JANUARY 1998

8731.1

Australian Bureau of Statistics

BUILDING APPROVALS

NEW SOUTH WALES AND AUSTRALIAN CAPITAL TERRITORY

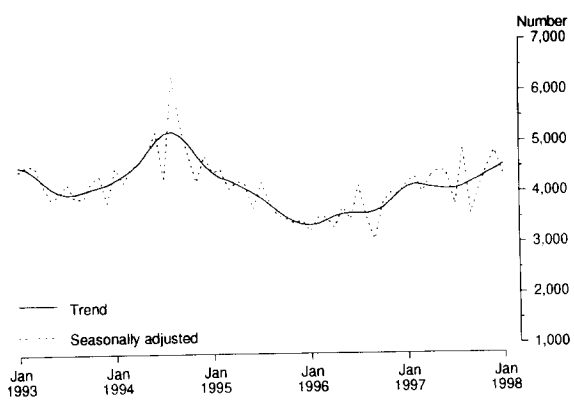
EMBARGO: 11.30AM (CANBERRA TIME) TUES 10 MAR 1998

NEW SOUTH WALES — MAIN FEATURES

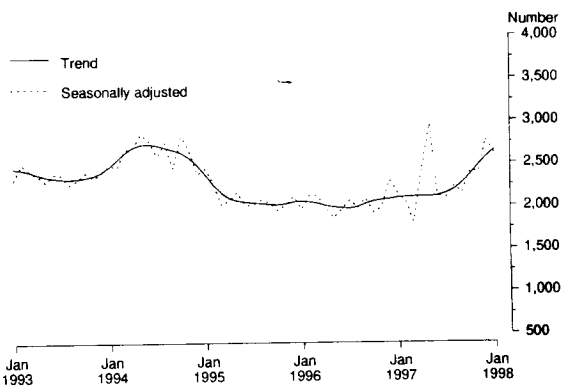
NUMBER OF DWELLING UNITS APPROVED

	January 1997	*December 1997*	*January 1998*	*January 1997 to January 1998 change*	*December 1997 to January 1998 change*
Original series	3,767	4,380	3,753	–0.4%	–14.3%
Seasonally adjusted	4,191	4,822	4,350	3.8%	–9.8%
Trend estimate	4,112	4,446	4,543	10.5%	2.2%

TOTAL DWELLING UNITS APPROVED, NSW



PRIVATE SECTOR HOUSES APPROVED, NSW



Residential building

- The trend for total dwelling units approved increased for the seventh consecutive month to be 11.9% higher than June 1997.
- The trend for private sector houses increased by 3.2% in January and is 26.6% above the level of a year ago.
- In original terms the total number of dwelling units approved was 3,753, a decrease of 14.3% on December 1997 (4,380). Of the total 2,210 were houses and 1,253 were other residential dwellings.
- At average 1989–90 prices the total value of new residential building work for the December quarter 1997 was $1,394.4 million, an increase of 0.2% over the September quarter and an increase of 26.6% over the December quarter 1996.

Non-residential building

- The value of non-residential building approved in January was $477.0 million. This is an increase over the December figure of 66.8%. Of this total, Shops accounted for $92.3 million, followed by Hotels with $86.5 million and Health with $65.7 million.
- There were 15 building jobs valued at $5 million and over (accounting for $299.9 million) and 43 building jobs valued between $1 million and $5 million.
- At average 1989–90 prices the value of non-residential building approved for the December quarter 1997 was $1,102.0 million, a fall of 30.6% from the September quarter 1997.

Value of total building

- The value of total building work approved in January was $984.0 million, an increase of 11.1% on December.
- At average 1989–90 prices, the value of total building approved for the December quarter 1997 was $2,779.4 million, a decrease of 14.8% from the September quarter.

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-January—										
1996-97	7,366	40	7,406	8,114	867	8,981	1,086	16,554	919	17,473
1997-98	9,038	24	9,062	10,326	313	10,639	733	20,095	339	20,434
1996—										
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
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
November	1,277	3	1,280	1,947	8	1,955	74	3,298	11	3,309
December	1,433	1	1,434	1,565	107	1,672	42	3,039	109	3,148
1998—										
January	1,190	7	1,197	880	53	933	280	2,350	60	2,410
NEW SOUTH WALES										
1994-95	28,578	423	29,001	21,979	1,811	23,790	2,073	52,604	2,260	54,864
1995-96	24,090	360	24,450	15,861	1,389	17,250	884	40,809	1,775	42,584
1996-97	25,837	206	26,043	17,999	1,862	19,861	1,980	45,791	2,093	47,884
July-January—										
1996-97	14,522	79	14,601	9,791	1,197	10,988	1,180	25,479	1,290	26,769
1997-98	16,570	82	16,652	11,954	509	12,463	833	29,347	601	29,948
1996—										
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
November	2,403	8	2,411	2,216	10	2,226	92	4,710	19	4,729
December	2,478	13	2,491	1,724	116	1,840	49	4,250	130	4,380
1998—										
January	2,181	29	2,210	1,148	105	1,253	290	3,619	134	3,753

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

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

Period	New residential building: Houses: Private sector	Houses: Public sector	Houses: Total	Other residential buildings: Private sector	Other residential buildings: Public sector	Other residential buildings: Total	Total: Private sector	Total: Public sector	Total: Total	Alterations and additions to residential buildings	Non-residential building: Private sector	Non-residential building: Total	Total building: Private sector	Total building: 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-January—														
1996-97	938.1	5.0	943.0	851.0	70.1	921.1	1,789.1	75.1	1,864.1	530.4	2,641.0	3,180.9	4,951.3	5,575.4
1997-98	1,181.9	2.7	1,184.6	1,235.5	25.8	1,261.3	2,417.4	28.5	2,445.9	624.2	2,091.9	2,777.4	5,130.4	5,847.5
1996—														
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
November	164.2	0.5	164.7	229.5	0.6	230.1	393.7	1.1	394.8	86.0	269.0	287.4	748.7	768.2
December	188.5	0.1	188.6	171.2	8.4	179.6	359.8	8.4	368.2	84.9	166.8	231.7	611.4	684.8
1998—														
January	157.2	0.7	157.9	78.8	4.3	83.1	236.0	5.0	241.0	115.7	282.1	399.8	633.2	756.6
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-January—														
1996-97	1,681.6	9.3	1,690.9	984.6	95.8	1,080.4	2,666.2	105.1	2,771.3	676.7	3,048.5	3,804.5	6,381.4	7,252.4
1997-98	1,999.9	8.9	2,008.8	1,362.6	42.8	1,405.4	3,362.5	51.7	3,414.2	771.7	2,515.5	3,355.6	6,645.6	7,541.5
1996—														
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
November	289.4	1.1	290.5	247.7	0.8	248.5	537.0	1.9	539.0	108.5	346.2	380.6	991.7	1,028.0
December	302.4	1.3	303.8	183.9	9.1	193.0	486.3	10.5	496.8	103.1	200.9	286.0	789.7	885.8
1998—														
January	264.9	2.8	267.7	99.0	8.0	106.9	363.9	10.8	374.6	132.3	346.1	477.0	841.6	984.0

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

	Number of dwelling units (b)				*Value ($m)*	
	Houses		*Total*			
Period	*Private sector*	*Total*	*Private sector*	*Total*	*New residential building*	*Alterations and additions to residential buildings*
SEASONALLY ADJUSTED						
1996—						
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
November	2,390	2,400	4,466	4,507	505.2	108.0
December	2,778	2,795	4,644	4,822	562.3	122.2
1998—						
January	2,607	2,642	4,235	4,350	436.4	149.9
TREND ESTIMATES						
1996—						
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	2,109	2,128	3,963	4,079	439.3	99.3
June	2,120	2,133	3,954	4,060	443.6	100.6
July	2,145	2,154	3,967	4,067	455.6	99.9
August	2,190	2,196	4,017	4,114	472.6	99.6
September	2,263	2,270	4,092	4,187	488.1	101.2
October	2,367	2,377	4,182	4,275	499.6	105.7
November	2,474	2,488	4,271	4,366	504.6	113.0
December	2,571	2,589	4,347	4,446	504.5	121.4
1998—						
January	2,654	2,677	4,432	4,543	502.2	131.6

