—	140	—	—	—	—	—	—	140
Cabonne (A) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt B	—	—	—	—	—	—	172	—	—	172
Greater Lithgow (C)	9	—	833	—	—	—	109	125	125	1,067
Oberon (A)	8	—	848	2	—	253	137	150	150	1,388
Rylstone (A)	—	—	—	—	—	—	—	100	100	100
Central Tablelands (excl. Bathurst — Orange) (SSD)	19	—	1,821	2	—	253	418	375	375	2,867
Bland (A)	1	—	100	—	—	—	—	80	80	180
Cabonne (A) Pt C	1	—	95	—	—	—	—	—	—	95
Cowra (A)	4	—	571	—	—	—	29	71	71	671
Forbes (A)	1	—	103	—	—	—	—	—	—	103
Lachlan (A)	—	—	—	—	—	—	37	—	—	37
Parkes (A)	4	—	389	—	—	—	56	—	—	445
Weddin (A)	1	—	112	—	—	—	17	—	—	129
Lachlan (SSD)	12	—	1,370	—	—	—	139	151	151	1,660
Central West (SD)	51	1	5,366	7	—	658	1,179	2,681	2,731	9,935

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, DECEMBER 1996 *continued*

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SOUTH EASTERN STATISTICAL DIVISION</b>										
Queanbeyan (C)	11	—	1,345	—	7	693	10	—	200	2,248
Yarrowlumla (A) — Pt A	4	—	416	—	—	—	22	—	—	438
Queanbeyan (SSD)	15	—	1,761	—	7	693	32	—	200	2,686
Boorowa (A)	1	—	116	—	—	—	—	—	—	116
Crookwell (A)	2	—	135	—	—	—	96	51	51	282
Goulburn (C)	4	—	658	—	—	—	64	1,000	3,215	3,937
Gunning (A)	3	—	336	—	—	—	86	—	—	421
Harden (A)	—	—	—	—	—	—	36	—	—	36
Mulwaree (A)	1	—	67	—	—	—	81	—	—	148
Tallaganda (A)	4	—	340	—	—	—	61	120	120	521
Yarrowlumla (A) — Pt B	—	—	—	—	—	—	—	—	—	—
Yass (A)	4	—	401	—	—	—	11	—	—	411
Young (A)	4	—	413	—	—	—	47	—	—	460
Southern Tablelands (excl. Queanbeyan) (SSD)	23	—	2,466	—	—	—	480	1,171	3,386	6,332
Bega Valley (A)	17	2	1,998	4	—	190	127	100	163	2,478
Eurobodalla (A)	23	—	1,982	2	—	168	359	240	240	2,749
Lower South Coast (SSD)	40	2	3,980	6	—	358	486	340	403	5,227
Bombala (A)	—	—	—	—	—	—	—	—	—	—
Cooma-Monaro (A)	2	—	155	—	—	—	95	—	—	250
Snowy River (A)	4	—	488	20	—	1,470	33	3,223	3,573	5,564
Snowy (SSD)	6	—	643	20	—	1,470	128	3,223	3,573	5,814
<b>South Eastern (SD)</b>	<b>84</b>	<b>2</b>	<b>8,850</b>	<b>26</b>	<b>7</b>	<b>2,521</b>	<b>1,127</b>	<b>4,734</b>	<b>7,562</b>	<b>20,059</b>
<b>MURRUMBIDGEE STATISTICAL DIVISION</b>										
Coolamon (A)	—	—	—	—	—	—	60	—	—	60
Cootamundra (A)	1	—	65	—	—	—	23	—	250	338
Gundagai (A)	2	—	177	—	—	—	30	—	—	207
Junee (A)	2	—	100	—	—	—	24	—	—	124
Lockhart (A)	—	—	—	—	—	—	—	—	—	—
Narrandera (A)	2	—	194	—	—	—	44	—	—	238
Temora (A)	—	—	—	—	—	—	—	—	—	—
Tumut (A)	6	—	748	4	—	261	92	200	200	1,301
Wagga Wagga (C)	11	—	1,208	—	—	—	221	1,071	1,709	3,138
Central Murrumbidgee (SSD)	24	—	2,492	4	—	261	494	1,271	2,159	5,406
Carrathool (A)	—	—	—	—	—	—	—	—	—	—
Griffith (C)	7	—	1,148	2	—	190	127	3,640	3,640	5,105
Hay (A)	—	—	—	—	—	—	—	—	—	—
Leeton (A)	2	—	224	2	—	160	15	150	150	549
Murrumbidgee (A)	2	—	152	—	—	—	—	—	—	152
Lower Murrumbidgee (SSD)	11	—	1,525	4	—	350	142	3,790	3,790	5,806
<b>Murrumbidgee (SD)</b>	<b>35</b>	<b>—</b>	<b>4,017</b>	<b>8</b>	<b>—</b>	<b>611</b>	<b>636</b>	<b>5,061</b>	<b>5,949</b>	<b>11,213</b>

