

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

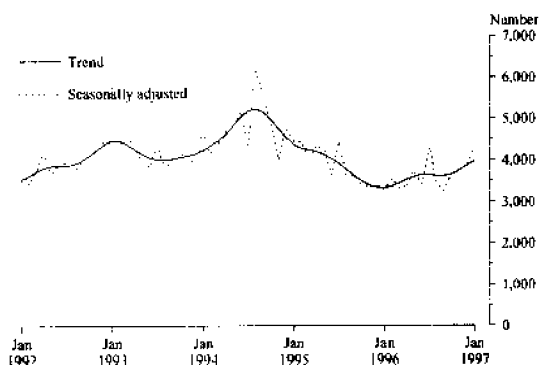
NEW SOUTH WALES

MAIN FEATURES

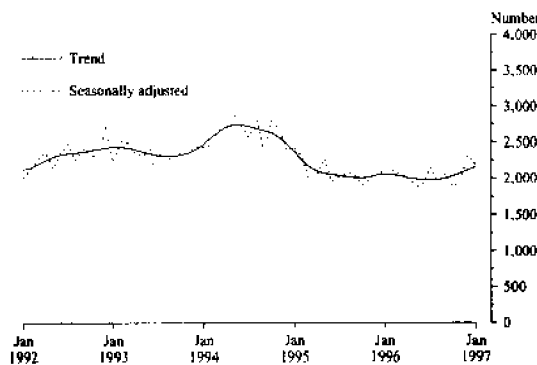
NUMBER OF DWELLING UNITS APPROVED

	January 1996	December 1996	January 1997	January 1996 to January 1997 change	December 1996 to January 1997 change
Original series	2,896	3,517	3,767	30.1%	7.1%
Seasonally adjusted	3,284	3,890	4,258	29.7%	9.5%
Trend estimate	3,342	3,880	3,973	18.9%	2.4%

TOTAL DWELLING UNITS APPROVED, NSW



PRIVATE SECTOR HOUSES APPROVED, NSW



Residential building

- The trend for total dwelling units increased by 2.4% in January and is 18.9% higher than a year ago.
- The trend for private sector houses increased by 1.9% in January and 9.5% over the last six months. It will take a fall of more than 16% in the seasonally adjusted estimate for February for growth to be halted.
- In original terms the total number of dwelling units approved in January was 3,767, an increase of 7.1% on December 1996 (3,517) and 30.1% higher than January 1996 (2,896).
- The trend for the value of new residential building approved increased 1.8% in January to \$406.7 million. This is the fourth consecutive monthly increase.
- At average 1989-90 prices the total value of new residential building for the December quarter 1996 was \$1103.1 million, 3.3% lower than the previous quarter but 11.6% higher than the December quarter 1995.

Non-residential building

- The value of non-residential building approved was \$413.0 million. Of this total, office projects accounted

for \$110.1 million with 3 projects in this sector contributing \$77.2 million.

- In total there were 12 projects valued at \$5 million or more, and they contributed \$243.7 million.
- At average 1989-90 prices the value of non-residential building approved for the December quarter 1996 was \$2,104.0 million, 70.6% higher than the previous quarter and 126.4% higher than the December quarter 1995.

Value of total building

- For January, the value of total building work approved was \$883.8 million, a 6.9% fall on December (\$949.8 million) but 35.6% higher than January 1996 (\$651.9 million).
- At average 1989-90 prices the value of total building approved for the December quarter 1996 was \$3,478.9 million, an increase of 32.4% over the September quarter.

Note: A check of permits not covered in the routine reports to the ABS has revealed the omission of a large job in July 1996. This has been included in the July 1996 approval period, and 'Hotels ...' has been revised upwards by \$14.3 million and 'Other Residential' by \$36.8 million (173 dwelling units) in that month.

INQUIRIES

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

TABLE 1. DWELLING UNITS APPROVED, NSW

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION										
1993-94	13,691	240	13,931	12,090	1,048	13,138	2,043	27,811	1,301	29,112
1994-95	13,834	255	14,089	16,919	1,012	17,931	1,778	32,513	1,285	33,798
1995-96	12,492	230	12,722	13,092	840	13,932	640	26,219	1,075	27,294
<i>July-January--</i>										
1995-96	7,401	190	7,591	7,737	503	8,240	310	15,448	693	16,141
1996-97	7,366	40	7,406	8,114	867	8,981	1,086	16,554	919	17,473
<i>1995 -</i>										
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	1,446	328	1,774	105	2,667	341	3,008
August	1,075	7	1,082	950	33	983	103	2,122	46	2,168
September	1,174	1	1,175	816	47	863	95	2,085	48	2,133
October	1,010	8	1,018	1,164	44	1,208	215	2,389	52	2,441
November	1,047	—	1,047	1,280	52	1,332	451	2,774	56	2,830
December	1,004	7	1,011	1,151	130	1,281	22	2,176	138	2,314
<i>1997--</i>										
January	940	4	944	1,307	233	1,540	95	2,341	238	2,579
NEW SOUTH WALES										
1993-94	30,051	561	30,612	17,744	1,554	19,298	2,453	50,234	2,129	52,363
1994-95	28,578	423	29,001	21,979	1,811	23,790	2,073	52,604	2,260	54,864
1995-96	24,090	360	24,450	15,861	1,389	17,250	884	40,809	1,775	42,584
<i>July-January--</i>										
1995-96	14,166	273	14,439	9,512	776	10,288	452	24,130	1,049	25,179
1996-97	14,522	79	14,601	9,791	1,197	10,988	1,180	25,479	1,290	26,769
<i>1995 -</i>										
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	1,721	469	2,190	132	4,157	486	4,643
August	2,074	12	2,086	1,196	35	1,231	109	3,373	53	3,426
September	2,297	8	2,305	1,037	55	1,092	110	3,443	64	3,507
October	2,010	19	2,029	1,461	105	1,566	234	3,705	124	3,829
November	2,031	2	2,033	1,473	111	1,584	463	3,962	118	4,080
December	1,993	16	2,009	1,306	172	1,478	30	3,328	189	3,517
<i>1997 -</i>										
January	1,813	5	1,818	1,597	250	1,847	102	3,511	256	3,767

(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-January—</i>														
1995-96	901.0	18.8	919.8	922.1	37.7	959.7	1,823.0	56.5	1,879.5	461.5	1,259.9	1,610.9	3,542.3	3,951.9
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
<i>1995—</i>														
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	169.7	28.6	198.3	312.0	29.9	341.9	74.8	147.2	200.0	530.4	616.6
August	133.3	1.4	134.7	102.3	2.2	104.6	235.6	3.7	239.3	69.4	345.5	385.4	647.0	694.2
September	147.5	0.1	147.6	74.9	4.0	78.8	222.4	4.1	226.4	75.1	248.4	351.0	545.8	652.5
October	130.5	0.8	131.3	115.2	4.5	119.7	245.8	5.2	251.0	71.5	608.2	645.7	925.2	968.1
November	134.0	—	134.0	158.6	3.9	162.5	292.6	3.9	296.5	110.6	682.9	833.5	1,085.1	1,240.6
December	131.1	0.9	132.1	108.4	9.4	117.9	239.6	10.4	249.9	57.9	363.8	427.6	661.0	735.4
<i>1997</i>														
January	119.3	0.5	119.8	121.8	17.4	139.2	241.1	18.0	259.0	71.0	245.1	337.9	556.7	667.9
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	1,301.0	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-January—</i>														
1995-96	1,577.4	27.3	1,604.7	1,050.2	56.2	1,106.4	2,627.7	83.5	2,711.2	607.5	1,685.5	2,166.5	4,918.2	5,485.1
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
<i>1995</i>														
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	190.0	39.0	229.0	457.1	40.6	497.7	100.2	226.5	303.3	780.2	901.2
August	235.6	1.9	237.5	119.1	2.4	121.6	354.8	4.3	359.1	89.5	405.2	480.0	845.9	928.6
September	262.0	0.9	262.9	94.7	4.8	99.5	356.7	5.7	362.4	95.5	312.0	468.4	764.0	926.3
October	237.7	2.0	239.7	136.7	9.1	145.7	374.4	11.1	385.5	96.8	665.2	749.8	1,135.8	1,232.2
November	236.1	0.3	236.3	173.0	8.9	181.9	409.1	9.2	418.2	131.6	715.3	880.8	1,254.6	1,430.6
December	233.0	1.9	234.9	119.7	12.5	132.2	352.7	14.4	367.1	73.5	432.7	509.2	858.7	949.8
<i>1997</i>														
January	210.1	0.6	210.7	151.4	19.1	170.5	361.5	19.7	381.2	89.6	291.6	413.0	742.2	883.8