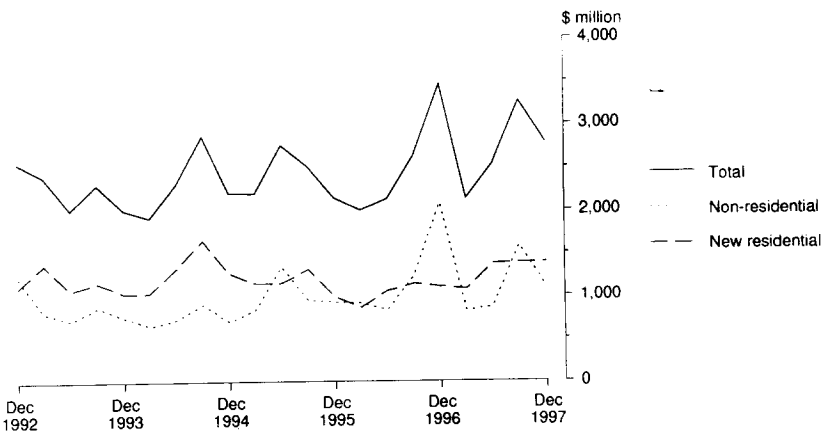
(a) See paragraphs 17-24 of the Explanatory Notes. (b) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

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*							
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	1,968.1	4,700.6	1,035.9	4,023.5	5,020.1	9,628.6	10,756.5
1996—									
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	1,768.7	2,087.3	3,124.1	3,460.7
1997—									
Mar. qtr	568.2	574.8	504.4	1,079.2	232.2	607.2	825.9	1,884.0	2,137.3
June qtr	824.8	831.5	547.4	1,378.9	277.5	719.3	875.7	2,337.6	2,532.0
Sept. qtr	753.2	755.5	636.1	1,391.6	281.2	1,103.3	1,588.2	2,764.2	3,261.0
Dec. qtr	777.7	780.8	613.6	1,394.4	283.0	923.1	1,102.0	2,596.0	2,779.4

(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

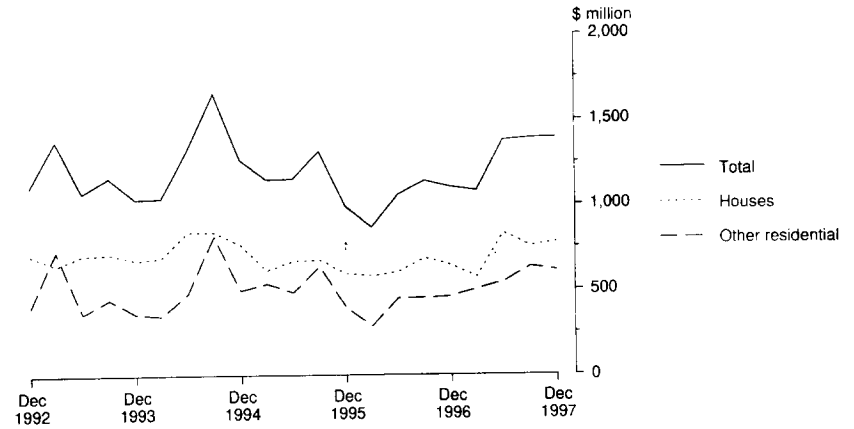


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, NSW
($ million)

Class of building	1995-96	1996-97	July-January		1997		1998
			1996-97	1997-98	November	December	January
PRIVATE SECTOR							
New houses	2,700.0	3,031.8	1,681.6	1,999.9	289.4	302.4	264.9
New other residential buildings	1,637.1	1,817.7	984.6	1,362.6	247.7	183.9	99.0
Total new residential building	*4,337.1*	*4,849.4*	*2,666.2*	*3,362.5*	*537.0*	*486.3*	*363.9*
Alterations and additions to residential buildings	1,027.6	1,141.6	666.7	767.7	108.5	102.4	131.6
Hotels, etc.	99.6	302.3	243.3	476.7	178.3	43.6	86.5
Shops	562.8	830.0	531.5	466.2	28.6	23.8	92.2
Factories	351.7	414.1	276.0	242.2	36.6	21.1	30.5
Offices	432.4	1,092.2	906.6	685.8	20.2	25.0	54.4
Other business premises	593.8	409.5	256.2	266.2	33.1	35.5	56.7
Educational	122.5	127.2	83.6	97.1	9.2	10.8	7.9
Religious	50.5	21.9	16.3	18.8	0.3	2.2	7.8
Health	83.3	156.9	100.1	44.5	11.7	9.9	2.5
Entertainment and recreational	300.3	717.7	593.5	175.9	15.9	22.7	3.5
Miscellaneous	87.7	71.6	41.4	42.3	12.2	6.5	3.9
Total non-residential building	*2,684.7*	*4,143.2*	*3,048.5*	*2,515.5*	*346.2*	*200.9*	*346.1*
Total	**8,049.4**	**10,134.2**	**6,381.4**	**6,645.6**	**991.7**	**789.7**	**841.6**
PUBLIC SECTOR							
New houses	36.2	23.5	9.3	8.9	1.1	1.3	2.8
New other residential buildings	103.7	157.4	95.8	42.8	0.8	9.1	8.0
Total new residential building	*139.9*	*181.0*	*105.1*	*51.7*	*1.9*	*10.5*	*10.8*
Alterations and additions to residential buildings	13.8	16.4	9.9	4.0	—	0.7	0.7
Hotels, etc.	1.0	7.4	4.3	0.5	—	—	—
Shops	32.3	61.4	53.8	4.0	0.3	0.2	0.1
Factories	5.5	24.6	23.5	1.3	0.3	—	0.3
Offices	145.4	136.8	111.6	50.5	6.0	4.0	2.4
Other business premises	147.2	185.0	123.8	134.0	1.8	32.9	5.7
Educational	251.9	283.2	199.1	160.8	14.2	31.7	48.0
Religious	—	0.1	0.1	—	—	—	—
Health	256.7	77.3	43.3	124.9	3.5	5.2	63.2
Entertainment and recreational	83.5	189.1	160.8	326.7	3.7	8.6	2.8
Miscellaneous	42.0	61.0	35.6	37.6	4.6	2.4	8.6
Total non-residential building	*965.6*	*1,025.9*	*756.0*	*840.2*	*34.4*	*85.0*	*131.0*
Total	**1,119.3**	**1,223.3**	**871.0**	**895.9**	**36.3**	**96.1**	**142.4**
TOTAL							
New houses	2,736.2	3,055.3	1,690.9	2,008.8	290.5	303.8	267.7
New other residential buildings	1,740.8	1,975.1	1,080.4	1,405.4	248.5	193.0	106.9
Total new residential building	*4,477.0*	*5,030.4*	*2,771.3*	*3,414.2*	*539.0*	*496.8*	*374.6*
Alterations and additions to residential buildings	1,041.4	1,158.0	676.7	771.7	108.5	103.1	132.3
Hotels, etc.	100.6	309.6	247.6	477.2	178.3	43.6	86.5
Shops	595.1	891.3	585.3	470.1	28.9	24.0	92.3
Factories	357.2	438.7	299.5	243.5	36.9	21.1	30.8
Offices	577.8	1,229.0	1,018.2	736.3	26.2	29.0	56.8
Other business premises	741.0	594.5	380.1	400.2	34.9	68.5	62.4
Educational	374.4	410.5	282.7	257.9	23.4	42.5	55.9
Religious	50.5	22.1	16.3	18.8	0.3	2.2	7.8
Health	340.1	234.2	143.4	169.4	15.2	15.1	65.7
Entertainment and recreational	383.8	906.7	754.3	502.6	19.6	31.3	6.2
Miscellaneous	129.7	132.6	77.1	79.8	16.9	8.9	12.6
Total non-residential building	*3,650.2*	*5,169.1*	*3,804.5*	*3,355.6*	*380.6*	*286.0*	*477.0*
Total	**9,168.6**	**11,357.5**	**7,252.4**	**7,541.5**	**1,028.0**	**885.8**	**984.0**