(a) Excludes Conversions, etc.



TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, DECEMBER 1996—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)				
<b>MURRAY STATISTICAL DIVISION</b>										
Albury (C)	10	—	1,118	—	—	—	488	510	510	2,116
Hume (A)	2	—	249	2	—	160	16	—	—	425
Albury (SSD)	12	—	1,367	2	—	160	504	510	510	2,541
Corowa (A)	1	—	95	—	—	—	64	—	—	159
Culcairn (A)	—	—	—	—	—	—	—	—	—	—
Holbrook (A)	—	—	—	—	—	—	—	—	—	—
Tumbarumba (A)	2	—	190	—	—	—	10	—	—	200
Urana (A)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	3	—	284	—	—	—	74	—	—	358
Berrigan (A)	1	—	77	2	—	108	10	300	300	495
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	—	—	—	—	—	—	35	—	—	35
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	3	—	321	—	—	—	10	—	—	331
Wakool (A)	2	—	210	—	—	—	—	—	—	210
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	6	—	608	2	—	108	55	300	300	1,071
Balranald (A)	—	—	—	—	—	—	—	—	—	—
Wentworth (A)	1	—	190	—	—	—	25	—	—	215
Murray - Darling (SSD)	1	—	190	—	—	—	25	—	—	215
<b>Murray (SD)</b>	<b>22</b>	<b>—</b>	<b>2,449</b>	<b>4</b>	<b>—</b>	<b>268</b>	<b>658</b>	<b>810</b>	<b>810</b>	<b>4,185</b>
<b>FAR WEST STATISTICAL DIVISION</b>										
Broken Hill (C)	2	—	139	—	—	—	75	118	118	332
Central Darling (A)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
<b>Far West (SD)</b>	<b>2</b>	<b>—</b>	<b>139</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>75</b>	<b>118</b>	<b>118</b>	<b>332</b>
<b>NEW SOUTH WALES</b>										
<b>New South Wales</b>	<b>1,993</b>	<b>16</b>	<b>234,923</b>	<b>1,306</b>	<b>172</b>	<b>132,203</b>	<b>73,474</b>	<b>432,734</b>	<b>509,188</b>	<b>949,788</b>

(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 July to December 1996.

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

(January 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 January 1997, the trend estimate for that month would be 2,287, a movement of 3.7%. The monthly movements in the trend estimates for October, November and December 1996, which are currently estimated to be 1.3%, 1.8% and 1.8% respectively, would be revised to 2.5%, 3.5% and 4.1%. On the other hand, a 7% seasonally adjusted decline in the number of private houses approved in January 1997 would produce a trend estimate for January 1997 of 2,156, a movement of 1.8%, with the movements in the trend estimates for October, November and December 1996 being revised to 1.5%, 1.9% and 2.2% respectively.

## NUMBER OF PRIVATE SECTOR HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1997 seasonally adjusted estimate			
			is up 7% on December 1996		is down 7% on December 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
July	1,977	0.1	1,968	-0.5	1,974	-0.2
August	1,985	0.5	1,971	0.2	1,982	0.4
September	2,004	1.0	1,998	1.3	2,003	1.1
October	2,031	1.3	2,047	2.5	2,033	1.5
November	2,067	1.8	2,119	3.5	2,073	1.9
December	2,104	1.8	2,205	4.1	2,118	2.2
1997—						
January	n.y.a.	n.y.a.	2,287	3.7	2,156	1.8

## TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1997 seasonally adjusted estimate			
			is up 7% on December 1996		is down 7% on December 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
July	2,003	0.2	1,995	-0.2	2,001	0.1
August	2,013	0.5	1,999	0.2	2,010	0.4
September	2,030	0.8	2,023	1.2	2,028	0.9
October	2,052	1.1	2,069	2.3	2,054	1.3
November	2,084	1.6	2,137	3.3	2,090	1.7
December	2,118	1.6	2,221	3.9	2,133	2.0
1997—						
January	n.y.a.	n.y.a.	2,303	3.7	2,170	1.8

## TOTAL NUMBER OF DWELLING UNITS APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1997 seasonally adjusted estimate			
			is up 8% on December 1996		is down 8% on December 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996 --						
July	3,612	0.1	3,604	-0.2	3,616	0.2
August	3,607	-0.1	3,592	-0.3	3,614	0.1
September	3,611	0.1	3,604	0.3	3,615	0.0
October	3,637	0.7	3,657	1.5	3,628	0.4
November	3,682	1.2	3,754	2.7	3,658	0.8
December	3,747	1.8	3,874	3.2	3,694	1.0
1997—						
January	n.y.a.	n.y.a.	3,969	2.5	3,697	0.1

## VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1997 seasonally adjusted estimate			
			is up 9% on December 1996		is down 9% on December 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996--						
July	370.8	-0.1	370.0	-0.3	371.3	0.1
August	369.5	-0.4	367.9	0.6	370.3	-0.3
September	370.1	0.2	369.3	0.4	370.4	0.1
October	374.3	1.1	376.8	2.0	373.6	0.9
November	380.3	1.6	389.1	3.3	378.7	1.4
December	391.1	2.8	403.9	3.8	384.3	1.5
1997--						
January	n.y.a.	n.y.a.	414.4	2.6	384.7	0.1

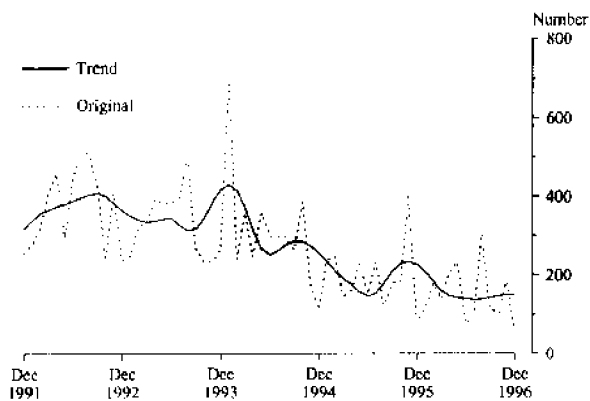
## VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1997 seasonally adjusted estimate			
			is up 8% on December 1996		is down 8% on December 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996--						
July	88.0	0.5	88.0	0.6	88.3	0.9
August	89.5	1.8	89.6	1.9	90.1	2.1
September	92.0	2.8	92.0	2.7	92.3	2.4
October	95.0	3.3	94.9	3.1	94.2	2.1
November	98.1	3.2	97.5	2.8	95.3	1.2
December	100.6	2.6	99.4	2.0	95.4	0.1
1997—						
January	n.y.a.	n.y.a.	100.6	1.2	94.6	-0.9

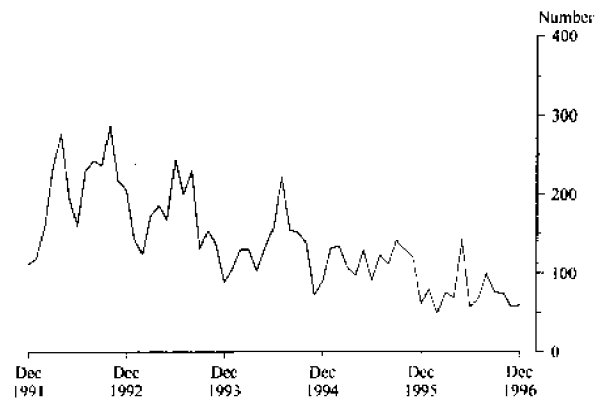
## AUSTRALIAN CAPITAL TERRITORY

### MAIN FEATURES

TOTAL DWELLING UNITS APPROVED,  
ACT



PRIVATE SECTOR HOUSES APPROVED,  
ACT



#### Residential building

- The trend for total dwelling units in December has remained static.
- In original terms the number of dwelling units approved was 61. Of these, 60 were new private sector houses with 44 located in Gungahlin-Hall SSD and 8 in Dunlop.