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

Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1995—						
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	3,688	4,328	436.8	93.5
August	1,952	1,981	3,363	3,418	372.4	84.6
September	2,053	2,107	3,148	3,258	324.8	82.9
October	1,888	1,889	3,505	3,671	386.1	86.9
November	1,966	1,977	3,694	3,786	385.7	127.1
December	2,327	2,346	3,699	3,890	405.7	88.7
1997						
January	2,185	2,149	4,061	4,258	429.7	104.6
TREND ESTIMATES						
1995						
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	3,249	3,342	335.2	90.1
February	2,052	2,059	3,280	3,378	339.5	90.1
March	2,033	2,036	3,331	3,446	348.1	89.7
April	2,009	2,014	3,391	3,533	360.4	89.3
May	1,991	2,003	3,430	3,606	371.6	88.1
June	1,979	1,999	3,442	3,644	378.0	87.5
July	1,974	2,002	3,427	3,642	378.0	87.8
August	1,981	2,011	3,416	3,625	375.2	89.3
September	2,003	2,029	3,440	3,627	374.2	91.9
October	2,034	2,053	3,507	3,670	378.4	95.2
November	2,075	2,085	3,614	3,761	387.6	98.8
December	2,121	2,122	3,738	3,880	399.5	101.8
1997						
January	2,161	2,154	3,841	3,973	406.7	104.3

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

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

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

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

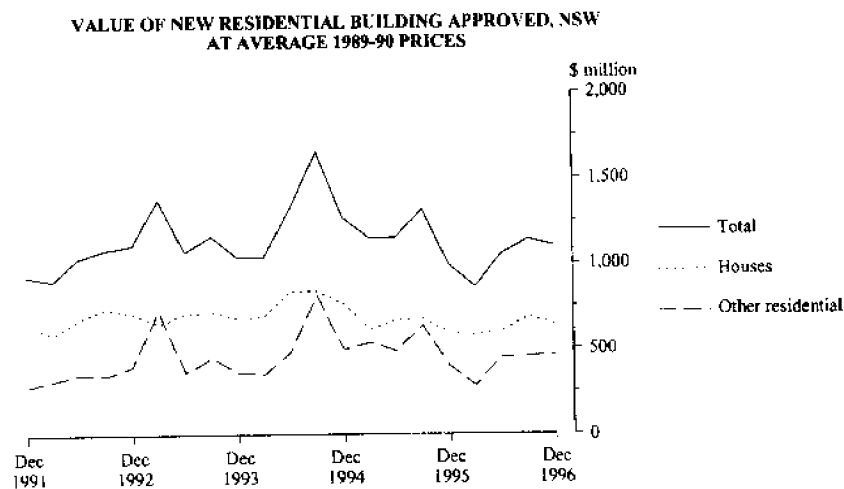
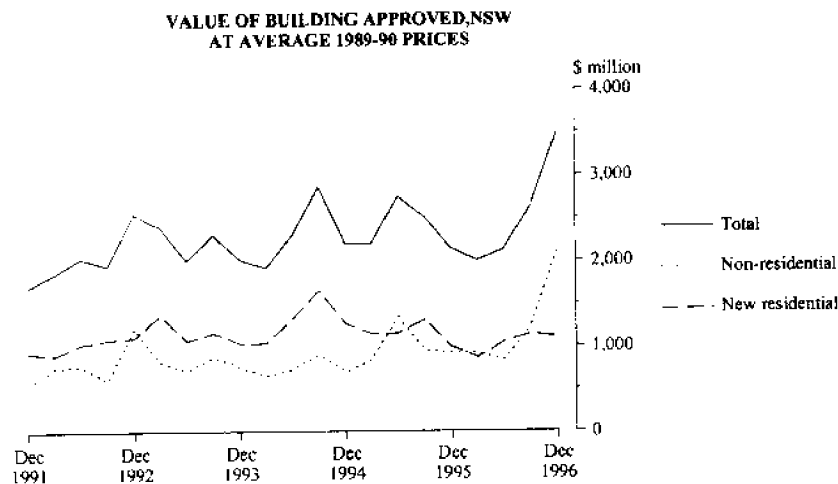


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, NSW
(*\$ million*)

Class of building	1994-95	1995-96	July-January		1996		1997
			1995-96	1996-97	November	December	January
PRIVATE SECTOR							
New houses	3,101.6	2,700.0	1,577.4	1,681.6	236.1	233.0	210.1
New other residential buildings	2,106.8	1,637.1	1,050.2	984.6	173.0	119.7	151.4
<i>Total new residential building</i>	<i>5,208.3</i>	<i>4,337.1</i>	<i>2,627.7</i>	<i>2,666.2</i>	<i>409.1</i>	<i>352.7</i>	<i>361.5</i>
Alterations and additions to residential buildings	1,093.7	1,027.6	605.0	666.7	130.3	73.2	89.1
Hotels, etc.	284.4	99.6	30.2	243.3	46.8	47.1	52.8
Shops	587.5	562.8	375.8	531.5	37.8	55.3	44.2
Factories	381.2	351.7	228.2	276.0	71.0	26.5	20.5
Offices	348.1	432.4	288.1	906.6	46.8	229.8	93.4
Other business premises	354.2	593.8	367.0	256.2	16.8	22.1	21.6
Educational	99.2	122.5	86.3	83.6	5.0	20.0	4.8
Religious	33.7	50.5	29.0	16.3	5.8	1.5	0.8
Health	75.5	83.3	29.8	100.1	6.2	4.5	43.6
Entertainment and recreational	574.8	300.3	192.7	593.5	477.1	15.7	7.7
Miscellaneous	73.7	87.7	58.2	41.4	2.0	10.2	2.3
<i>Total non-residential building</i>	<i>2,812.5</i>	<i>2,684.7</i>	<i>1,685.5</i>	<i>3,048.5</i>	<i>715.3</i>	<i>432.7</i>	<i>291.6</i>
Total	9,114.5	8,049.4	4,918.2	6,381.4	1,254.6	858.7	742.2
PUBLIC SECTOR							
New houses	43.2	36.2	27.3	9.3	0.3	1.9	0.6
New other residential buildings	125.0	103.7	56.2	95.8	8.9	12.5	19.1
<i>Total new residential building</i>	<i>168.3</i>	<i>139.9</i>	<i>83.5</i>	<i>105.1</i>	<i>9.2</i>	<i>14.4</i>	<i>19.7</i>
Alterations and additions to residential buildings	7.3	13.8	2.5	9.9	1.4	0.3	0.5
Hotels, etc.	2.3	1.0	0.1	4.3	—	0.3	—
Shops	19.4	32.3	17.8	53.8	2.6	4.2	0.2
Factories	8.3	5.5	1.9	23.5	—	1.9	—
Offices	157.1	145.4	97.9	111.6	6.4	2.4	16.7
Other business premises	85.2	147.2	72.8	123.8	96.8	1.3	9.6
Educational	237.7	251.9	106.2	199.1	19.9	11.2	35.6
Religious	—	—	—	0.1	—	—	—
Health	239.7	256.7	124.5	43.3	4.3	5.7	6.0
Entertainment and recreational	51.7	83.5	37.6	160.8	27.4	46.2	50.6
Miscellaneous	119.5	42.0	22.4	35.6	8.0	3.3	2.7
<i>Total non-residential building</i>	<i>920.9</i>	<i>965.6</i>	<i>481.0</i>	<i>756.0</i>	<i>165.5</i>	<i>76.5</i>	<i>121.4</i>
Total	1,096.5	1,119.3	567.0	871.0	176.0	91.1	141.6
TOTAL							
New houses	3,144.8	2,736.2	1,604.7	1,690.9	236.3	234.9	210.7
New other residential buildings	2,231.8	1,740.8	1,106.4	1,080.4	181.9	132.2	170.5
<i>Total new residential building</i>	<i>5,376.6</i>	<i>4,477.0</i>	<i>2,711.2</i>	<i>2,771.3</i>	<i>418.2</i>	<i>367.1</i>	<i>381.2</i>
Alterations and additions to residential buildings	1,101.0	1,041.4	607.5	676.7	131.6	73.5	89.6
Hotels, etc.	286.7	100.6	30.3	247.6	46.8	47.4	52.8
Shops	607.0	595.1	393.6	585.3	40.3	59.5	44.4
Factories	389.5	357.2	230.1	299.5	71.0	28.4	20.5
Offices	505.2	577.8	386.0	1,018.2	53.2	232.2	110.1
Other business premises	439.4	741.0	439.8	380.1	113.7	23.4	31.2
Educational	336.9	374.4	192.5	282.7	24.9	31.2	40.3
Religious	33.7	50.5	29.0	16.3	5.8	1.5	0.8
Health	315.2	340.1	154.3	143.4	10.5	10.2	49.6
Entertainment and recreational	626.5	383.8	230.3	754.3	504.5	61.9	58.3
Miscellaneous	193.3	129.7	80.6	77.1	10.1	13.5	5.0
<i>Total non-residential building</i>	<i>3,733.4</i>	<i>3,650.2</i>	<i>2,166.5</i>	<i>3,804.5</i>	<i>880.8</i>	<i>509.2</i>	<i>413.0</i>
Total	10,211.0	9,168.6	5,485.1	7,252.4	1,430.6	949.8	883.8