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—												
November	3	0.3	5	1.5	1	0.5	6	11.5	6	164.6	21	178.3
December	6	0.5	5	1.7	1	0.8	—	—	2	40.6	14	43.6
1998—												
January	5	0.7	3	0.7	1	0.6	3	8.6	3	76.0	15	86.5
SHOPS												
1997—												
November	95	8.0	17	4.8	8	5.1	1	4.0	1	7.0	122	28.9
December	77	6.4	11	3.2	9	6.0	4	8.5	—	—	101	24.0
1998—												
January	68	6.2	12	3.7	5	2.8	3	4.3	3	75.2	91	92.3
FACTORIES												
1997—												
November	35	3.4	25	7.5	8	5.4	9	14.3	1	6.2	78	36.9
December	28	3.4	14	3.9	5	3.1	5	10.8	—	—	52	21.1
1998—												
January	21	2.0	19	5.8	11	7.4	7	15.7	—	—	58	30.8
OFFICES												
1997—												
November	53	4.8	22	6.7	7	5.2	6	9.5	—	—	88	26.2
December	65	6.6	22	6.1	5	3.8	2	3.5	1	9.0	95	29.0
1998—												
January	53	5.1	11	3.1	7	5.0	7	8.9	2	34.7	80	56.8
OTHER BUSINESS PREMISES												
1997—												
November	36	3.7	16	4.2	5	3.7	7	13.8	1	9.5	65	34.9
December	31	2.8	13	4.3	7	4.6	10	19.2	3	37.7	64	68.5
1998—												
January	.28	2.1	15	4.7	10	6.7	12	29.4	2	19.5	67	62.4
EDUCATIONAL												
1997—												
November	19	1.9	15	4.4	5	3.9	6	13.2	—	—	45	23.4
December	22	2.7	16	4.6	5	3.2	6	16.0	3	16.0	52	42.5
1998—												
January	16	1.8	17	5.8	5	3.2	7	18.4	3	26.7	48	55.9

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—												
November	—	—	1	0.3	—	—	—	—	—	—	1	0.3
December	1	0.2	3	1.1	1	0.9	—	—	—	—	5	2.2
1998—												
January	1	0.1	1	0.3	1	0.8	—	—	1	6.7	4	7.8
HEALTH												
1997—												
November	4	0.6	8	2.3	1	0.5	5	11.8	—	—	18	15.2
December	8	0.7	5	1.6	2	1.7	5	11.1	—	—	20	15.1
1998—												
January	12	1.1	8	2.2	2	1.4	—	—	1	61.0	23	65.7
ENTERTAINMENT AND RECREATIONAL												
1997—												
November	20	2.0	2	0.5	4	2.7	6	14.4	—	—	32	19.6
December	8	0.8	7	2.2	6	4.2	5	13.5	1	10.6	27	31.3
1998—												
January	9	0.8	6	1.9	3	2.4	1	1.1	—	—	19	6.2
MISCELLANEOUS												
1997—												
November	21	2.3	7	2.2	2	1.3	3	5.6	1	5.5	34	16.9
December	14	1.3	5	1.4	—	—	1	1.3	1	5.0	21	8.9
1998—												
January	14	1.4	3	1.1	1	0.6	3	9.6	—	—	21	12.6
TOTAL NON-RESIDENTIAL BUILDING												
1997—												
November	286	27.0	118	34.3	41	28.3	49	98.2	10	192.8	504	380.6
December	260	25.2	101	29.8	41	28.3	38	83.8	11	118.9	451	286.0
1998—												
January	227	21.3	95	29.3	46	30.8	43	95.8	15	299.9	426	477.0

TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED IN SELECTED AREAS, NSW, JANUARY 1998

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value ($'000)	Number	Value ($'000)	Number	Value ($'000)
SYDNEY STATISTICAL DIVISION						
Houses	*1,190*	*157,198*	*7*	*741*	*1,197*	*157,939*
Brick, stone, or concrete	158	25,079	2	171	160	25,250
Brick-veneer	752	94,136	2	207	754	94,343
Timber	34	3,988	—	—	34	3,988
Fibre cement	12	1,106	—	—	12	1,106
Other materials	234	32,888	3	362	237	33,250
Other residential buildings	880	78,810	53	4,273	933	83,083
Total residential buildings	**2,070**	**236,008**	**60**	**5,014**	**2,130**	**241,022**
HUNTER STATISTICAL DIVISION						
Houses	*266*	*28,982*	*13*	*1,124*	*279*	*30,106*
Brick, stone, or concrete	7	684	—	—	7	684
Brick-veneer	189	21,328	13	1,124	202	22,451
Timber	10	672	—	—	10	672
Fibre cement	8	557	—	—	8	557
Other materials	52	5,741	—	—	52	5,741
Other residential buildings	90	8,116	11	733	101	8,850
Total residential buildings	**356**	**37,098**	**24**	**1,857**	**380**	**38,955**
ILLAWARRA STATISTICAL DIVISION						
Houses	*217*	*23,248*	*5*	*502*	*222*	*23,750*
Brick, stone, or concrete	9	1,413	—	—	9	1,413
Brick-veneer	181	19,144	5	502	186	19,646
Timber	9	1,049	—	—	9	1,049
Fibre cement	6	397	—	—	6	397
Other materials	12	1,245	—	—	12	1,245
Other residential buildings	35	2,876	16	1,216	51	4,091
Total residential buildings	**252**	**26,123**	**21**	**1,718**	**273**	**27,841**
BALANCE OF NEW SOUTH WALES						
Houses	*508*	*55,504*	*4*	*432*	*512*	*55,936*
Brick, stone, or concrete	96	11,333	1	129	97	11,462
Brick-veneer	290	33,739	—	—	290	33,739
Timber	35	2,802	—	—	35	2,802
Fibre cement	29	2,556	—	—	29	2,556
Other materials	58	5,074	3	303	61	5,377
Other residential buildings	143	9,150	25	1,738	168	10,889
Total residential buildings	**651**	**64,654**	**29**	**2,170**	**680**	**66,825**
NEW SOUTH WALES						
Houses	*2,181*	*264,931*	*29*	*2,798*	*2,210*	*267,730*
Brick, stone, or concrete	270	38,509	3	300	273	38,810
Brick-veneer	1,412	168,347	20	1,833	1,432	170,180
Timber	88	8,511	—	—	88	8,511
Fibre cement	55	4,616	—	—	55	4,616
Other materials	356	44,948	6	665	362	45,613
Other residential buildings	1,148	98,952	105	7,961	1,253	106,913
Total residential buildings	**3,329**	**363,884**	**134**	**10,759**	**3,463**	**374,643**

(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, JANUARY 1998

Statistical division	New houses	New other residential building: Semi-detached, row or terrace houses, townhouses, etc. of: 1 storey	2 or more storeys	Total	Flats, units or apartments in a building of: 1-2 storeys	3 storeys	4 or more storeys	Total	Total new other residential building	Total new residential building
					NUMBER OF DWELLING UNITS					
Sydney	1,197	117	212	329	59	244	301	604	933	2,130
Hunter	279	57	2	59	42	—	—	42	101	380
Illawarra	222	24	11	35	16	—	—	16	51	273
Richmond — Tweed	116	16	—	16	69	—	—	69	85	201
Mid-North Coast	114	24	7	31	19	5	—	24	55	169
Northern	28	—	—	—	—	—	—	—	—	28
North Western	21	2	—	2	—	—	—	—	2	23
Central West	81	14	—	14	—	—	—	—	14	95
South Eastern	71	4	2	6	—	—	—	—	6	77
Murrumbidgee	40	6	—	6	—	—	—	—	6	46
Murray	38	—	—	—	—	—	—	—	—	38
Far West	3	—	—	—	—	—	—	—	—	3
New South Wales	**2,210**	**264**	**234**	**498**	**205**	**249**	**301**	**755**	**1,253**	**3,463**
					VALUE ($'000)					
Sydney	157,939	9,524	20,325	29,849	3,939	22,795	26,500	53,234	83,083	241,022
Hunter	30,106	4,180	220	4,400	4,450	—	—	4,450	8,850	38,955
Illawarra	23,750	2,027	849	2,876	1,216	—	—	1,216	4,091	27,841
Richmond — Tweed	11,210	1,228	—	1,228	3,435	—	—	3,435	4,663	15,873
Mid-North Coast	12,676	1,607	510	2,117	1,351	600	—	1,951	4,068	16,744
Northern	2,811	—	—	—	—	—	—	—	—	2,811
North Western	2,511	133	—	133	—	—	—	—	133	2,644
Central West	9,237	970	—	970	—	—	—	—	970	10,207
South Eastern	8,725	385	180	565	—	—	—	—	565	9,290
Murrumbidgee	4,578	490	—	490	—	—	—	—	490	5,068
Murray	3,811	—	—	—	—	—	—	—	—	3,811
Far West	377	—	—	—	—	—	—	—	—	377
New South Wales	**267,730**	**20,543**	**22,083**	**42,627**	**14,391**	**23,395**	**26,500**	**64,286**	**106,913**	**374,643**

(a) Excludes Conversions, etc.