#### Non-residential building

- The value of non-residential building approved in December was \$15.8 million. There was only one project valued at more than \$5 million and this was in the Tuggeranong Statistical Subdivision.

TABLE 10. DWELLING UNITS APPROVED, ACT

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	
1993-94	1,619	60	1,679	2,301	80	2,381	24	3,944	140	4,084	..
1994-95	1,526	7	1,533	1,062	122	1,184	4	2,592	129	2,721	..
1995-96	1,168	40	1,208	792	65	857	85	1,960	190	2,150	..
1995-96											
July-December	693	2	695	498	3	501	—	1,191	5	1,196	..
1996-97											
July-December	435	16	451	405	—	405	2	842	16	858	..
1995—											
October	131	1	132	50	—	50	—	181	1	182	229
November	122	1	123	277	—	277	—	399	1	400	235
December	62	—	62	18	—	18	—	80	—	80	227
1996—											
January	81	14	95	21	—	21	—	102	14	116	209
February	49	—	49	121	9	130	—	170	9	179	184
March	76	1	77	66	—	66	—	142	1	143	160
April	69	7	76	—	45	45	85	69	137	206	149
May	142	14	156	77	—	77	—	219	14	233	144
June	58	2	60	9	8	17	—	67	10	77	143
July	68	—	68	27	—	27	—	95	—	95	138
August	99	—	99	205	—	205	—	304	—	304	140
September	76	—	76	38	—	38	—	114	—	114	145
October	75	—	75	24	—	24	1	100	—	100	149
November	57	16	73	111	—	111	—	168	16	184	151
December	60	—	60	—	—	—	1	61	—	61	153

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

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

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					
1993-94	185,417	4,538	189,954	175,730	6,802	182,532	361,147	11,339	372,486	64,131	88,303	290,188	513,581	726,804
1994-95	167,590	813	168,403	94,633	9,682	104,315	262,223	10,496	272,718	60,354	91,722	275,174	412,184	608,246
1995-96	132,947	3,534	136,481	72,090	9,466	81,556	205,037	13,000	218,037	56,702	125,323	492,533	377,392	767,272
1995—														
October	13,442	350	13,792	4,704	—	4,704	18,146	350	18,496	5,612	6,824	17,110	30,582	41,218
November	15,407	178	15,585	24,884	—	24,884	40,292	178	40,470	5,097	10,260	18,380	55,629	63,946
December	7,549	—	7,549	1,847	—	1,847	9,397	—	9,397	2,408	14,966	19,156	26,688	30,961
1996—														
January	9,235	1,069	10,304	1,651	—	1,651	10,886	1,069	11,955	2,561	7,838	12,793	21,285	27,309
February	5,473	—	5,473	9,721	766	10,487	15,195	766	15,960	3,348	7,197	161,953	25,740	181,261
March	8,070	80	8,150	3,971	—	3,971	12,040	80	12,121	2,729	2,443	14,760	16,751	29,610
April	8,042	460	8,502	—	7,785	7,785	8,042	8,245	16,287	12,173	7,612	18,358	18,784	46,818
May	16,547	1,204	17,752	6,393	—	6,393	22,941	1,204	24,145	4,054	5,966	109,258	32,961	137,457
June	6,756	192	6,948	629	680	1,309	7,385	872	8,257	3,228	26,521	59,402	37,104	70,887
July	8,132	—	8,132	2,412	—	2,412	10,544	—	10,544	4,339	10,936	35,516	25,799	50,399
August	11,908	—	11,908	11,750	—	11,750	23,658	—	23,658	3,010	11,590	12,934	38,235	39,602
September	9,692	—	9,692	3,338	—	3,338	13,031	—	13,031	4,458	23,981	49,000	41,471	66,490
October	8,676	—	8,676	2,362	—	2,362	11,039	—	11,039	4,226	8,807	13,982	24,073	29,247
November	6,852	1,485	8,337	11,750	—	11,750	18,602	1,485	20,087	2,501	14,412	23,693	35,516	46,281
December	6,937	—	6,937	—	—	—	6,937	—	6,937	1,551	7,734	15,789	16,222	24,277