**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.												
<i>1996</i>												
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
<i>1997...</i>												
January	8	0.9	7	2.4	1	1.0	1	1.0	2	47.5	19	52.8
SHOPS												
<i>1996—</i>												
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
<i>1997—</i>												
January	79	6.8	25	7.4	8	5.1	6	12.7	1	12.5	119	44.4
FACTORIES												
<i>1996</i>												
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
<i>1997...</i>												
January	26	2.5	24	7.5	6	4.0	4	6.6	—	—	60	20.5
OFFICES												
<i>1996</i>												
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
<i>1997—</i>												
January	78	6.8	29	8.3	6	4.0	5	13.8	3	77.2	121	110.1
OTHER BUSINESS PREMISES												
<i>1996...</i>												
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
<i>1997.</i>												
January	25	2.9	12	3.6	5	3.4	8	21.3	—	—	50	31.2
EDUCATIONAL												
<i>1996—</i>												
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
<i>1997—</i>												
January	16	1.7	6	1.7	4	2.3	8	19.8	1	14.8	35	40.3

**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--												
November	5	0.5	---	---	1	0.8	1	4.5	---	---	7	5.8
December	3	0.2	---	---	2	1.3	---	---	---	---	5	1.5
1997--												
January	1	0.1	3	0.7	---	---	---	---	---	---	4	0.8
HEALTH												
1996--												
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
1997--												
January	19	2.1	4	1.2	3	1.8	3	3.8	3	40.7	32	49.6
ENTERTAINMENT AND RECREATIONAL												
1996--												
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
1997--												
January	11	1.1	1	0.2	2	1.3	1	4.7	2	51.0	17	58.3
MISCELLANEOUS												
1996--												
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
1997--												
January	17	1.8	2	0.6	1	1.0	1	1.6	---	---	21	5.0
TOTAL NON-RESIDENTIAL BUILDING												
1996--												
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
1997--												
January	280	26.8	113	33.6	36	23.8	37	85.2	12	243.7	478	413.0

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
SYDNEY STATISTICAL DIVISION						
Houses	940	119,387	4	524	944	119,812
Brick, stone, or concrete	73	13,152	—	—	73	13,152
Brick-veneer	584	70,008	4	524	588	70,532
Timber	24	2,555	—	—	24	2,555
Fibre cement	6	720	—	—	6	720
Other materials	253	32,853	—	—	253	32,853
Other residential buildings	1,307	121,787	233	17,433	1,540	139,220
Total residential buildings	2,247	241,074	237	17,958	2,484	259,032
HUNTER STATISTICAL DIVISION						
Houses	196	21,074	1	94	197	21,168
Brick, stone, or concrete	8	1,242	—	—	8	1,242
Brick-veneer	135	15,135	1	94	136	15,229
Timber	18	1,846	—	—	18	1,846
Fibre cement	12	843	—	—	12	843
Other materials	23	2,008	—	—	23	2,008
Other residential buildings	122	15,614	—	—	122	15,614
Total residential buildings	318	36,688	1	94	319	36,782
ILLAWARRA STATISTICAL DIVISION						
Houses	133	15,123	—	—	133	15,123
Brick, stone, or concrete	1	180	—	—	1	180
Brick-veneer	96	11,293	—	—	96	11,293
Timber	9	984	—	—	9	984
Fibre cement	4	280	—	—	4	280
Other materials	23	2,386	—	—	23	2,386
Other residential buildings	88	8,453	14	1,446	102	9,899
Total residential buildings	221	23,576	14	1,446	235	25,023
BALANCE OF NEW SOUTH WALES						
Houses	544	54,620	—	—	544	54,620
Brick, stone, or concrete	49	5,740	—	—	49	5,740
Brick-veneer	354	37,535	—	—	354	37,535
Timber	61	4,561	—	—	61	4,561
Fibre cement	34	2,810	—	—	34	2,810
Other materials	46	3,975	—	—	46	3,975
Other residential buildings	80	5,532	3	240	83	5,772
Total residential buildings	624	60,152	3	240	627	60,392
NEW SOUTH WALES						
Houses	1,813	210,105	5	618	1,818	210,723
Brick, stone, or concrete	131	20,313	—	—	131	20,313
Brick-veneer	1,169	133,972	5	618	1,174	134,590
Timber	112	9,945	—	—	112	9,945
Fibre cement	56	4,653	—	—	56	4,653
Other materials	345	41,221	—	—	345	41,221
Other residential buildings	1,597	151,385	250	19,120	1,847	170,505
Total residential buildings	3,410	361,490	255	19,738	3,665	381,228

(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 1997

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Sydney	944	171	522	693	353	371	123	847	1,540	2,484
Hunter	197	30	12	42	16	8	56	80	122	319
Illawarra	133	28	34	62	16	—	24	40	102	235
Richmond — Tweed	173	8	2	10	6	—	—	6	16	189
Mid-North Coast	115	4	6	10	—	20	—	20	30	145
Northern	37	3	—	3	—	—	—	—	3	40
North Western	32	3	—	3	2	—	—	2	5	37
Central West	45	—	—	—	—	—	—	—	—	45
South Eastern	78	4	7	11	—	—	—	—	11	89
Murrumbidgee	35	8	8	16	—	—	—	—	16	51
Murray	29	—	—	—	—	—	—	—	—	29
Far West	—	2	—	2	—	—	—	—	2	2
New South Wales	1,818	261	591	852	393	399	203	995	1,847	3,665
VALUE (\$'000)										
Sydney	119,812	18,048	52,326	70,374	23,318	29,695	15,833	68,846	139,220	259,032
Hunter	21,168	2,296	1,018	3,314	1,340	860	10,100	12,300	15,614	36,782
Illawarra	15,123	2,095	2,890	4,985	1,614	—	3,300	4,914	9,899	25,023
Richmond — Tweed	16,932	537	190	727	600	—	—	600	1,327	18,259
Mid-North Coast	11,761	233	416	649	—	1,000	—	1,000	1,649	13,409
Northern	4,163	240	—	240	—	—	—	—	240	4,403
North Western	3,461	240	—	240	170	—	—	170	410	3,871
Central West	4,301	—	—	—	—	—	—	—	—	4,301
South Eastern	7,094	290	420	710	—	—	—	—	710	7,804
Murrumbidgee	4,091	680	656	1,336	—	—	—	—	1,336	5,427
Murray	2,818	—	—	—	—	—	—	—	—	2,818
Far West	—	100	—	100	—	—	—	—	100	100
New South Wales	210,723	24,758	57,916	82,674	27,042	31,555	29,233	87,831	170,505	381,228

(a) Excludes Conversions, etc.

