

CATALOGUE NO. 8731.1

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

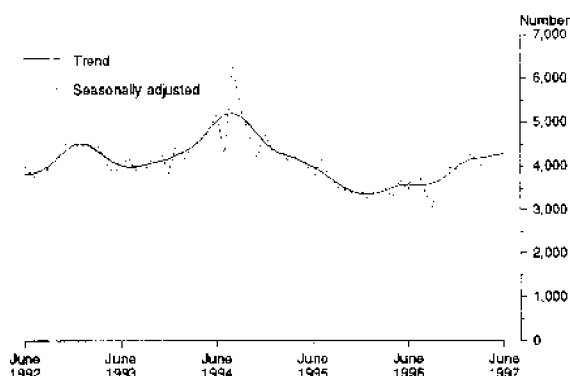
NEW SOUTH WALES

MAIN FEATURES

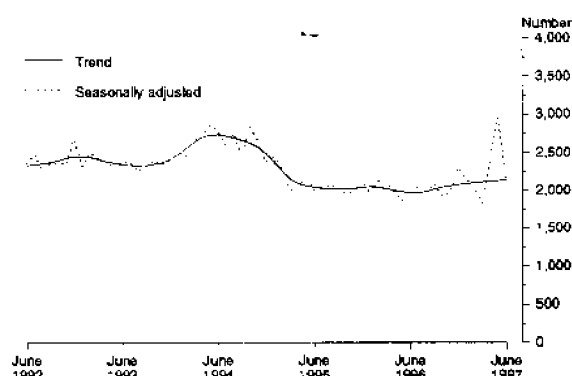
NUMBER OF DWELLING UNITS APPROVED

	June 1996	May 1997	June 1997	June 1996 to June 1997 change	May 1997 to June 1997 change
Original series	3,174	5,242	4,187	31.9%	-20.1%
Seasonally adjusted	3,461	4,442	4,389	26.8%	-1.2%
Trend estimate	3,597	4,259	4,289	19.2%	0.7%

TOTAL DWELLING UNITS APPROVED, NSW



PRIVATE SECTOR HOUSES APPROVED, NSW



Residential building

- The trend for total dwellings approved continued to rise with an increase of 0.7% in June and is 19.2% higher than June 1996.
- The trend for the number of private sector houses approved has flattened.
- In original terms the total number of dwelling units approved in June was 4,187. Of the total, 2,114 were private sector houses.

- For the 1996-97 financial year there were 47,884 dwellings approved in New South Wales of which 32,349 were within the Sydney Statistical Division.

Non-residential building

- The value of non-residential building approved in June was \$353.0 million. Of the total, shops accounted for \$89.1 million followed by other business premises (\$81.5 million), and entertainment and recreational (\$53.1 million).
- For the 1996-97 financial year there was \$5,169.1 million worth of non-residential building work approved in New South Wales.

NOTES:

- Following further reanalysis of relationships between Australian and State series, and a further reanalysis of seasonal factors, seasonally adjusted and trend series have been revised.
- Offices of the Bankstown council were severely damaged by fire in early July and the council has been unable to provide details of all building work approved in June.
- Estimates for the number and value of other residential dwelling units approved in NSW in February 1997 have been revised upwards. The revision is due to the inclusion of a private sector residential job, involving 198 dwellings with a value of \$11.6 million, which had been approved but not advised.

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 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										
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
1996—										
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
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
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
1996—										
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
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

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
SYDNEY STATISTICAL DIVISION														
1994-95	1,639.9	26.4	1,666.3	1,745.0	76.7	1,821.7	3,384.9	103.0	3,488.0	852.4	2,206.4	2,896.8	6,437.1	7,237.2
1995-96	1,520.2	22.6	1,542.8	1,429.0	64.2	1,493.2	2,949.2	86.8	3,036.0	792.4	1,994.0	2,716.5	5,724.2	6,544.9
1996-97	1,764.2	13.0	1,777.2	1,605.2	116.5	1,721.8	3,369.4	129.5	3,499.0	904.8	3,452.1	4,163.1	7,713.1	8,566.8
1996—														
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
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
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
1996—														
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
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