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE, NSW

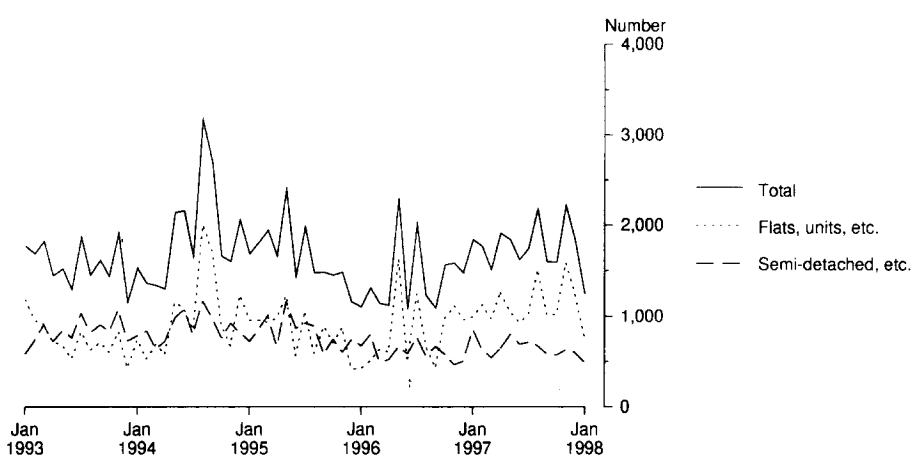


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, JANUARY 1998

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 (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
SYDNEY STATISTICAL DIVISION										
Botany (A)	—	—	—	15	—	1,200	464	—	—	1,664
Leichhardt (A)	3	—	290	10	—	720	4,186	44,344	44,434	49,630
Marrickville (A)	1	—	150	82	—	5,000	1,349	2,320	2,320	8,819
South Sydney (C)	5	—	658	55	—	5,960	1,355	11,760	23,863	31,835
Sydney (C) — Inner & Remainder	—	—	—	—	—	—	43,512	115,823	119,091	162,603
Inner Sydney (SSD)	*9*	—	*1,098*	*162*	—	*12,880*	*50,866*	*174,247*	*189,707*	*254,551*
Randwick (C)	6	—	1,208	22	—	2,045	4,027	—	13,502	20,782
Waverley (A)	3	—	820	10	—	1,000	2,045	—	100	3,965
Woollahra (A)	3	—	1,627	4	—	450	6,385	905	905	9,367
Eastern Suburbs (SSD)	*12*	—	*3,655*	*36*	—	*3,495*	*12,457*	*905*	*14,507*	*34,114*
Hurstville (C)	12	—	1,610	43	—	3,979	706	110	170	6,465
Kogarah (A)	14	—	2,731	12	—	990	816	970	970	5,507
Rockdale (C)	10	—	1,753	2	—	196	1,669	820	1,069	4,687
Sutherland Shire (A)	38	—	5,642	37	—	2,830	3,388	16,832	17,556	29,415
St George — Sutherland (SSD)	*74*	—	*11,736*	*94*	—	*7,994*	*6,579*	*18,732*	*19,765*	*46,074*
Bankstown (C)	31	—	3,910	76	18	6,848	1,339	14,800	15,080	27,177
Canterbury (A)	7	—	1,155	22	—	1,760	1,082	110	110	4,107
Canterbury — Bankstown (SSD)	*38*	—	*5,065*	*98*	*18*	*8,608*	*2,420*	*14,910*	*15,190*	*31,284*
Fairfield (C)	24	1	3,259	6	8	1,041	279	4,645	4,645	9,224
Liverpool (C)	109	4	11,232	10	—	688	496	1,100	2,156	14,570
Fairfield — Liverpool (SSD)	*133*	*5*	*14,491*	*16*	*8*	*1,728*	*775*	*5,745*	*6,801*	*23,794*
Camden (A)	82	—	8,908	—	—	—	188	—	—	9,096
Campbelltown (C)	38	—	5,335	10	—	903	612	11,090	11,272	18,123
Wollondilly (A)	33	—	4,356	—	—	—	677	600	600	5,633
Outer South Western Sydney (SSD)	*153*	—	*18,599*	*10*	—	*903*	*1,477*	*11,690*	*11,872*	*32,852*
Ashfield (A)	1	—	100	—	—	—	692	—	—	792
Burwood (A)	—	—	—	—	—	—	65	—	—	65
Concord (A)	4	—	565	4	—	400	1,067	—	50	2,082
Drummoyne (A)	1	—	158	14	—	1,800	650	—	—	2,608
Strathfield (A)	2	—	340	—	—	—	41	60	160	541
Inner Western Sydney (SSD)	*8*	—	*1,163*	*18*	—	*2,200*	*2,514*	*60*	*210*	*6,087*

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, JANUARY 1998—*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 (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
SYDNEY STATISTICAL DIVISION—*continued*										
Auburn (A)	4	—	722	12	—	800	251	1,490	2,429	4,202
Holroyd (C)	14	—	1,810	69	—	4,890	977	3,115	3,115	10,792
Parramatta (C)	24	—	3,092	27	12	3,394	1,264	2,880	7,580	15,330
Central Western Sydney (SSD)	*42*	—	*5,624*	*108*	*12*	*9,084*	*2,492*	*7,485*	*13,124*	*30,324*
Blue Mountains (C)	37	—	4,497	—	—	—	2,754	440	2,404	9,655
Hawkesbury (C)	24	—	2,890	8	11	1,540	754	940	1,075	6,258
Penrith (C)	62	—	7,301	4	—	375	1,177	1,466	66,656	75,508
Outer Western Sydney (SSD)	*123*	—	*14,688*	*12*	*11*	*1,915*	*4,684*	*2,846*	*70,135*	*91,422*
Baulkham Hills (A)	127	—	19,032	4	—	590	2,305	5,070	5,070	26,997
Blacktown (C)	137	—	14,970	92	—	5,121	1,145	24,729	26,129	47,364
Blacktown — Baulkham Hills (SSD)	*264*	—	*34,002*	*96*	—	*5,711*	*3,450*	*29,799*	*31,199*	*74,361*
Hunter's Hill (A)	3	—	440	14	—	3,900	576	200	200	5,116
Lane Cove (A)	4	—	812	12	—	1,400	1,442	235	235	3,889
Mosman (A)	3	—	645	—	—	—	335	—	—	980
North Sydney (A)	1	—	400	—	—	—	2,004	3,195	3,195	5,599
Ryde (C)	9	—	1,157	18	—	1,250	1,156	555	678	4,241
Willoughby (C)	5	—	1,815	81	—	11,000	3,221	6,532	7,885	23,920
Lower Northern Sydney (SSD)	*25*	—	*5,269*	*125*	—	*17,550*	*8,733*	*10,717*	*12,194*	*43,746*
Hornsby (A)	60	—	9,638	21	—	1,700	2,224	1,609	1,709	15,272
Ku-ring-gai (A)	15	—	3,592	12	—	2,000	5,552	417	417	11,562
Hornsby — Ku-ring-gai (SSD)	*75*	—	*13,231*	*33*	—	*3,700*	*7,777*	*2,026*	*2,126*	*26,833*
Manly (A)	2	—	525	39	—	4,200	1,769	—	—	6,494
Pittwater (A)	7	—	1,676	—	—	—	1,492	1,090	1,090	4,259
Warringah (A)	23	2	4,955	4	4	994	4,663	556	908	11,521
Northern Beaches (SSD)	*32*	*2*	*7,157*	*43*	*4*	*5,194*	*7,925*	*1,646*	*1,998*	*22,274*
Gosford (C)	79	—	9,983	25	—	1,770	2,625	1,011	1,011	15,388
Wyong (A)	123	—	12,179	4	—	350	957	250	9,970	23,455
Gosford — Wyong (SSD)	*202*	—	*22,162*	*29*	—	*2,120*	*3,582*	*1,261*	*10,980*	*38,844*
Sydney (SD)	**1,190**	**7**	**157,939**	**880**	**53**	**83,083**	**115,730**	**282,068**	**399,806**	**756,558**