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE, NSW

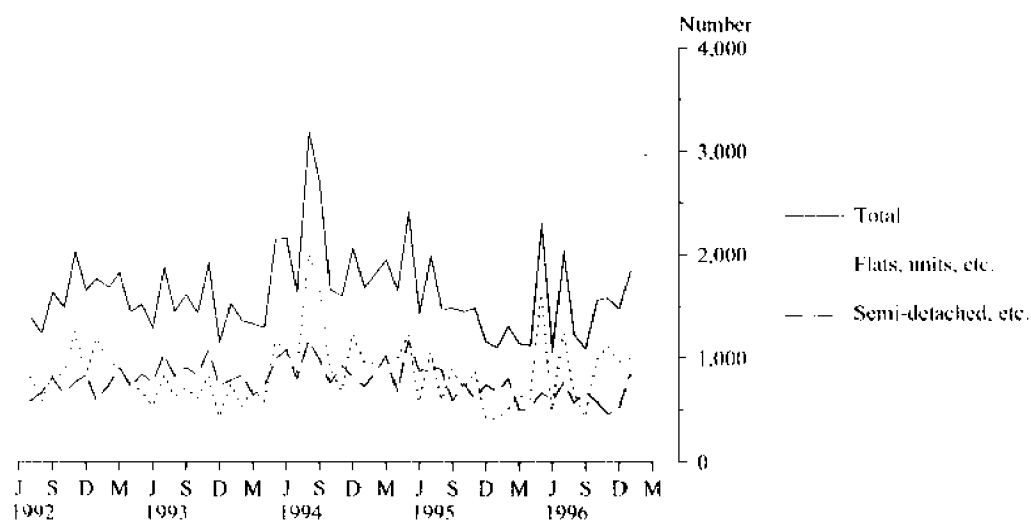


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, JANUARY 1997

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION										
Botany (A)	—	—	—	70	6	6,472	198	80	80	6,749
Leichhardt (A)	1	—	200	4	—	440	2,930	80	400	3,970
Marrickville (A)	1	—	70	19	—	1,233	2,257	2,744	2,924	6,484
South Sydney (C)	1	—	150	3	—	310	2,037	6,035	15,741	18,238
Sydney (C) — Inner & Remainder	—	—	—	17	—	2,400	1,760	136,031	142,194	146,354
<i>Inner Sydney (SSD)</i>	3	—	420	113	6	10,855	9,182	144,970	161,339	181,795
Randwick (C)	4	—	521	39	28	7,564	3,856	530	530	12,471
Waverley (A)	1	—	140	6	—	600	2,915	3,700	3,700	7,355
Woolahra (A)	3	—	1,900	40	—	7,500	2,892	1,340	1,538	13,830
<i>Eastern Suburbs (SSD)</i>	8	—	2,561	85	28	15,664	9,663	5,570	5,768	33,656
Hurstville (C)	8	—	865	88	—	11,530	463	60	60	12,919
Kogarah (A)	6	—	1,196	—	8	532	932	60	1,114	3,774
Rockdale (C)	6	—	963	44	—	3,600	952	1,242	1,842	7,356
Sutherland Shire (A)	27	—	4,697	197	38	16,001	3,819	580	580	25,098
<i>St George Sutherland (SSD)</i>	47	—	7,721	329	46	31,663	6,166	1,942	3,596	49,146
Bankstown (C)	24	1	3,016	34	32	4,650	1,133	1,569	1,705	10,504
Canterbury (A)	9	1	1,140	6	23	2,195	1,640	—	—	4,975
<i>Canterbury — Bankstown (SSD)</i>	33	2	4,155	40	55	6,845	2,773	1,569	1,705	15,479
Fairfield (C)	17	—	2,626	—	12	1,294	608	3,303	3,303	7,832
Liverpool (C)	106	—	11,399	21	8	2,175	520	4,608	4,720	18,815
<i>Fairfield — Liverpool (SSD)</i>	123	—	14,026	21	20	3,470	1,128	7,911	8,023	26,647
Camden (A)	35	—	3,326	—	—	—	259	530	530	4,115
Campbelltown (C)	44	—	4,305	—	13	1,095	558	3,727	4,057	10,016
Wollondilly (A)	18	—	2,042	—	—	—	293	730	3,182	5,517
<i>Outer South Western Sydney (SSD)</i>	97	—	9,673	—	13	1,095	1,110	4,988	7,769	19,647
Ashfield (A)	1	—	195	178	—	17,000	963	2,150	2,150	20,308
Burwood (A)	2	—	194	30	—	3,080	165	—	—	3,439
Concord (A)	—	—	—	7	—	659	527	—	300	1,486
Drummoyne (A)	5	—	750	53	—	6,165	1,763	—	—	8,678
Strathfield (A)	5	—	655	15	9	1,060	154	351	3,773	5,642
<i>Inner Western Sydney (SSD)</i>	13	—	1,794	283	9	27,964	3,572	2,501	6,223	39,553

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION—continued										
Auburn (A)	2	—	161	19	—	1,465	737	2,040	56,560	58,922
Holroyd (C)	15	—	2,258	139	—	8,905	1,006	1,397	1,397	13,567
Paramatta (C)	30	—	2,877	60	37	6,070	2,268	6,522	6,522	17,736
Central Western Sydney (SSD)	47	—	5,295	218	37	16,440	4,011	9,959	64,479	90,225
Blue Mountains (C)	25	—	2,869	—	—	—	1,080	6,720	6,790	10,739
Hawkesbury (C)	19	—	1,828	8	—	633	714	402	452	3,628
Penrith (C)	28	—	3,363	—	—	—	1,491	1,060	5,714	10,568
Outer Western Sydney (SSD)	72	—	8,061	8	—	633	3,285	8,182	12,956	24,935
Baulkham Hills (A)	102	—	15,387	37	—	3,960	2,199	1,179	1,179	22,725
Blacktown (C)	122	—	13,169	—	—	—	2,216	3,851	3,851	19,236
Blacktown — Baulkham Hills (SSD)	224	—	28,556	37	—	3,960	4,415	5,030	5,030	41,961
Hunter's Hill (A)	2	—	485	—	—	—	749	6,000	6,000	7,234
Lane Cove (A)	—	—	—	6	—	755	690	80	80	1,525
Mosman (A)	—	—	—	—	—	—	891	—	—	891
North Sydney (A)	7	—	1,705	37	—	5,024	1,059	1,353	1,997	9,785
Ryde (C)	7	—	1,117	8	9	1,697	748	1,612	2,553	6,115
Willoughby (C)	6	—	828	24	—	3,003	1,800	29,885	29,885	35,516
Lower Northern Sydney (SSD)	22	—	4,136	75	9	10,479	5,937	38,930	40,515	61,066
Hornsby (A)	35	—	4,976	—	—	—	3,064	9,470	9,956	17,996
Ku-ring-gai (A)	9	—	2,774	8	—	1,000	3,452	—	686	7,911
Hornsby — Ku-ring-gai (SSD)	44	—	7,750	8	—	1,000	6,516	9,470	10,642	25,908
Manly (A)	3	—	980	2	—	650	1,505	50	1,678	4,813
Pittwater (A)	9	—	1,537	—	—	—	1,729	150	150	3,416
Warringah (A)	14	2	3,207	2	10	1,564	7,641	1,650	1,650	14,062
Northern Beaches (SSD)	26	2	5,724	4	10	2,214	10,876	1,850	3,478	22,291
Gosford (C)	92	—	11,242	78	—	6,418	1,495	725	4,866	24,021
Wyong (A)	89	—	8,698	8	—	520	885	1,489	1,489	11,592
Gosford — Wyong (SSD)	181	—	19,940	86	—	6,938	2,380	2,214	6,355	35,613
Sydney (SD)	940	4	119,812	1,307	233	139,220	71,014	245,084	337,877	667,923