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

Period	Number of dwelling units (c)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1996—						
April	1,981	2,000	3,198	3,303	359.0	87.9
May	1,854	1,863	3,587	3,709	429.5	88.3
June	1,958	1,963	3,325	3,461	314.0	90.3
July	2,062	2,077	3,791	4,131	399.3	89.8
August	1,977	1,990	3,422	3,489	372.4	85.1
September	2,085	2,095	2,977	3,061	335.7	84.9
October	1,918	1,937	3,585	3,781	383.8	87.7
November	1,979	1,982	3,736	3,984	393.2	126.3
December	2,299	2,321	3,700	3,957	407.1	89.3
1997—						
January	2,148	2,154	3,967	4,191	442.2	100.0
February	2,045	2,089	4,072	4,308	479.4	93.0
March	1,805	1,825	3,849	3,995	375.9	96.8
April	2,445	2,470	4,203	4,326	505.6	91.2
May	2,961	2,980	4,390	4,442	527.9	91.9
June	2,112	2,119	4,219	4,389	436.9	125.7
TREND ESTIMATES						
1996—						
April	2,003	2,018	3,393	3,526	361.2	89.4
May	1,984	1,996	3,435	3,578	367.3	88.1
June	1,973	1,983	3,446	3,597	369.7	87.3
July	1,971	1,982	3,434	3,591	368.3	87.6
August	1,986	1,997	3,421	3,584	366.0	89.4
September	2,022	2,033	3,443	3,618	369.6	92.3
October	2,050	2,062	3,507	3,698	379.2	95.8
November	2,067	2,081	3,619	3,825	394.7	98.6
December	2,080	2,097	3,756	3,974	412.7	99.2
1997—						
January	2,094	2,115	3,878	4,100	428.4	98.0
February	2,106	2,129	3,961	4,174	440.2	96.3
March	2,116	2,139	4,001	4,201	445.9	95.9
April	2,126	2,147	4,035	4,228	448.8	97.7
May	2,137	2,156	4,068	4,259	450.0	100.7
June	2,137	2,152	4,098	4,289	449.2	106.3

(a) See paragraphs 17-24 of the Explanatory Notes. (b) Series have been revised due to annual re-analysis of seasonal adjustment factors. (c) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1993-94	2,870.6	2,920.5	1,640.7	4,561.2	977.0	1,984.8	3,021.2	7,424.4	8,559.4
1994-95	2,849.3	2,889.0	2,334.3	5,223.2	1,011.7	2,851.1	3,789.3	8,981.6	10,024.2
1995-96	2,424.4	2,457.0	1,770.3	4,227.3	934.8	2,665.6	3,623.6	7,742.7	8,785.7
1995- Dec. qtr	583.3	592.6	395.8	988.4	227.7	631.1	929.2	1,842.9	2,145.3
1996- Mar. qtr	574.2	582.0	284.7	866.7	221.5	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	928.8	1,232.0	2,285.0	2,626.7
Dec. qtr	636.2	640.0	462.7	1,102.6	271.7	1,777.6	2,097.8	3,136.2	3,472.2
1997 - Mar. qtr	567.9	574.5	495.3	1,069.8	232.1	613.4	834.4	1,881.9	2,136.4