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)				
<b>NORTH CANBERRA STATISTICAL SUBDIVISION</b>										
Acton	—	—	—	—	—	—	—	—	—	—
Ainslie	—	—	—	—	—	—	29	—	—	29
Braddon	—	—	—	—	—	—	60	50	50	110
Campbell	—	—	—	—	—	—	92	—	—	92
City	—	—	—	—	—	—	—	77	77	77
Dickson	—	—	—	—	—	—	—	—	—	—
Downer	—	—	—	—	—	—	—	—	75	75
Duntroon	—	—	—	—	—	—	—	—	—	—
Hackett	—	—	—	—	—	—	69	—	—	69
Kowen	—	—	—	—	—	—	—	—	—	—
Lynham	—	—	—	—	—	—	—	—	—	—
Majura	—	—	—	—	—	—	—	—	—	—
O'Connor	1	—	110	—	—	—	16	—	90	216
Reid	—	—	—	—	—	—	—	—	—	—
Russell	—	—	—	—	—	—	—	—	—	—
Turner	—	—	—	—	—	—	—	—	100	100
Watson	—	—	—	—	—	—	34	—	—	34
<b>Total</b>	<b>1</b>	<b>—</b>	<b>110</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>300</b>	<b>127</b>	<b>392</b>	<b>802</b>
<b>BELCONNEN STATISTICAL SUBDIVISION</b>										
Aranda	—	—	—	—	—	—	90	—	—	90
Belconnen Town Centre	—	—	—	—	—	—	—	—	502	502
Belconnen — SSD Balance	—	—	—	—	—	—	—	—	267	267
Bruce	—	—	—	—	—	—	—	—	—	—
Charnwood	—	—	—	—	—	—	—	—	—	—
Cook	—	—	—	—	—	—	11	—	—	11
Duniop	8	—	883	—	—	—	—	—	—	883
Evatt	—	—	—	—	—	—	—	—	—	—
Florey	—	—	—	—	—	—	41	—	—	41
Flynn	—	—	—	—	—	—	53	—	—	53
Fraser	—	—	—	—	—	—	—	—	—	—
Giralang	—	—	—	—	—	—	—	—	—	—
Hawker	—	—	—	—	—	—	—	—	139	139
Higgins	—	—	—	—	—	—	—	—	—	—
Holt	2	—	158	—	—	—	16	—	—	174
Kaleen	—	—	—	—	—	—	127	520	520	647
Latham	—	—	—	—	—	—	20	—	—	20
McKellar	—	—	—	—	—	—	—	—	—	—
Macgregor	—	—	—	—	—	—	—	—	—	—
Macquarie	—	—	—	—	—	—	10	—	100	110
Melba	—	—	—	—	—	—	26	—	139	165
Page	—	—	—	—	—	—	—	—	—	—
Scullin	1	—	76	—	—	—	46	—	—	121
Spence	—	—	—	—	—	—	16	—	—	16
Weetangera	—	—	—	—	—	—	56	—	—	56
<b>Total</b>	<b>11</b>	<b>—</b>	<b>1,117</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>513</b>	<b>520</b>	<b>1,665</b>	<b>3,295</b>