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, JANUARY 1998—*continued*

Statistical area	*New residential building (a)*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	*Total building ($'000)*
HUNTER STATISTICAL DIVISION										
Cessnock (C)	4	—	341	4	—	180	386	4,116	4,248	5,155
Lake Macquarie (C)	104	1	11,417	30	9	2,650	1,620	1,997	2,646	18,334
Maitland (C)	25	12	3,907	4	—	263	188	888	888	5,245
Newcastle (C) — Inner & Remainder	42	—	4,460	31	—	3,360	2,085	11,181	15,879	25,785
Port Stephens (A)	42	—	4,664	11	—	1,470	425	20,655	20,990	27,549
Newcastle (SSD)	*217*	*13*	*24,789*	*80*	*9*	*7,923*	*4,705*	*38,836*	*44,651*	*82,067*
Dungog (A)	11	—	1,064	—	—	—	163	—	—	1,228
Gloucester (A)	—	—	—	—	—	—	—	57	57	57
Great Lakes (A)	26	—	2,419	10	—	773	70	104	104	3,367
Merriwa (A)	—	—	—	—	—	—	20	—	—	20
Murrurundi (A)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (A)	3	—	315	—	—	—	110	151	251	676
Scone (A)	2	—	345	—	—	—	110	—	—	454
Singleton (A)	7	—	1,174	—	2	153	90	—	—	1,418
Hunter SD Balance (SSD)	*49*	—	*5,316*	*10*	*2*	*927*	*564*	*312*	*412*	*7,219*
Hunter (SD)	**266**	**13**	**30,106**	**90**	**11**	**8,850**	**5,268**	**39,148**	**45,063**	**89,287**
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	9	—	1,020	2	—	180	315	250	250	1,765
Shellharbour (A)	52	—	5,322	6	—	439	814	713	713	7,287
Wollongong (C)	49	—	5,587	18	16	2,802	1,186	4,327	4,327	13,903
Wollongong (SSD)	*110*	—	*11,929*	*26*	*16*	*3,421*	*2,315*	*5,290*	*5,290*	*22,955*
Shoalhaven (C)	70	5	6,994	5	—	350	793	590	644	8,782
Wingecarribee (A)	37	—	4,826	4	—	320	634	400	400	6,180
Illawarra SD Balance (SSD)	*107*	*5*	*11,821*	*9*	—	*670*	*1,427*	*990*	*1,044*	*14,962*
Illawarra (SD)	**217**	**5**	**23,750**	**35**	**16**	**4,091**	**3,742**	**6,280**	**6,334**	**37,917**
RICHMOND — TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	37	—	3,577	42	—	1,686	110	590	590	5,963
Tweed Heads (SSD)	*37*	—	*3,577*	*42*	—	*1,686*	*110*	*590*	*590*	*5,963*
Ballina (A)	17	—	2,301	12	—	825	145	720	780	4,050
Byron (A)	19	—	1,756	16	—	1,000	75	1,602	1,901	4,732
Casino (A)	1	—	175	—	—	—	—	—	—	175
Kyogle (A)	3	—	155	—	—	—	—	700	700	855
Lismore (C)	19	—	1,821	—	15	1,152	211	703	1,121	4,305
Richmond River (A)	7	—	466	—	—	—	29	155	155	650
Tweed (A) Pt B	13	—	960	—	—	—	283	—	63	1,306
Richmond — Tweed SD Balance (SSD)	*79*	—	*7,633*	*28*	*15*	*2,977*	*743*	*3,880*	*4,720*	*16,072*
Richmond — Tweed (SD)	**116**	—	**11,210**	**70**	**15**	**4,663**	**852**	**4,470**	**5,310**	**22,035**

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, JANUARY 1998—*continued*

Statistical area	*New residential building (a)*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	*Total building ($'000)*
MID-NORTH COAST STATISTICAL DIVISION										
Bellingen (A)	1	—	75	—	—	—	12	—	—	87
Coffs Harbour (C)	26	—	3,485	18	—	1,272	166	380	380	5,304
Copmanhurst (A)	1	—	40	—	—	—	35	—	—	75
Grafton (C)	1	—	100	—	10	586	10	60	60	756
Maclean (A)	5	—	387	14	—	1,365	25	—	—	1,777
Nambucca (A)	23	—	1,852	—	—	—	179	93	93	2,124
Nymboida (A)	1	—	83	—	—	—	23	—	—	106
Ulmarra (A)	3	—	349	—	—	—	25	—	—	374
Clarence (SSD)	*61*	—	*6,371*	*32*	*10*	*3,223*	*476*	*533*	*533*	*10,603*
Greater Taree (C)	11	—	1,686	—	—	—	194	—	—	1,880
Hastings (A)	23	—	2,602	13	—	845	364	1,750	1,750	5,561
Kempsey (A)	19	—	2,017	—	—	—	169	—	—	2,186
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	*53*	—	*6,305*	*13*	—	*845*	*727*	*1,750*	*1,750*	*9,627*
Mid-North Coast (SD)	**114**	**—**	**12,676**	**45**	**10**	**4,068**	**1,203**	**2,283**	**2,283**	**20,229**
NORTHERN STATISTICAL DIVISION										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	—	—	—	—	—	—	—	—	—	—
Gunnedah (A)	1	—	125	—	—	—	73	290	290	488
Inverell (A) Pt A	—	—	—	—	—	—	137	156	156	293
Manilla (A)	1	—	67	—	—	—	43	—	—	110
Nundle (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	2	—	182	—	—	—	36	300	300	518
Quirindi (A)	1	—	150	—	—	—	—	—	—	150
Tamworth (C)	4	—	436	—	—	—	—	675	755	1,191
Yallaroi (A)	—	—	—	—	—	—	—	—	—	—
Northern Slopes (SSD)	*9*	—	*960*	—	—	—	*289*	*1,421*	*1,501*	*2,750*
Armidale (C)	5	—	522	—	—	—	413	525	525	1,460
Dumaresq (A)	3	—	133	—	—	—	52	—	—	185
Glen Innes (A)	1	—	80	—	—	—	—	—	—	80
Guyra (A)	1	—	120	—	—	—	—	—	—	120
Inverell (A) Pt B	—	—	—	—	—	—	—	—	—	—
Severn (A)	1	—	20	—	—	—	—	—	—	20
Tenterfield (A)	2	—	164	—	—	—	55	50	50	269
Uralla (A)	2	—	229	—	—	—	146	—	—	375
Walcha (A)	—	—	—	—	—	—	—	—	—	—
Northern Tablelands (SSD)	*15*	—	*1,268*	—	—	—	*665*	*575*	*575*	*2,508*
Moree Plains (A)	2	—	336	—	—	—	20	—	266	622
Narrabri (A)	2	—	248	—	—	—	33	—	—	281
North Central Plain (SSD)	*4*	—	*584*	—	—	—	*53*	—	*266*	*903*
Northern (SD)	**28**	**—**	**2,811**	**—**	**—**	**—**	**1,007**	**1,996**	**2,342**	**6,161**