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

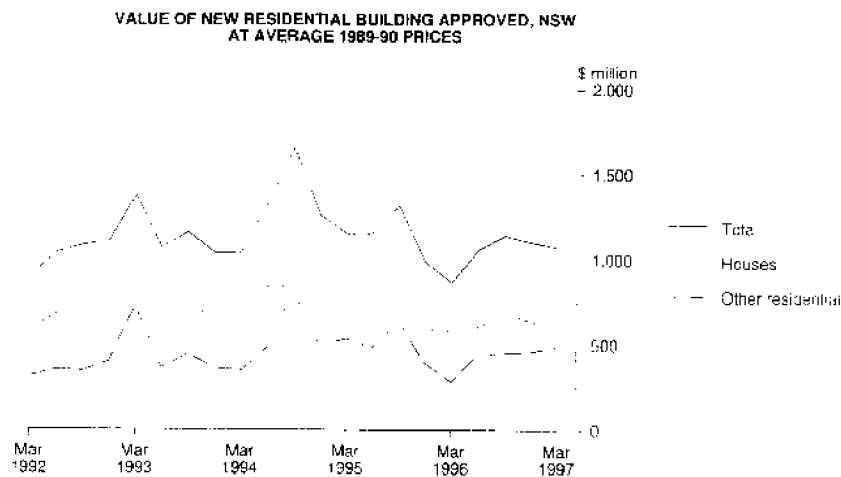
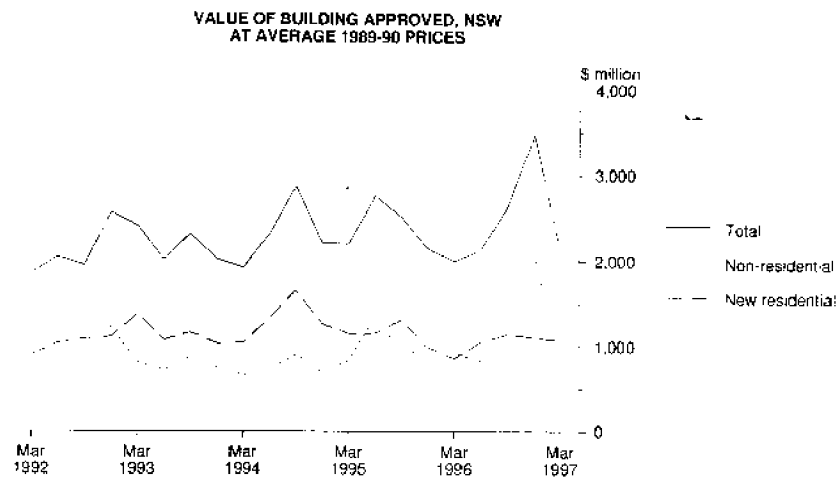


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, NSW
(\$ million)

Class of building	1994-95	1995-96	1996-97	1997			
				March	April	May	June
PRIVATE SECTOR							
New houses	3,101.6	2,700.0	3,031.8	215.3	264.2	411.1	248.9
New other residential buildings	2,106.8	1,637.1	1,817.7	130.3	175.6	189.5	152.9
Total new residential building	5,208.3	4,337.1	4,849.4	345.7	439.8	600.7	401.8
Alterations and additions to residential buildings	1,093.7	1,027.6	1,141.6	89.1	85.8	97.3	121.9
Hotels, etc.	284.4	99.6	302.3	7.0	12.4	16.8	13.8
Shops	587.5	562.8	830.0	23.2	87.7	30.5	88.7
Factories	381.2	351.7	414.1	21.4	38.3	27.4	16.0
Offices	348.1	432.4	1,092.2	18.1	27.5	66.7	32.4
Other business premises	354.2	593.8	409.5	19.4	23.2	18.7	68.0
Educational	99.2	122.5	127.2	6.3	11.3	7.4	15.3
Religious	33.7	50.5	21.9	1.9	0.3	0.5	2.8
Health	75.5	83.3	156.9	11.7	15.7	13.4	13.9
Entertainment and recreational	574.8	300.3	717.7	18.8	33.1	10.3	44.6
Miscellaneous	73.7	87.7	71.6	6.1	6.9	10.5	4.5
Total non-residential building	2,812.5	2,684.7	4,143.2	134.0	256.3	202.1	297.9
Total	9,114.5	8,049.4	10,134.2	568.7	781.9	900.1	821.7
PUBLIC SECTOR							
New houses	43.2	36.2	23.5	3.8	4.3	2.3	0.8
New other residential buildings	125.0	103.7	157.4	7.3	9.8	6.2	24.2
Total new residential building	168.3	139.9	181.0	11.1	14.2	8.5	25.1
Alterations and additions to residential buildings	7.3	13.8	16.4	0.5	0.2	4.4	1.2
Hotels, etc.	2.3	1.0	7.4	1.4	—	1.3	—
Shops	19.4	32.3	61.4	0.7	3.4	2.2	0.4
Factories	8.3	5.5	24.6	—	—	0.8	0.3
Offices	157.1	145.4	136.8	2.8	4.5	6.5	7.5
Other business premises	85.2	147.2	185.0	25.0	8.9	4.0	13.4
Educational	237.7	251.9	283.2	30.4	6.7	16.0	16.7
Religious	—	—	0.1	—	—	—	0.1
Health	239.7	256.7	77.3	6.4	2.9	20.5	2.3
Entertainment and recreational	51.7	83.5	189.1	0.4	15.6	1.1	8.5
Miscellaneous	119.5	42.0	61.0	1.4	9.0	6.2	5.8
Total non-residential building	920.9	965.6	1,025.9	68.4	51.0	58.4	55.0
Total	1,096.5	1,119.3	1,223.3	80.0	65.4	71.3	81.3
TOTAL							
New houses	3,144.8	2,736.2	3,055.3	219.1	268.5	413.4	249.7
New other residential buildings	2,231.8	1,740.8	1,975.1	137.7	185.5	195.7	177.1
Total new residential building	5,376.6	4,477.0	5,030.4	356.8	454.0	609.2	426.9
Alterations and additions to residential buildings	1,101.0	1,041.4	1,158.0	89.5	86.0	101.7	123.2
Hotels, etc.	286.7	100.6	309.6	8.4	12.4	18.1	13.8
Shops	607.0	595.1	891.3	23.9	91.1	32.7	89.1
Factories	389.5	357.2	438.7	21.4	38.3	28.1	16.3
Offices	505.2	577.8	1,229.0	20.9	32.0	73.2	39.9
Other business premises	439.4	741.0	594.5	44.4	32.1	22.7	81.5
Educational	336.9	374.4	410.5	36.8	18.0	23.4	30.0
Religious	33.7	50.5	22.1	1.9	0.3	0.5	2.8
Health	315.2	340.1	234.2	18.0	18.6	33.9	16.1
Entertainment and recreational	626.5	383.8	906.7	19.2	48.7	11.3	53.1
Miscellaneous	193.3	129.7	132.6	7.5	15.9	16.6	10.3
Total non-residential building	3,733.4	3,650.2	5,169.1	202.4	307.3	260.5	353.0
Total	10,211.0	9,168.6	11,357.5	648.7	847.3	971.3	903.0