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
HUNTER STATISTICAL DIVISION										
Cessnock (C)	8	—	1,050	2	—	157	164	63	63	1,434
Lake Macquarie (C)	58	—	6,480	3	—	229	1,838	1,025	1,025	9,573
Maitland (C)	15	—	1,492	6	—	340	345	1,350	1,350	3,527
Newcastle (C) — Inner & Remainder	27	—	2,746	61	—	10,113	2,022	5,725	10,336	25,216
Port Stephens (A)	30	1	3,009	7	—	590	371	1,083	15,860	19,830
Newcastle (SSD)	138	1	14,777	79	—	11,429	4,740	9,246	28,633	59,579
Dungog (A)	—	—	—	—	—	—	—	—	—	—
Gloucester (A)	1	—	120	—	—	—	114	60	60	294
Great Lakes (A)	42	—	4,577	43	—	4,185	175	—	—	8,937
Merriwa (A)	—	—	—	—	—	—	—	—	—	—
Murrumbidgee (A)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (A)	—	—	—	—	—	—	104	125	125	229
Scone (A)	8	—	861	—	—	—	35	—	—	896
Singleton (A)	7	—	833	—	—	—	163	2,445	2,445	3,441
Hunter SD Balance (SSD)	58	—	6,391	43	—	4,185	592	2,630	2,630	13,797
Hunter (SD)	196	1	21,168	122	—	15,614	5,332	11,876	31,263	73,377
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	4	—	526	2	—	180	370	—	—	1,076
Shellharbour (A)	37	—	4,346	5	—	378	497	323	323	5,544
Wollongong (C)	27	—	3,247	53	—	5,135	1,083	375	4,175	13,640
Wollongong (SSD)	68	—	8,119	60	—	5,693	1,950	698	4,498	20,261
Shoalhaven (C)	37	—	3,540	8	14	2,406	848	652	742	7,536
Wingecarribee (A)	28	—	3,464	20	—	1,800	1,017	—	—	6,280
Illawarra SD Balance (SSD)	65	—	7,004	28	14	4,206	1,864	652	742	13,816
Illawarra (SD)	133	—	15,123	88	14	9,899	3,814	1,350	5,240	34,077
RICHMOND — TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	60	—	6,060	12	—	975	402	1,043	1,043	8,480
Tweed Heads (SSD)	60	—	6,060	12	—	975	402	1,043	1,043	8,480
Ballina (A)	14	—	1,670	2	—	190	383	116	116	2,358
Byron (A)	34	—	3,087	—	—	—	523	774	844	4,454
Casino (A)	4	—	287	—	—	—	—	—	185	472
Kyogle (A)	—	—	—	—	—	—	24	—	—	24
Lismore (C)	18	—	1,748	—	—	—	181	—	2,100	4,030
Richmond River (A)	2	—	189	—	—	—	22	—	—	211
Tweed (A) Pt B	41	—	3,890	2	—	162	449	80	80	4,582
Richmond — Tweed SD Balance (SSD)	113	—	10,872	4	—	352	1,582	970	3,325	16,131
Richmond — Tweed (SD)	173	—	16,932	16	—	1,327	1,984	2,013	4,368	24,611

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MID-NORTH COAST STATISTICAL DIVISION										
Bellingen (A)	4	—	255	—	—	—	191	—	—	445
Coffs Harbour (C)	28	—	2,997	6	—	416	335	12,630	12,630	16,378
Copmanhurst (A)	—	—	—	—	—	—	—	—	—	—
Grafton (C)	2	—	200	—	—	—	31	350	350	581
Maclean (A)	18	—	1,806	—	—	—	112	400	400	2,318
Nambucca (A)	10	—	892	—	—	—	40	181	181	1,113
Nymboida (A)	2	—	197	—	—	—	60	—	—	257
Uimarra (A)	2	—	225	—	—	—	68	—	—	292
Clarence (SSD)	66	—	6,571	6	—	416	836	13,561	13,561	21,384
Greater Taree (C)	17	—	1,809	2	—	133	218	811	811	2,971
Hastings (A)	23	—	2,514	20	—	1,000	221	90	90	3,826
Kempsey (A)	9	—	866	2	—	100	227	272	664	1,857
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	49	—	5,190	24	—	1,233	667	1,173	1,565	8,654
Mid-North Coast (SD)	115	—	11,761	30	—	1,649	1,502	14,734	15,126	30,037
NORTHERN STATISTICAL DIVISION										
Barraba (A)	—	—	—	—	—	—	16	—	—	16
Bingara (A)	—	—	—	—	—	—	—	—	—	—
Gunnedah (A)	3	—	316	—	—	—	111	960	960	1,387
Inverell (A) Pt A	1	—	100	—	—	—	—	—	—	100
Manilla (A)	—	—	—	—	—	—	22	—	—	22
Nundle (A)	2	—	70	—	—	—	—	50	50	120
Parry (A)	3	—	500	—	—	—	73	—	—	573
Quirindi (A)	1	—	200	—	—	—	—	—	—	200
Tamworth (C)	7	—	771	—	—	—	321	2,720	2,910	4,002
Yallaroi (A)	—	—	—	—	—	—	—	—	—	—
Northern Slopes (SSD)	17	—	1,957	—	—	—	542	3,730	3,920	6,420
Armidale (C)	3	—	331	—	—	—	66	—	211	608
Dumaresq (A)	1	—	130	—	—	—	—	150	150	280
Glen Innes (A)	—	—	—	—	—	—	46	160	160	206
Guyra (A)	1	—	120	—	—	—	46	—	—	166
Inverell (A) Pt B	1	—	130	—	—	—	61	205	205	396
Severn (A)	—	—	—	—	—	—	45	—	—	45
Tenterfield (A)	4	—	485	—	—	—	—	—	—	485
Uralla (A)	1	—	52	—	—	—	12	—	—	64
Walcha (A)	—	—	—	—	—	—	—	—	—	—
Northern Tablelands (SSD)	11	—	1,248	—	—	—	276	515	726	2,250
Moree Plains (A)	6	—	692	—	3	240	13	439	539	1,484
Narrabri (A)	3	—	265	—	—	—	30	—	—	295
North Central Plain (SSD)	9	—	957	—	3	240	43	439	539	1,779
Northern (SD)	37	—	4,163	—	3	240	862	4,684	5,185	10,449