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, JANUARY 1998—*continued*

Statistical area	*New residential building (a)*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	*Total building ($'000)*
NORTH WESTERN STATISTICAL DIVISION										
Coolah (A)	—	1	129	—	—	—	15	—	—	144
Coonabarabran (A)	—	—	—	—	—	—	—	—	—	—
Dubbo (C)	10	—	1,247	—	—	—	139	776	776	2,161
Gilgandra (A)	1	—	78	—	—	—	—	—	—	78
Mudgee (A)	6	—	736	—	—	—	111	350	445	1,291
Narromine (A)	—	—	—	—	—	—	—	—	—	—
Wellington (A)	—	—	—	—	—	—	—	—	—	—
Central Macquarie (SSD)	*17*	*1*	*2,189*	—	—	—	*264*	*1,126*	*1,221*	*3,675*
Bogan (A)	—	—	—	—	—	—	—	—	—	—
Coonamble (A)	—	—	—	—	—	—	—	—	—	—
Walgett (A)	—	—	—	2	—	133	—	—	—	133
Warren (A)	1	—	122	—	—	—	—	—	—	122
Macquarie — Barwon (SSD)	*1*	—	*122*	*2*	—	*133*	—	—	—	*255*
Bourke (A)	2	—	200	—	—	—	—	—	—	200
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—
Cobar (A)	—	—	—	—	—	—	45	—	—	45
Upper Darling (SSD)	*2*	—	*200*	—	—	—	*45*	—	—	*245*
North Western (SD)	**20**	**1**	**2,511**	**2**	**—**	**133**	**309**	**1,126**	**1,221**	**4,174**
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	6	—	670	12	—	820	190	195	4,225	5,904
Blayney (A) Pt A	2	—	207	—	—	—	78	—	—	285
Cabonne (A) Pt A	1	—	50	—	—	—	—	—	—	50
Evans (A) Pt A	—	—	—	—	—	—	—	—	—	—
Orange (C)	34	—	3,889	2	—	150	915	640	640	5,594
Bathurst — Orange (SSD)	*43*	—	*4,815*	*14*	—	*970*	*1,183*	*835*	*4,865*	*11,834*
Blayney (A) Pt B	3	—	380	—	—	—	35	—	—	415
Cabonne (A) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt B	1	—	30	—	—	—	—	—	—	30
Greater Lithgow (C)	7	—	975	—	—	—	27	150	150	1,152
Oberon (A)	4	—	525	—	—	—	—	—	—	525
Rylstone (A)	1	—	35	—	—	—	38	—	—	73
Central Tablelands (excl. Bathurst — Orange) (SSD)	*16*	—	*1,945*	—	—	—	*100*	*150*	*150*	*2,196*
Bland (A)	—	—	—	—	—	—	—	120	120	120
Cabonne (A) Pt C	6	—	554	—	—	—	10	—	—	564
Cowra (A)	4	—	451	—	—	—	15	—	—	466
Forbes (A)	4	—	520	—	—	—	12	586	586	1,117
Lachlan (A)	—	—	—	—	—	—	18	—	—	18
Parkes (A)	8	—	952	—	—	—	86	—	—	1,038
Weddin (A)	—	—	—	—	—	—	68	—	—	68
Lachlan (SSD)	*22*	—	*2,476*	—	—	—	*209*	*706*	*706*	*3,391*
Central West (SD)	**81**	**—**	**9,237**	**14**	**—**	**970**	**1,493**	**1,691**	**5,720**	**17,420**

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, JANUARY 1998—*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 (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	8	—	1,546	—	—	—	74	—	—	1,620
Yarrowlumla (A)—Pt A	4	—	547	—	—	—	94	—	—	641
Queanbeyan (SSD)	*12*	—	*2,093*	—	—	—	*168*	—	—	*2,261*
Boorowa (A)	—	—	—	—	—	—	—	—	—	—
Crookwell (A)	2	—	120	—	—	—	—	—	—	120
Goulburn (C)	5	—	532	2	—	300	94	160	160	1,086
Gunning (A)	—	—	—	—	—	—	15	—	—	15
Harden (A)	1	—	65	—	—	—	88	—	—	153
Mulwaree (A)	2	—	60	—	—	—	165	—	—	225
Tallaganda (A)	—	—	—	—	—	—	—	—	—	—
Yarrowlumla (A)—Pt B	—	—	—	—	—	—	—	—	—	—
Yass (A)	5	—	679	2	—	85	132	395	395	1,290
Young (A)	4	—	523	—	—	—	61	—	—	584
Southern Tablelands (excl. Queanbeyan) (SSD)	*19*	—	*1,979*	*4*	—	*385*	*554*	*555*	*555*	*3,473*
Bega Valley (A)	13	—	1,628	—	—	—	254	4,579	4,579	6,461
Eurobodalla (A)	20	—	2,249	—	—	—	257	95	95	2,600
Lower South Coast (SSD)	*33*	—	*3,877*	—	—	—	*511*	*4,674*	*4,674*	*9,061*
Bombala (A)	1	—	38	—	—	—	—	—	—	38
Cooma-Monaro (A)	1	—	175	—	—	—	—	—	—	175
Snowy River (A)	5	—	564	2	—	180	30	273	273	1,047
Snowy (SSD)	*7*	—	*776*	*2*	—	*180*	*30*	*273*	*273*	*1,259*
South Eastern (SD)	**71**	**—**	**8,725**	**6**	**—**	**565**	**1,263**	**5,502**	**5,502**	**16,054**
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	—	—	—	—	—	—	—	—	—	—
Cootamundra (A)	—	—	—	4	—	300	57	—	—	357
Gundagai (A)	3	—	280	—	—	—	—	—	—	280
Junee (A)	1	—	85	—	—	—	19	—	74	178
Lockhart (A)	—	—	—	—	—	—	—	—	—	—
Narrandera (A)	—	—	—	—	—	—	17	—	834	851
Temora (A)	—	—	—	—	—	—	—	—	—	—
Tumut (A)	3	—	374	—	—	—	—	—	—	374
Wagga Wagga (C)	12	—	1,415	—	—	—	514	170	170	2,099
Central Murrumbidgee (SSD)	*19*	—	*2,154*	*4*	—	*300*	*606*	*170*	*1,078*	*4,139*
Carrathool (A)	2	—	212	—	—	—	36	—	—	248
Griffith (C)	14	—	1,701	—	—	—	171	800	1,150	3,022
Hay (A)	—	—	—	—	—	—	45	—	—	45
Leeton (A)	4	—	400	2	—	190	60	66	66	716
Murrumbidgee (A)	1	—	110	—	—	—	—	—	—	110
Lower Murrumbidgee (SSD)	*21*	—	*2,423*	*2*	—	*190*	*312*	*866*	*1,216*	*4,142*
Murrumbidgee (SD)	**40**	**—**	**4,578**	**6**	**—**	**490**	**919**	**1,036**	**2,294**	**8,280**

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, JANUARY 1998—*continued*

Statistical area	*New residential building (a)*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	*Total building ($'000)*
MURRAY STATISTICAL DIVISION										
Albury (C)	10	—	1,148	—	—	—	402	390	1,080	2,630
Hume (A)	2	—	250	—	—	—	21	—	—	271
Albury (SSD)	*12*	—	*1,398*	—	—	—	*424*	*390*	*1,080*	*2,901*
Corowa (A)	3	—	302	—	—	—	76	—	—	378
Culcairn (A)	1	—	51	—	—	—	—	—	—	51
Holbrook (A)	—	—	—	—	—	—	—	—	—	—
Tumbarumba (A)	1	—	120	—	—	—	40	—	—	160
Urana (A)	—	—	—	—	—	—	10	—	—	10
Upper Murray (excl. Albury) (SSD)	*5*	—	*473*	—	—	—	*126*	—	—	*599*
Berrigan (A)	1	—	80	—	—	—	—	—	—	80
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	1	—	120	—	—	—	—	82	82	202
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	14	3	1,494	—	—	—	—	—	—	1,494
Wakool (A)	1	—	58	—	—	—	—	—	—	58
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	*17*	*3*	*1,752*	—	—	—	—	*82*	*82*	*1,834*
Balranald (A)	—	—	—	—	—	—	—	—	—	—
Wentworth (A)	1	—	188	—	—	—	—	—	—	188
Murray — Darling (SSD)	*1*	—	*188*	—	—	—	—	—	—	*188*
Murray (SD)	**35**	**3**	**3,811**	**—**	**—**	**—**	**550**	**472**	**1,162**	**5,522**
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	3	—	377	—	—	—	—	—	—	377
Central Darling (A)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	**3**	**—**	**377**	**—**	**—**	**—**	**—**	**—**	**—**	**377**
NEW SOUTH WALES										
New South Wales	**2,181**	**29**	**267,730**	**1,148**	**105**	**106,913**	**132,336**	**346,071**	**477,037**	**984,015**

(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 August 1997 to January 1998.