**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												
April	14	1.7	7	2.1	3	2.4	3	6.3	—	—	27	12.4
May	9	0.8	6	2.0	2	1.2	4	8.1	1	6.0	22	18.1
June	9	0.9	1	0.3	1	0.5	1	3.0	1	9.0	13	13.8
SHOPS												
1997												
April	84	7.6	21	6.6	11	6.9	9	22.3	3	47.7	128	91.1
May	87	7.0	25	7.9	7	5.0	6	12.8	—	—	125	32.7
June	70	6.0	14	4.2	6	4.2	7	14.2	2	60.5	99	89.1
FACTORIES												
1997—												
April	20	2.0	18	5.8	6	4.0	8	15.0	2	11.5	54	38.3
May	35	3.9	21	6.8	15	10.0	5	7.4	—	—	76	28.1
June	33	3.5	13	4.4	6	4.2	3	4.3	—	—	55	16.3
OFFICES												
1997												
April	56	5.2	26	7.5	7	4.9	7	14.3	—	—	96	32.0
May	73	6.5	21	6.2	10	6.8	8	13.9	5	39.8	117	73.2
June	59	5.9	23	6.9	8	5.4	6	11.8	1	10.0	97	39.9
OTHER BUSINESS PREMISES												
1997—												
April	33	3.4	12	3.2	5	2.8	8	16.6	1	6.0	59	32.1
May	49	5.0	14	4.6	5	3.1	5	10.0	—	—	73	22.7
June	31	2.7	16	4.5	11	7.7	7	14.0	4	52.5	69	81.5
EDUCATIONAL												
1997												
April	10	1.0	12	4.3	2	1.4	6	11.3	—	—	30	18.0
May	27	2.6	6	1.9	6	4.6	5	8.8	1	5.5	45	23.4
June	22	2.6	9	3.3	5	3.6	7	15.0	1	5.5	44	30.0