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)				
<b>WODEN VALLEY STATISTICAL SUBDIVISION</b>										
Chifley	—	—	—	—	—	—	—	—	—	—
Curtin	—	—	—	—	—	—	—	—	—	—
Farrar	—	—	—	—	—	—	40	—	—	40
Garran	—	—	—	—	—	—	50	—	490	540
Hughes	—	—	—	—	—	—	—	—	80	80
Isaacs	—	—	—	—	—	—	—	—	—	—
Lyons	—	—	—	—	—	—	67	—	—	67
Mawson	—	—	—	—	—	—	—	—	—	—
O'Malley	—	—	—	—	—	—	—	—	—	—
Pearce	—	—	—	—	—	—	—	—	139	139
Phillip	—	—	—	—	—	—	—	—	—	—
Torrens	—	—	—	—	—	—	—	—	—	—
<b>Total</b>	—	—	—	—	—	—	<b>157</b>	—	<b>709</b>	<b>865</b>
<b>WESTON CREEK-STROMLO STATISTICAL SUBDIVISION</b>										
Chapman	—	—	—	—	—	—	—	—	—	—
Duffy	—	—	—	—	—	—	—	—	—	—
Fisher	—	—	—	—	—	—	—	—	—	—
Holder	—	—	—	—	—	—	10	—	75	85
River	—	—	—	—	—	—	—	—	139	139
Stirling	—	—	—	—	—	—	—	—	—	—
Stromlo	—	—	—	—	—	—	—	—	—	—
Waramanga	—	—	—	—	—	—	—	—	—	—
Weston	—	—	—	—	—	—	—	—	—	—
Weston Creek-Stromlo — SSD Balance	—	—	—	—	—	—	—	—	—	—
<b>Total</b>	—	—	—	—	—	—	<b>10</b>	—	<b>214</b>	<b>224</b>
<b>TUGGERANONG STATISTICAL SUBDIVISION</b>										
Banks	—	—	—	—	—	—	25	—	—	25
Bonython	—	—	—	—	—	—	82	—	—	82
Calwell	—	—	—	—	—	—	18	—	—	18
Chisholm	—	—	—	—	—	—	29	1,000	1,000	1,029
Conder	3	—	426	—	—	—	—	—	—	426
Fadden	1	—	180	—	—	—	19	—	—	199
Gillmore	—	—	—	—	—	—	—	—	80	80
Gordon	—	—	—	—	—	—	—	—	160	160
Gowrie	—	—	—	—	—	—	54	—	—	54
Greenway	—	—	—	—	—	—	—	—	5,011	5,011
Isabella Plains	—	—	—	—	—	—	—	—	110	110
Kambah	—	—	—	—	—	—	170	—	—	170
Macarthur	—	—	—	—	—	—	—	—	—	—
Monash	—	—	—	—	—	—	—	—	—	—
Oxley	—	—	—	—	—	—	11	—	—	11
Richardson	—	—	—	—	—	—	—	—	—	—
Theodore	—	—	—	—	—	—	28	—	—	28
Tuggeranong — SSD Balance	—	—	—	—	—	—	—	—	—	—
Wanniassa	—	—	—	—	—	—	89	459	459	548
<b>Total</b>	<b>4</b>	—	<b>606</b>	—	—	—	<b>525</b>	<b>1,459</b>	<b>6,819</b>	<b>7,950</b>

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)				
<b>SOUTH CANBERRA STATISTICAL SUBDIVISION</b>										
Barton	—	—	—	—	—	—	—	90	190	190
Deakin	—	—	—	—	—	—	—	4,475	4,475	4,475
Forrest	—	—	—	—	—	—	—	—	—	—
Fyshwick	—	—	—	—	—	—	—	—	—	—
Griffith	—	—	—	—	—	—	13	615	705	718
Harman	—	—	—	—	—	—	—	—	—	—
Hume	—	—	—	—	—	—	—	—	—	—
Jerrabomberra	—	—	—	—	—	—	—	—	—	—
Kingston	—	—	—	—	—	—	—	—	—	—
Narrabundah	—	—	—	—	—	—	—	—	—	—
Oaks Estate	—	—	—	—	—	—	—	—	—	—
Parkes	—	—	—	—	—	—	—	—	82	82
Pialligo	—	—	—	—	—	—	—	—	—	—
Red Hill	—	—	—	—	—	—	—	—	—	—
Symonston	—	—	—	—	—	—	—	—	—	—
Yarralumla	—	—	—	—	—	—	—	—	90	90
<b>Total</b>	—	—	—	—	—	—	13	5,180	5,542	5,555
<b>GUNGAHLIN-HALL STATISTICAL SUBDIVISION</b>										
Amaroo	3	—	313	—	—	—	19	—	—	332
Gungahlin-Hall — SSD Balance	—	—	—	—	—	—	—	448	448	448
Hall	—	—	—	—	—	—	—	—	—	—
Mitchell	—	—	—	—	—	—	—	—	—	—
Ngunnawal	35	—	3,530	—	—	—	—	—	—	3,530
Nicholls	5	—	1,159	—	—	—	—	—	—	1,159
Palmerston	1	—	102	—	—	—	15	—	—	117
<b>Total</b>	44	—	5,105	—	—	—	33	448	448	5,587
<b>AUSTRALIAN CAPITAL TERRITORY</b>										
<b>AUSTRALIAN CAPITAL TERRITORY</b>	60	—	6,937	—	—	—	1,551	7,734	15,789	24,277



## EXPLANATORY NOTES

## Introduction

This publication contains monthly details of building work approved.