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 (February 1998) 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 6% in February 1998, the trend estimate for that month would be 2,752, a movement of 2.7%. The monthly movement in the trend estimates for November and December 1997 and January 1998, which is currently estimated to be 4.5%, 3.9% and 3.2% respectively, would be revised to 4.9%, 4.3% and 3.6%. On the other hand, a 6% seasonally adjusted decline in the number of private houses in February 1998 would produce a trend for February 1998 of 2,610, a movement of 1.0% with the movements in the trend estimates for November and December 1997 and January 1998 being revised to 4.0%, 2.9% and 2.0% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		*Revised trend estimate if February 1998 seasonally adjusted estimate*			
			is up 6% on January 1998		*is down 6% on January 1998*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1997—						
August	2,190	2.1	2,187	1.9	2,193	2.2
September	2,263	3.4	2,258	3.3	2,270	3.5
October	2,367	4.6	2,364	4.7	2,370	4.4
November	2,474	4.5	2,479	4.9	2,464	4.0
December	2,571	3.9	2,585	4.3	2,535	2.9
1998—						
January	2,654	3.2	2,679	3.6	2,585	2.0
February	n.y.a.	n.y.a.	2,752	2.7	2,610	1.0

TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		*Revised trend estimate if February 1998 seasonally adjusted estimate*			
			is up 7% on January 1998		*is down 7% on January 1998*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1997—						
August	2,196	2.0	2,193	1.8	2,199	2.1
September	2,270	3.4	2,265	3.3	2,277	3.5
October	2,377	4.7	2,373	4.8	2,379	4.5
November	2,488	4.7	2,494	5.1	2,478	4.2
December	2,589	4.1	2,607	4.5	2,554	3.1
1998—						
January	2,677	3.4	2,707	3.9	2,609	2.1
February	n.y.a.	n.y.a.	2,787	3.0	2,639	1.2

TOTAL NUMBER OF DWELLING UNITS APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1998 seasonally adjusted estimate			
			is up 8% on January 1998		is down 8% on January 1998	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
August	4,114	1.2	4,109	1.0	4,123	1.4
September	4,187	1.8	4,180	1.7	4,204	2.0
October	4,275	2.1	4,272	2.2	4,284	1.9
November	4,366	2.1	4,371	2.3	4,339	1.3
December	4,446	1.9	4,477	2.4	4,373	0.8
1998—						
January	4,543	2.2	4,581	2.3	4,385	0.3
February	n.y.a.	n.y.a.	4,627	1.0	4,332	–1.2

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1998 seasonally adjusted estimate			
			is up 10% on January 1998		is down 10% on January 1998	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
August	472.6	3.7	473.1	3.8	474.8	4.2
September	488.1	3.3	489.4	3.4	492.3	3.7
October	499.6	2.4	500.1	2.2	501.5	1.9
November	504.6	1.0	502.9	0.6	499.0	–0.5
December	504.5	–0.0	499.5	–0.7	486.7	–2.5
1998—						
January	502.2	–0.4	494.2	–1.1	470.1	–3.4
February	n.y.a.	n.y.a.	478.4	–3.2	442.0	–6.0

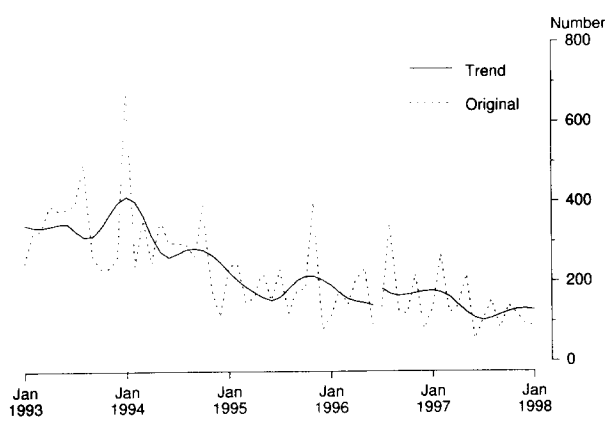
VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1998 seasonally adjusted estimate			
			is up 8% on January 1998		is down 8% on January 1998	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
August	99.6	–0.3	98.9	–1.1	99.4	–0.6
September	101.2	1.6	100.0	1.1	100.8	1.5
October	105.7	4.5	105.2	5.2	105.6	4.7
November	113.0	6.9	114.6	9.0	113.5	7.5
December	121.4	7.4	126.7	10.6	123.0	8.4
1998—						
January	131.6	8.4	139.5	10.1	132.5	7.7
February	n.y.a.	n.y.a.	150.7	8.0	140.1	5.7

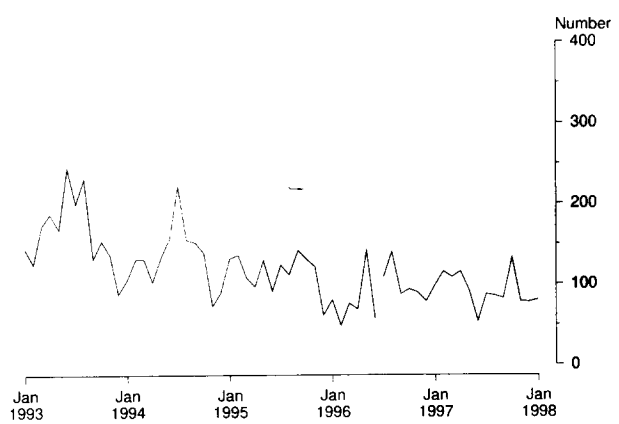
AUSTRALIAN CAPITAL TERRITORY, JANUARY 1998

MAIN FEATURES

TOTAL DWELLING UNITS APPROVED, ACT



PRIVATE SECTOR HOUSES APPROVED, ACT



Residential building

- In original terms the number of dwelling units approved in January was 88, with 81 being houses. Of these, 20 were approved in Ngunnawal, 15 in Bruce and 13 in Conder.
- The trend for total dwelling units approved has flattened after a period of growth since mid 1997.
- The value of new residential building approved in January was $10.2 million and the value of alterations and additions to residential buildings was $3.8 million.

Non-residential building

- The value of non-residential building approved in January was $20.6 million.
- There were ten building jobs reported in January 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)			
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	Trend estimate
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-January	699	32	731	421	4	425	4	1,124	36	1,160	. .
1997-98 July-January	628	2	630	145	8	153	1	774	10	784	. .
1996—											
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	109
July	88	—	88	11	8	19	—	99	8	107	103
August	86	—	86	67	—	67	—	153	—	153	108
September	83	—	83	—	—	—	—	83	—	83	117
October	133	—	133	8	—	8	1	142	—	142	125
November	79	2	81	36	—	36	—	115	2	117	130
December	78	—	78	16	—	16	—	94	—	94	132
1998—											
January	81	—	81	7	—	7	—	88	—	88	129

(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	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Total	Private 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—														
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
November	9,614	137	9,751	3,400	—	3,400	13,014	137	13,151	3,681	8,041	26,435	24,737	43,268
December	9,423	—	9,423	1,360	—	1,360	10,783	—	10,783	2,416	35,161	42,836	48,359	56,035
1998—														
January	9,612	—	9,612	556	—	556	10,168	—	10,168	3,814	9,995	20,608	23,976	34,590

(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: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building: Private sector ($'000)	Non-residential building: Total ($'000)	Total building ($'000)
NORTH CANBERRA STATISTICAL SUBDIVISION										
Acton	—	—	—	—	—	—	—	—	475	475
Ainslie	—	—	—	—	—	—	124	—	—	124
Braddon	—	—	—	—	—	—	—	—	—	—
Campbell	—	—	—	—	—	—	51	—	—	51
City	—	—	—	—	—	—	—	2,835	2,835	2,835
Dickson	—	—	—	—	—	—	—	—	190	190
Downer	—	—	—	—	—	—	83	—	—	83
Duntroon	—	—	—	—	—	—	—	—	162	162
Hackett	—	—	—	—	—	—	124	—	—	124
Kowen	—	—	—	—	—	—	—	—	—	—
Lyneham	—	—	—	—	—	—	—	—	—	—
Majura	—	—	—	—	—	—	—	164	164	164
O'Connor	—	—	—	—	—	—	50	—	—	50
Reid	1	—	102	—	—	—	19	—	894	1,015
Russell	—	—	—	—	—	—	—	—	—	—
Turner	—	—	—	—	—	—	—	—	—	—
Watson	—	—	—	—	—	—	60	—	—	60
Total	**1**	**—**	**102**	**—**	**—**	**—**	**510**	**2,999**	**4,719**	**5,332**
BELCONNEN STATISTICAL SUBDIVISION										
Aranda	—	—	—	—	—	—	72	—	—	72
Belconnen Town Centre	—	—	—	—	—	—	—	166	166	166
Belconnen — SSD Balance	—	—	—	—	—	—	—	—	—	—
Bruce	15	—	1,645	—	—	—	—	—	7,558	9,203
Charnwood	—	—	—	—	—	—	—	—	—	—
Cook	—	—	—	—	—	—	—	—	—	—
Dunlop	3	—	299	—	—	—	—	—	—	299
Evatt	—	—	—	—	—	—	—	—	—	—
Florey	—	—	—	—	—	—	43	—	—	43
Flynn	—	—	—	—	—	—	70	—	—	70
Fraser	—	—	—	—	—	—	55	—	—	55
Giralang	—	—	—	—	—	—	—	—	—	—
Hawker	—	—	—	—	—	—	—	80	80	80
Higgins	—	—	—	—	—	—	—	—	—	—
Holt	—	—	—	—	—	—	52	—	—	52
Kaleen	—	—	—	—	—	—	30	—	—	30
Latham	—	—	—	—	—	—	98	—	—	98
McKellar	—	—	—	—	—	—	—	3,200	3,200	3,200
Macgregor	—	—	—	—	—	—	90	—	—	90
Macquarie	—	—	—	—	—	—	—	—	—	—
Melba	—	—	—	—	—	—	52	—	—	52
Page	—	—	—	—	—	—	—	—	—	—
Scullin	—	—	—	—	—	—	—	—	—	—
Spence	—	—	—	—	—	—	—	—	—	—
Weetangera	—	—	—	—	—	—	52	—	—	52
Total	**18**	**—**	**1,944**	**—**	**—**	**—**	**614**	**3,446**	**11,003**	**13,561**