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, JANUARY 1997 - 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)				
NORTH WESTERN STATISTICAL DIVISION										
Coolah (A)	1	—	55	—	—	—	—	—	—	55
Coonabarabran (A)	2	—	238	—	—	—	30	—	—	268
Dubbo (C)	12	—	1,295	—	—	—	30	593	673	1,998
Gilgandra (A)	—	—	—	—	—	—	—	—	—	—
Mudgee (A)	9	—	1,071	—	—	—	294	—	—	1,365
Narromine (A)	—	—	—	—	—	—	—	—	—	—
Wellington (A)	1	—	50	—	—	—	35	—	—	85
Central Macquarie (SSD)	25	—	2,709	—	—	—	389	593	673	3,771
Bogan (A)	1	—	120	3	—	240	—	—	—	360
Coonamble (A)	—	—	—	—	—	—	63	—	—	63
Walgen (A)	—	—	—	—	—	—	10	—	—	10
Warren (A)	—	—	—	—	—	—	—	—	—	—
Macquarie - Barwon (SSD)	1	—	120	3	—	240	73	—	—	433
Bourke (A)	—	—	—	—	—	—	—	122	122	122
Brewarrina (A)	1	—	95	—	—	—	—	—	—	95
Cobar (A)	5	—	537	2	—	170	51	—	—	758
Upper Darling (SSD)	6	—	632	2	—	170	51	122	122	975
North Western (SD)	32	—	3,461	5	—	410	513	715	795	5,178
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	7	—	630	—	—	—	191	226	392	1,212
Blayney (A) Pt A	—	—	—	—	—	—	—	—	—	—
Cahonne (A) Pt A	1	—	200	—	—	—	—	—	—	200
Evans (A) Pt A	—	—	—	—	—	—	—	—	—	—
Orange (C)	6	—	617	—	—	—	452	—	270	1,338
Bathurst - Orange (SSD)	14	—	1,446	—	—	—	643	226	662	2,751
Blayney (A) Pt B	—	—	—	—	—	—	15	—	—	15
Cahonne (A) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt B	5	—	289	—	—	—	70	—	—	359
Greater Lithgow (C)	7	—	705	—	—	—	109	100	100	914
Oberon (A)	—	—	—	—	—	—	33	—	—	33
Rylstone (A)	—	—	—	—	—	—	—	60	60	60
Central Tablelands (excl. Bathurst - Orange) (SSD)	12	—	994	—	—	—	227	160	160	1,381
Bland (A)	—	—	—	—	—	—	—	—	—	—
Cahonne (A) Pt C	—	—	—	—	—	—	40	—	—	40
Cowra (A)	13	—	1,352	—	—	—	149	—	—	1,501
Forbes (A)	2	—	150	—	—	—	113	—	—	263
Lachlan (A)	1	—	110	—	—	—	49	—	—	159
Parkes (A)	2	—	194	—	—	—	149	—	—	343
Weddin (A)	1	—	54	—	—	—	—	—	—	54
Lachlan (SSD)	19	—	1,860	—	—	—	500	—	—	2,360
Central West (SD)	45	—	4,301	—	—	—	1,369	386	822	6,491

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	10	—	882	—	—	—	193	122	122	1,197
Yarrowlumla (A) — Pt A	5	—	572	—	—	—	55	—	—	627
Queanbeyan (SSD)	15	—	1,454	—	—	—	248	122	122	1,824
Boorowa (A)	—	—	—	—	—	—	—	—	—	—
Crookwell (A)	1	—	20	—	—	—	—	—	—	20
Goulburn (C)	3	—	341	—	—	—	75	330	330	746
Gunning (A)	4	—	364	—	—	—	100	—	—	464
Harden (A)	—	—	—	—	—	—	94	—	—	94
Mulwaree (A)	1	—	104	—	—	—	123	—	—	227
Tallaganda (A)	2	—	147	—	—	—	—	—	—	147
Yarrowlumla (A) — Pt B	2	—	108	—	—	—	—	—	—	108
Yass (A)	6	—	864	—	—	—	246	—	200	1,310
Young (A)	6	—	450	4	—	290	33	—	—	773
Southern Tablelands (excl. Queanbeyan) (SSD)	25	—	2,397	4	—	290	672	330	530	3,889
Bega Valley (A)	17	—	1,176	—	—	—	214	—	540	1,930
Eurobodalla (A)	14	—	1,486	7	—	420	304	150	150	2,360
Lower South Coast (SSD)	31	—	2,662	7	—	420	517	150	690	4,289
Bombala (A)	2	—	156	—	—	—	51	—	—	207
Cooma-Monaro (A)	1	—	70	—	—	—	39	—	158	267
Snowy River (A)	4	—	355	—	—	—	—	1,252	1,252	1,607
Snowy (SSD)	7	—	581	—	—	—	90	1,252	1,410	2,080
South Eastern (SD)	78	—	7,094	11	—	710	1,526	1,854	2,752	12,082
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	—	—	—	—	—	—	—	—	—	—
Cookamundra (A)	1	—	100	—	—	—	198	250	250	548
Gundagai (A)	—	—	—	—	—	—	—	—	—	—
Junee (A)	2	—	109	—	—	—	45	—	—	154
Lockhart (A)	1	—	100	—	—	—	—	—	—	100
Narrandera (A)	1	—	80	—	—	—	—	—	—	80
Temora (A)	—	—	—	—	—	—	—	—	—	—
Tumut (A)	4	—	376	—	—	—	136	65	65	576
Wagga Wagga (C)	13	—	1,726	14	—	1,186	272	775	825	4,009
Central Murrumbidgee (SSD)	22	—	2,491	14	—	1,186	651	1,090	1,140	5,468
Carrathool (A)	—	—	—	—	—	—	—	—	—	—
Griffith (C)	11	—	1,410	2	—	150	113	185	545	2,217
Hay (A)	—	—	—	—	—	—	20	—	—	20
Leeton (A)	—	—	—	—	—	—	111	152	432	543
Murrumbidgee (A)	2	—	191	—	—	—	—	—	—	191
Lower Murrumbidgee (SSD)	13	—	1,600	2	—	150	243	337	977	2,970
Murrumbidgee (SD)	35	—	4,091	16	—	1,336	894	1,427	2,117	8,438

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MURRAY STATISTICAL DIVISION										
Albury (C)	16	—	1,835	—	—	—	404	6,280	6,280	8,519
Hume (A)	1	—	114	—	—	—	15	—	—	129
Albury (SSD)	17	—	1,948	—	—	—	419	6,280	6,280	8,647
Corowa (A)	5	—	335	—	—	—	47	—	—	382
Culcairn (A)	—	—	—	—	—	—	30	—	—	30
Holbrook (A)	2	—	79	—	—	—	51	—	—	130
Tumbarumba (A)	1	—	75	—	—	—	—	—	—	75
Urana (A)	1	—	77	—	—	—	—	—	—	77
Upper Murray (excl. Albury) (SSD)	9	—	565	—	—	—	128	—	—	693
Berrigan (A)	2	—	221	—	—	—	25	—	—	246
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	—	—	—	—	—	—	45	400	400	445
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	1	—	83	—	—	—	—	—	—	83
Wakool (A)	—	—	—	—	—	—	—	—	—	—
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	3	—	304	—	—	—	70	400	400	774
Balranald (A)	—	—	—	—	—	—	17	—	—	17
Wentworth (A)	—	—	—	—	—	—	52	—	—	52
Murray Darling (SSD)	—	—	—	—	—	—	69	—	—	69
Murray (SD)	29	—	2,818	—	—	—	686	6,680	6,680	10,184
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	—	—	—	2	—	100	75	800	800	975
Central Darling (A)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	—	—	—	2	—	100	75	800	800	975
NEW SOUTH WALES										
New South Wales	1,813	5	210,723	1,597	250	170,505	89,571	291,603	413,024	883,823

(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 1996 to January 1997.