**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—												
April	3	0.3	—	—	—	—	—	—	—	—	3	0.3
May	5	0.5	—	—	—	—	—	—	—	—	5	0.5
June	4	0.4	2	0.5	—	—	1	2.0	—	—	7	2.8
HEALTH												
1997—												
April	13	1.5	6	1.7	4	2.7	2	2.7	1	10.0	26	18.6
May	6	0.6	5	1.6	3	2.2	8	15.4	1	14.0	23	33.9
June	8	0.8	6	1.7	2	1.6	3	5.3	1	6.7	20	16.1
ENTERTAINMENT AND RECREATIONAL												
1997—												
April	17	1.7	8	2.5	9	5.8	7	16.3	2	22.3	43	48.7
May	22	2.0	6	2.1	1	0.6	4	6.7	—	—	33	11.3
June	17	1.9	8	2.7	6	4.2	6	12.9	3	31.4	40	53.1
MISCELLANEOUS												
1997—												
April	26	2.7	11	3.1	7	5.1	3	5.1	—	—	47	15.9
May	31	3.2	11	3.3	1	0.7	3	4.3	1	5.0	47	16.6
June	15	1.5	9	2.2	4	3.0	2	3.6	—	—	30	10.3
TOTAL NON-RESIDENTIAL BUILDING												
1997—												
April	276	27.1	121	36.7	54	36.0	53	110.0	9	97.5	513	307.3
May	344	32.1	115	36.5	50	34.3	48	87.4	9	70.3	566	260.5
June	268	26.3	101	30.6	49	34.3	43	86.1	13	175.6	474	353.0

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

<i>Dwelling unit classification</i>	<i>Private sector</i>		<i>Public sector</i>		<i>Total</i>	
	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>
SYDNEY STATISTICAL DIVISION						
<i>Houses</i>	1,095	140,481	5	511	1,100	140,991
Brick, stone, or concrete	128	19,920	—	—	128	19,920
Brick-veneer	639	79,944	5	511	644	80,455
Timber	21	1,801	—	—	21	1,801
Fibre cement	3	219	—	—	3	219
Other materials	304	38,597	—	—	304	38,597
Other residential buildings	1,193	138,025	186	19,769	1,379	157,794
Total residential buildings	2,288	278,506	191	20,280	2,479	298,785
HUNTER STATISTICAL DIVISION						
<i>Houses</i>	273	30,043	—	—	273	30,043
Brick, stone, or concrete	2	480	—	—	2	480
Brick-veneer	237	26,946	—	—	237	26,946
Timber	15	1,218	—	—	15	1,218
Fibre cement	15	1,157	—	—	15	1,157
Other materials	4	242	—	—	4	242
Other residential buildings	72	5,119	—	—	72	5,119
Total residential buildings	345	35,162	—	—	345	35,162
ILLAWARRA STATISTICAL DIVISION						
<i>Houses</i>	235	25,846	—	—	235	25,846
Brick, stone, or concrete	7	727	—	—	7	727
Brick-veneer	201	22,574	—	—	201	22,574
Timber	5	439	—	—	5	439
Fibre cement	1	130	—	—	1	130
Other materials	21	1,975	—	—	21	1,975
Other residential buildings	42	3,198	33	3,010	75	6,208
Total residential buildings	277	29,044	33	3,010	310	32,054
BALANCE OF NEW SOUTH WALES						
<i>Houses</i>	511	52,541	3	310	514	52,851
Brick, stone, or concrete	36	4,781	—	—	36	4,781
Brick-veneer	343	37,939	1	72	344	38,011
Timber	50	3,988	—	—	50	3,988
Fibre cement	44	2,938	—	—	44	2,938
Other materials	38	2,895	2	238	40	3,133
Other residential buildings	84	6,532	16	1,467	100	7,999
Total residential buildings	595	59,073	19	1,777	614	60,850
NEW SOUTH WALES						
<i>Houses</i>	2,114	248,911	8	821	2,122	249,732
Brick, stone, or concrete	173	25,908	—	—	173	25,908
Brick-veneer	1,420	167,404	6	583	1,426	167,986
Timber	91	7,446	—	—	91	7,446
Fibre cement	63	4,444	—	—	63	4,444
Other materials	367	43,709	2	238	369	43,948
Other residential buildings	1,391	152,874	235	24,245	1,626	177,120
Total residential buildings	3,505	401,785	243	25,067	3,748	426,852

(a) Comprises new houses (classified by material of outer walls) and dwelling units in new other residential buildings. Excludes Conversions, etc.