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

## Scope and Coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

## Definitions

7. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

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

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

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

- (a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.
- (b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings etc.).

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

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

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

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

## Building Classification

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

15. *Functional classification of buildings*: a building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole.

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

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

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

### Seasonal Adjustment

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

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

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

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

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

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

### Trend Estimates

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

23. Table 3 and 10 show trend estimates for both private and total dwellings for New South Wales. Table 10 shows trend estimates for total dwellings for the Australian Capital Territory. These estimates are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series - Monitoring 'Trends': an Overview* (1348.0).

24. While the smoothing technique described in paragraphs 22 and 23 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

### Estimates at Constant Prices

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

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

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

#### Australian Standard Geographical Classification (ASGC)

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

- (a) There have been some minor area changes to four SLAs in the ACT (Acton, Belconnen – SSD Bal, Majura and Pialligo); and Gungahlin – Bal and Weston Creek – SSD Bal SLAs have been renamed to Gungahlin-Hall – SSD Bal and Weston Creek-Stromlo – SSD Bal respectively. In addition the Statistical Subdivisions in the Canberra Statistical Division have been redefined.
- (b) Yarrowlunla (A) has been split to form two smaller SLAs: Yarrowlunla (A) – Pt A and Yarrowlunla (A) – Pt B.
- (c) The boundary of the Canberra-Queanbeyan Statistical District has been extended to include the part of Yarrowlunla (A) mainly east of the ACT (Yarrowlunla (A) – Pt A). There are consequential changes to the areas of the Queanbeyan SSD and Southern Tablelands (excluding Queanbeyan) SSD.
- (d) Randwick (C) overall area has decreased by approximately 3.55 ha with the transfer of land to and from South Sydney (C). Consequently, South Sydney (C) area enlarged by approximately 3.55 ha. There are consequential changes to Inner Sydney and Eastern Suburbs SSDs.
- (e) Dumaresq (A) area has increased with the transfer of approximately 3 ha from Nymboida (A) and Nymboida (A) area decreased by approximately 3 ha. There are consequential changes to Northern and Mid-North SDs and Northern Tablelands and Clarence Statistical SSDs.

29. Changes brought about by the (New South Wales) *Local Government Act 1993* to the titles of legal Local Government Areas (LGAs) have been incorporated in this publication.

- (a) *Statistical Local Areas (SLAs)* are in most cases either identical with, or have been aggregated to, the previously published whole or part of legal Local Government Areas (LGAs) as defined under the (New South Wales) *Local Government Act 1919* and comprising cities (C), municipalities (M) and shires (S). In other cases, they are identical to each previously published unincorporated area. The (New South Wales) *Local Government Act 1993* eliminated the titles of Shire and Municipality and instituted the concept of Area (A). With one exception – Sutherland (S) became Sutherland Shire (A) – names of the LGAs have remained unaltered. In aggregate, SLAs cover the whole of the State without gaps or overlaps. In some cases legal LGAs overlap Statistical Subdivision boundaries and therefore comprise two SLAs (Part A and Part B) or three SLAs in the case of Cabonne (A) (Part A, Part B and Part C).

- (b) *Statistical Subdivisions (SSDs)*. These consist of one or more SLAs and form the intermediate size spatial unit for the presentation of regional data.

- (c) *Statistical Divisions (SDs)*. These consist of one or more Statistical Subdivisions (SSDs). Where SSDs are not shown for statistical purposes, statistical local areas are shown ordered alphabetically within statistical divisions. The divisions are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region, under the unifying influence of one or more major towns or cities.

- (d) *Statistical Districts*. To provide comparable statistics over a period of time, statistical districts have been defined around selected urban centres, with a population of 25,000 or more, experiencing urban growth beyond the legal local government area boundaries. Those districts are intended to contain the anticipated urban spread over the next 20 years. In some cases, Statistical District boundaries are identical to those of particular Statistical Subdivisions (e.g. Newcastle SSD and Wollongong SSD included in Table 9 of this publication).

#### Unpublished Data and Related Publications

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

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

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

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

#### Symbols and Other Usages

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

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

**GREGORY W. BRAY**  
 Regional Director  
 New South Wales

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