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

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

movements in the seasonally adjusted estimates for next month (February 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 February 1997, the trend estimate for that month would be 2,280, a movement of 3.2%. The monthly movements in the trend estimates for November, December and January 1997, which are currently estimated to be 2.0%, 2.3% and 1.9% respectively, would be revised to 2.5%, 3.1% and 3.0%. On the other hand, a 7% seasonally adjusted decline in the number of private houses approved in February 1997 would produce a trend estimate for February 1997 of 2,157, a movement of 1.3%, with the movements in the trend estimates for November, December and January 1997 being revised to 1.6%, 1.6% and 1.3% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1997 seasonally adjusted estimate			
			is up 7% on January 1997		is down 7% on January 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
August	1,981	0.4	1,977	0.2	1,983	0.4
September	2,003	1.1	1,996	1.0	2,006	1.2
October	2,034	1.6	2,031	1.8	2,036	1.5
November	2,075	2.0	2,081	2.5	2,068	1.6
December	2,121	2.3	2,145	3.1	2,102	1.6
1997—						
January	2,161	1.9	2,210	3.0	2,128	1.3
February	n.y.a.	n.y.a.	2,280	3.2	2,157	1.3

TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1997 seasonally adjusted estimate			
			is up 7% on January 1997		is down 7% on January 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
August	2,011	0.5	2,008	0.3	2,013	0.6
September	2,029	0.9	2,024	0.8	2,034	1.0
October	2,053	1.2	2,051	1.3	2,055	1.1
November	2,085	1.6	2,090	1.9	2,077	1.1
December	2,122	1.8	2,142	2.5	2,099	1.1
1997—						
January	2,154	1.5	2,195	2.5	2,114	0.7
February	n.y.a.	n.y.a.	2,252	2.6	2,130	0.8

TOTAL NUMBER OF DWELLING UNITS APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1997 seasonally adjusted estimate			
			is up 8% on January 1997		is down 8% on January 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
August	3,625	-0.5	3,612	-0.8	3,626	-0.4
September	3,627	0.0	3,605	-0.2	3,630	0.1
October	3,670	1.2	3,659	1.5	3,671	1.1
November	3,761	2.5	3,791	3.6	3,759	2.4
December	3,880	3.2	3,974	4.8	3,868	2.9
1997—						
January	3,973	2.4	4,162	4.7	3,963	2.5
February	n.y.a.	n.y.a.	4,390	5.5	4,089	3.2

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

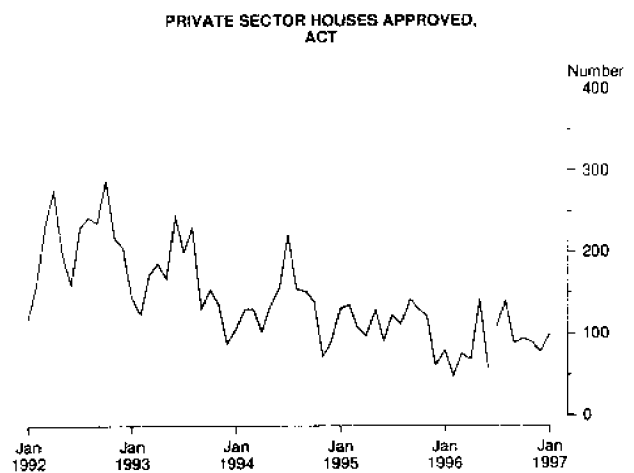
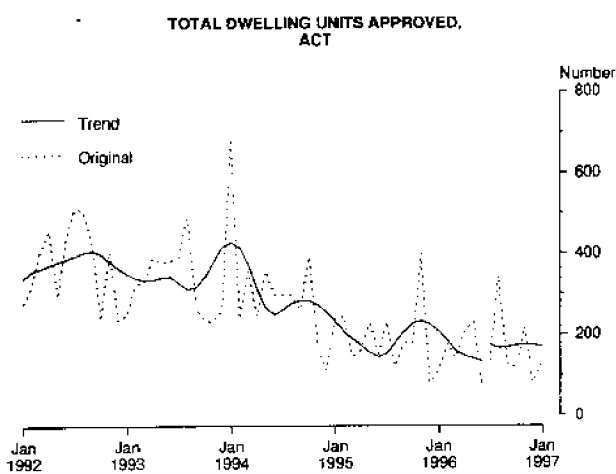
	Trend estimate		Revised trend estimate if February 1997 seasonally adjusted estimate			
			is up 9% on January 1997		is down 9% on January 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
August	375.2	-0.7	374.1	-1.0	375.5	-0.6
September	374.2	-0.3	372.2	-0.5	374.8	-0.2
October	378.4	1.1	377.3	1.4	378.6	1.0
November	387.6	2.4	390.6	3.5	387.2	2.3
December	399.5	3.1	407.7	4.4	396.5	2.4
1997—						
January	406.7	1.8	424.7	4.2	403.6	1.8
February	n.y.a.	n.y.a.	445.3	4.9	413.5	2.5

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

	Trend estimate		Revised trend estimate if February 1997 seasonally adjusted estimate			
			is up 8% on January 1997		is down 8% on January 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
August	89.3	1.7	89.1	1.5	89.4	1.8
September	91.9	2.9	91.5	2.7	92.1	3.0
October	95.2	3.7	95.1	3.9	95.4	3.5
November	98.8	3.7	99.2	4.3	98.4	3.2
December	101.8	3.1	103.2	4.1	100.7	2.3
1997—						
January	104.3	2.4	106.7	3.3	101.9	1.2
February	n.y.a.	n.y.a.	109.9	3.0	102.7	0.8

AUSTRALIAN CAPITAL TERRITORY

MAIN FEATURES



Residential

- The trend for total dwelling units has remained level over the last six months.
- In original terms the number of dwelling units approved was 135. Of these, 99 were new private sector houses with 71 located in Gungahlin-Hall SSD and 19 in Tuggeranong SSD.

Non-residential building

- The value of non-residential building approved in January was \$62.8 million, with \$47.8 million of this approved in Parkes (South Canberra SSD). One office refurbishment project accounted for \$46.5 million.

NOTE: Changes to the 'ACT Building, Electrical and Plumbing Control' system to produce building permits and their subsequent processing has revealed previous under-reporting of approval information. For the period July to December 1996, 165 dwelling units and total building work of \$40.5 million (16%) had been incorrectly omitted from data reported to ABS. All series for the ACT have been revised from July 1996. As further information is received and analysed, the series prior to that are likely to be revised. A trend break has been included in the graphs.

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-January	774	16	790	519	3	522	..	1,293	19	1,312	..
1996-97											
July-January	699	32	731	421	4	425	4	1,124	36	1,160	..
1995—											
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	185
March	76	1	77	66	—	66	—	142	1	143	162
April	69	7	76	—	45	45	85	69	137	206	150
May	142	14	156	77	—	77	..	219	14	233	142
June	58	2	60	9	8	17	..	67	10	77	135
July	109	—	109	27	—	27	1	137	—	137	176
August	140	—	140	205	—	205	—	345	..	345	168
September	88	—	88	38	—	38	—	126	—	126	170
October	94	—	94	24	—	24	1	119	—	119	174
November	90	16	106	111	..	111	—	201	16	217	176
December	79	—	79	—	—	—	2	81	—	81	176
1997—											
January	99	16	115	16	4	20	—	115	20	135	171

(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		Private sector	Total	Private 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—														
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	12,770	—	12,770	2,412	—	2,412	15,182	—	15,182	6,314	12,662	37,242	34,137	58,737
August	17,128	—	17,128	11,750	—	11,750	28,878	..	28,878	5,321	13,204	14,548	47,380	48,746
September	11,051	—	11,051	3,338	—	3,338	14,390	—	14,390	6,438	25,126	50,145	45,954	70,973
October	11,354	—	11,354	2,362	—	2,362	13,716	—	13,716	6,447	9,434	14,608	29,597	34,771
November	11,450	1,485	12,934	11,750	—	11,750	23,200	1,485	24,684	4,931	14,532	23,813	42,663	53,429
December	10,194	—	10,194	—	—	—	10,194	—	10,194	3,619	8,490	16,545	22,302	30,357
1997—														
January	11,253	1,565	12,817	1,906	395	2,301	13,159	1,959	15,118	4,078	14,166	62,818	31,403	82,014