TABLE 12. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, ACT

Statistical area	New residential building: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building: Private sector ($'000)	Non-residential building: Total ($'000)	Total building ($'000)
WODEN VALLEY STATISTICAL SUBDIVISION										
Chifley	—	—	—	—	—	—	—	—	—	—
Curtin	—	—	—	—	—	—	145	—	—	145
Farrer	—	—	—	—	—	—	23	—	—	23
Garran	—	—	—	—	—	—	369	—	—	369
Hughes	—	—	—	—	—	—	116	550	550	666
Isaacs	—	—	—	—	—	—	46	—	—	46
Lyons	—	—	—	—	—	—	130	—	—	130
Mawson	—	—	—	—	—	—	12	—	—	12
O'Malley	—	—	—	—	—	—	—	—	—	—
Pearce	—	—	—	—	—	—	11	—	—	11
Phillip	—	—	—	—	—	—	10	162	162	172
Torrens	—	—	—	—	—	—	38	—	—	38
Total	—	—	—	—	—	—	**900**	**712**	**712**	**1,612**
WESTON CREEK-STROMLO STATISTICAL SUBDIVISION										
Chapman	—	—	—	—	—	—	88	—	—	88
Duffy	—	—	—	—	—	—	—	—	—	—
Fisher	—	—	—	—	—	—	90	—	—	90
Holder	2	—	132	—	—	—	99	—	—	231
Rivett	—	—	—	—	—	—	22	—	—	22
Stirling	—	—	—	—	—	—	—	—	—	—
Stromlo	—	—	—	—	—	—	—	—	—	—
Waramanga	—	—	—	—	—	—	—	—	—	—
Weston	—	—	—	—	—	—	—	—	—	—
Weston Creek-Stromlo — SSD Balance	—	—	—	—	—	—	—	—	—	—
Total	**2**	—	**132**	—	—	—	**300**	—	—	**432**
TUGGERANONG STATISTICAL SUBDIVISION										
Banks	2	—	255	—	—	—	11	—	—	266
Bonython	—	—	—	—	—	—	—	—	—	—
Calwell	—	—	—	—	—	—	163	—	—	163
Chisholm	—	—	—	—	—	—	138	—	512	650
Conder	13	—	1,547	—	—	—	95	—	—	1,642
Fadden	1	—	193	—	—	—	36	—	—	229
Gilmore	—	—	—	—	—	—	—	—	—	—
Gordon	3	—	372	—	—	—	52	—	—	424
Gowrie	—	—	—	—	—	—	16	—	—	16
Greenway	—	—	—	—	—	—	—	76	76	76
Isabella Plains	—	—	—	—	—	—	—	—	—	—
Kambah	1	—	146	—	—	—	13	—	773	931
Macarthur	—	—	—	—	—	—	45	—	—	45
Monash	—	—	—	—	—	—	19	—	—	19
Oxley	—	—	—	—	—	—	—	—	—	—
Richardson	—	—	—	—	—	—	—	—	—	—
Theodore	—	—	—	—	—	—	—	—	—	—
Tuggeranong — SSD Balance	—	—	—	—	—	—	—	—	—	—
Wanniassa	—	—	—	—	—	—	29	—	—	29
Total	**20**	—	**2,513**	—	—	—	**617**	**76**	**1,361**	**4,491**

TABLE 12. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, ACT

Statistical area	New residential building						Alterations and additions to residential buildings ($'000)	Non-residential building		
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	Total building ($'000)
SOUTH CANBERRA STATISTICAL SUBDIVISION										
Barton	—	—	—	—	—	—	—	—	—	—
Deakin	—	—	—	—	—	—	353	—	50	403
Forrest	—	—	—	—	—	—	27	—	—	27
Fyshwick	—	—	—	—	—	—	—	95	95	95
Griffith	—	—	—	—	—	—	—	—	—	—
Harman	—	—	—	—	—	—	—	—	—	—
Hume	—	—	—	—	—	—	—	—	—	—
Jerrabomberra	—	—	—	—	—	—	—	—	—	—
Kingston	—	—	—	—	—	—	—	—	—	—
Narrabundah	—	—	—	—	—	—	126	104	104	230
Oaks Estate	—	—	—	—	—	—	—	—	—	—
Parkes	—	—	—	—	—	—	—	—	—	—
Pialligo	—	—	—	—	—	—	—	—	—	—
Red Hill	—	—	—	—	—	—	75	—	—	75
Symonston	—	—	—	—	—	—	—	—	—	—
Yarralumla	3	—	458	—	—	—	204	—	—	661
Total	**3**	**—**	**458**	**—**	**—**	**—**	**784**	**199**	**249**	**1,491**
GUNGAHLIN-HALL STATISTICAL SUBDIVISION										
Amaroo	12	—	1,351	—	—	—	12	—	—	1,363
Gungahlin-Hall — SSD Balance	—	—	—	—	—	—	—	—	—	—
Hall	—	—	—	—	—	—	—	—	—	—
Mitchell	—	—	—	—	—	—	—	—	—	—
Ngunnawal	20	—	2,231	7	—	556	77	—	—	2,864
Nicholls	5	—	881	—	—	—	—	2,563	2,563	3,444
Palmerston	—	—	—	—	—	—	—	—	—	—
Total	**37**	**—**	**4,462**	**7**	**—**	**556**	**89**	**2,563**	**2,563**	**7,671**
AUSTRALIAN CAPITAL TERRITORY										
AUSTRALIAN CAPITAL TERRITORY	**81**	**—**	**9,612**	**7**	**—**	**556**	**3,814**	**9,995**	**20,608**	**34,590**

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* (Cat. no. 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* (Cat. no. 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* (Cat. no. 5216.0).

Australian Standard Geographical Classification (ASGC)

28. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (Cat. no. 1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics. Further details are:

(a) There have been some minor area changes to four SLAs in the ACT (Acton, Belconnen – SSD Bal, Majura and Pialligo); and Gungahlin – Bal and Weston Creek – SSD Bal SLAs have been renamed to Gungahlin-Hall – SSD Bal and Weston Creek-Stromlo – SSD Bal respectively. In addition the Statistical Subdivisions in the Canberra Statistical Division have been redefined.

(b) Yarrowlumla (A) has been split to form two smaller SLAs: Yarrowlumla (A) – Pt A and Yarrowlumla (A) – Pt B.

(c) The boundary of the Canberra-Queanbeyan Statistical District has been extended to include the part of Yarrowlumla (A) mainly east of the ACT (Yarrowlumla (A) – Pt A) There are consequential changes to the areas of the Queanbeyan SSD and Southern Tablelands (excluding Queanbeyan) SSD.

(d) Randwick (C) overall area has decreased by approximately 3.55 ha with the transfer of land to and from South Sydney (C). Consequently, South Sydney (C) area enlarged by approximately 3.55 ha. There are consequential changes to Inner Sydney and Eastern Suburbs SSDs.

(e) Dumaresq (A) area has increased with the transfer of approximately 3 ha from Nymboida (A) and Nymboida (A) area decreased by approximately 3 ha. There are consequential changes to Northern and Mid-North SDs and Northern Tablelands and Clarence Statistical SSDs.

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

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

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

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

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

Unpublished Data and Related Publications

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

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

Building Approvals, Australia (Cat. no. 8731.0) – issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (Cat. no. 8750.0) – issued quarterly
Building Activity, New South Wales (Cat. no. 8752.1) – issued quarterly
Building Activity, Australian Capital Territory (Cat. no. 8752.8) – issued quarterly
Housing Finance for Owner Occupation, Australia (Cat. no. 5609.0) – issued monthly
Price Index of Materials Used in House Building (Cat. no. 6408.0) – issued monthly

32. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (Cat. no. 1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (Cat. no. 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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