TABLE 12. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, ACT

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
NORTH CANBERRA STATISTICAL SUBDIVISION										
Acton	—	—	—	—	—	—	—	—	—	—
Ainslie	—	9	875	—	—	—	16	—	—	891
Braddon	—	—	—	—	—	—	—	755	755	755
Campbell	—	—	—	—	—	—	205	—	—	205
City	—	—	—	—	—	—	—	255	676	676
Dickson	—	—	—	—	—	—	—	62	62	62
Downer	—	—	—	—	—	—	50	—	150	200
Duntroon	—	—	—	—	—	—	—	—	—	—
Hackett	—	—	—	—	—	—	—	—	—	—
Kowen	—	—	—	—	—	—	—	—	—	—
Lyneham	1	—	125	—	—	—	—	—	—	125
Majura	—	—	—	—	—	—	—	—	—	—
O'Connor	—	3	311	—	—	—	31	—	—	342
Reid	—	—	—	—	—	—	105	—	—	105
Russell	—	—	—	—	—	—	—	—	—	—
Turner	1	1	183	—	—	—	—	—	—	183
Watson	—	—	—	—	—	—	137	—	—	137
Total	2	13	1,495	—	—	—	544	1,072	1,643	3,682
BELCONNEN STATISTICAL SUBDIVISION										
Aranda	—	—	—	—	—	—	—	—	—	—
Belconnen Town Centre	—	—	—	—	—	—	—	—	—	—
Belconnen — SSD Balance	—	—	—	—	—	—	—	—	—	—
Bruce	1	—	195	—	—	—	26	—	—	221
Charnwood	—	—	—	—	—	—	26	—	—	26
Cook	—	—	—	—	—	—	17	—	—	17
Dunlop	3	—	345	—	—	—	—	—	—	345
Evatt	—	—	—	—	—	—	113	—	—	113
Florey	—	—	—	—	—	—	—	—	—	—
Flynn	—	—	—	—	—	—	138	—	—	138
Fraser	—	—	—	—	—	—	—	—	—	—
Giralang	—	—	—	—	—	—	—	—	—	—
Hawker	—	—	—	—	—	—	28	—	—	28
Higgins	—	—	—	—	—	—	25	—	—	25
Holt	1	—	93	—	—	—	—	—	—	93
Kaleen	—	—	—	—	—	—	149	—	—	149
Latham	—	—	—	—	—	—	26	—	—	26
McKellar	—	—	—	—	—	—	—	—	—	—
Macgregor	—	—	—	—	—	—	—	—	—	—
Macquarie	—	—	—	—	—	—	60	—	—	60
Melba	—	—	—	—	—	—	37	—	—	37
Page	—	—	—	—	—	—	—	—	—	—
Scullin	—	—	—	—	—	—	42	—	—	42
Spence	—	—	—	—	—	—	44	—	—	44
Weetangera	—	—	—	—	—	—	62	—	—	62
Total	5	—	633	—	—	—	794	—	—	1,426

TABLE 12. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, ACT

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
WODEN VALLEY STATISTICAL SUBDIVISION										
Chifley	—	—	—	—	—	—	26	—	—	26
Curtin	—	—	—	—	—	—	17	—	—	17
Farrer	—	—	—	—	—	—	90	—	—	90
Garran	1	—	45	—	—	—	130	—	—	175
Hughes	—	—	—	—	—	—	51	—	—	51
Isaacs	—	—	—	—	—	—	—	—	—	—
Lyons	—	—	—	—	—	—	—	—	—	—
Mawson	—	—	—	—	—	—	25	—	—	25
O'Malley	—	—	—	—	—	—	84	—	—	84
Pearce	—	—	—	—	—	—	—	—	—	—
Phillip	—	—	—	—	—	—	—	267	318	318
Torrens	—	—	—	—	—	—	21	—	—	21
Total	1	—	45	—	—	—	444	267	318	807
WESTON CREEK-STROMLO STATISTICAL SUBDIVISION										
Chapman	—	—	—	—	—	—	79	—	—	79
Duffy	—	—	—	—	—	—	25	—	—	25
Fisher	—	—	—	—	—	—	—	—	—	—
Holder	—	—	—	—	—	—	87	—	—	87
Rivett	—	—	—	—	—	—	—	—	—	—
Stirling	—	1	89	—	—	—	48	—	—	137
Stromlo	—	—	—	—	—	—	—	—	—	—
Waramanga	—	—	—	—	—	—	58	—	—	58
Weston	—	—	—	—	—	—	26	—	—	26
Weston Creek-Stromlo — SSD Balance	—	—	—	—	—	—	—	—	—	—
Total	—	1	89	—	—	—	323	—	—	412
TUGGERANONG STATISTICAL SUBDIVISION										
Banks	—	—	—	—	—	—	10	—	—	10
Bonython	—	—	—	—	—	—	75	—	—	75
Calwell	—	—	—	—	—	—	31	—	—	31
Chisholm	—	—	—	—	—	—	112	—	119	231
Conder	17	—	1,551	—	—	—	—	—	—	1,551
Fadden	—	—	—	—	—	—	40	—	—	40
Gilmore	—	—	—	—	—	—	23	—	—	23
Gordon	2	—	274	—	—	—	—	—	—	274
Gowrie	—	—	—	—	—	—	35	—	—	35
Greenway	—	—	—	—	—	—	—	9,900	9,900	9,900
Isabella Plains	—	—	—	—	—	—	—	—	—	—
Kambah	—	1	89	—	—	—	108	—	—	197
Macarthur	—	—	—	—	—	—	—	—	—	—
Monash	—	—	—	—	—	—	206	—	—	206
Oxley	—	—	—	—	—	—	22	—	—	22
Richardson	—	—	—	—	—	—	—	—	—	—
Theodore	—	—	—	—	—	—	105	—	—	105
Tuggeranong — SSD Balance	—	—	—	—	—	—	—	—	—	—
Wanniassa	—	1	99	—	4	395	30	—	—	524
Total	19	2	2,013	—	4	395	796	9,900	10,019	13,224

TABLE 12. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, ACT

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH CANBERRA STATISTICAL SUBDIVISION										
Barton	—	—	—	—	—	—	—	90	165	165
Deakin	—	—	—	—	—	—	226	138	138	364
Forrest	—	—	—	—	—	—	50	—	—	50
Fyshwick	—	—	—	—	—	—	—	896	896	896
Griffith	—	—	—	—	—	—	244	—	—	244
Harman	—	—	—	—	—	—	—	—	—	—
Hume	—	—	—	—	—	—	—	—	—	—
Jerrabomberra	—	—	—	—	—	—	—	—	—	—
Kingston	—	—	—	—	—	—	—	—	—	—
Narrabundah	1	—	91	—	—	—	41	83	83	215
Oaks Estate	—	—	—	—	—	—	—	—	—	—
Parkes	—	—	—	—	—	—	—	—	47,838	47,838
Pialligo	—	—	—	—	—	—	22	—	—	22
Red Hill	—	—	—	—	—	—	101	—	—	101
Symonston	—	—	—	—	—	—	—	—	—	—
Yarralumla	—	—	—	—	—	—	44	1,719	1,719	1,763
Total	1	—	91	—	—	—	729	2,926	50,838	51,658
GUNGALIN-HALL STATISTICAL SUBDIVISION										
Amaroo	15	—	1,873	8	—	926	—	—	—	2,799
Gungahlin-Hall - SSD Balance	—	—	—	—	—	—	—	—	—	—
Hall	—	—	—	—	—	—	298	—	—	298
Mitchell	—	—	—	—	—	—	—	—	—	—
Ngunnawal	18	—	1,805	—	—	—	38	—	—	1,843
Nicholls	37	—	4,693	8	—	980	—	—	—	5,673
Palmerston	1	—	80	—	—	—	113	—	—	193
Total	71	—	8,451	16	—	1,906	449	—	—	10,806
AUSTRALIAN CAPITAL TERRITORY										
AUSTRALIAN CAPITAL TERRITORY	99	16	12,817	16	4	2,301	4,078	14,166	62,818	82,014

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) Yarrolumla (A) has been split to form two smaller SLAs: Yarrolumla (A) – Pt A and Yarrolumla (A) – Pt B.
- (c) The boundary of the Canberra-Queanbeyan Statistical District has been extended to include the part of Yarrolumla (A) mainly east of the ACT (Yarrolumla (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

For more information . . .

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