(g) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION										
Botany (A)	1	—	250	195	—	20,000	90	150	150	20,490
Leichhardt (A)	6	—	1,034	—	—	—	2,553	2,800	2,878	6,464
Marrickville (A)	—	—	—	45	—	4,040	940	840	1,167	6,147
South Sydney (C)	—	—	—	33	—	2,400	15,511	41,192	45,979	63,891
Sydney (C) — Inner & Remainder	—	—	—	—	—	—	17,088	20,149	23,561	40,649
inner Sydney (SSD)	7	—	1,284	273	—	26,440	36,182	65,131	73,734	137,641
Randwick (C)	9	—	2,079	8	—	590	3,157	4,730	5,279	11,106
Waverley (A)	6	—	2,225	—	—	—	3,222	50	50	5,497
Woollahra (A)	4	—	3,820	20	—	26,350	4,536	445	445	35,151
Eastern Suburbs (SSD)	19	—	8,124	28	—	26,940	10,916	5,225	5,774	51,754
Hurstville (C)	16	—	2,348	29	—	2,373	1,410	1,925	1,925	8,055
Kogarah (A)	5	—	820	—	—	—	444	3,250	3,484	4,748
Rockdale (C)	8	—	1,306	2	60	9,103	1,339	5,435	5,435	17,183
Sutherland Shire (A)	25	—	3,992	117	—	11,124	3,319	2,240	2,964	21,400
St George — Sutherland (SSD)	54	—	8,466	148	60	22,600	6,512	12,850	13,808	51,385
Bankstown (C)	9	4	1,698	—	20	1,337	784	569	2,519	6,338
Canterbury (A)	6	—	1,046	17	—	1,315	1,190	515	635	4,186
Canterbury — Bankstown (SSD)	15	4	2,744	17	20	2,652	1,974	1,084	3,154	10,524
Fairfield (C)	36	1	4,713	16	16	2,830	994	19,222	19,685	28,222
Liverpool (C)	204	—	20,853	17	—	1,250	572	6,419	6,822	29,496
Fairfield — Liverpool (SSD)	240	1	25,565	33	16	4,080	1,566	25,641	26,507	57,718
Camden (A)	46	—	5,148	—	—	—	221	—	—	5,369
Campbelltown (C)	36	—	3,765	2	6	687	360	1,577	1,577	6,389
Wollondilly (A)	23	—	2,465	—	—	—	530	445	750	3,745
Outer South Western Sydney (SSD)	105	—	11,378	2	6	687	1,111	2,022	2,327	15,502
Ashfield (A)	3	—	495	—	—	—	185	100	100	780
Burwood (A)	1	—	120	—	—	—	323	200	200	643
Concord (A)	—	—	—	—	—	—	671	350	500	1,171
Drummoyne (A)	3	—	380	23	—	4,050	1,864	—	—	6,294
Strathfield (A)	9	—	2,061	261	—	22,400	742	2,085	2,199	27,402
Inner Western Sydney (SSD)	16	—	3,056	284	—	26,450	3,785	2,735	2,999	36,290

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, JUNE 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)	14	---	1,509	2	11	1,005	411	420	13,474	16,399
Holroyd (C)	7	---	1,096	18	29	3,419	153	1,225	1,225	5,893
Parramatta (C)	33	---	2,826	36	26	6,879	1,358	2,796	4,094	15,156
Central Western Sydney (SSD)	54	---	5,431	56	66	11,302	1,922	4,440	18,792	37,448
Blue Mountains (C)	27	---	2,952	2	4	612	1,214	---	64	4,842
Hawkesbury (C)	30	---	3,326	4	8	979	675	1,287	2,116	7,095
Penrith (C)	54	---	5,757	48	---	3,465	2,227	12,544	12,797	24,245
Outer Western Sydney (SSD)	111	---	12,034	54	12	5,056	4,116	13,831	14,976	36,183
Baulkham Hills (A)	76	---	12,671	18	---	2,094	2,039	7,680	12,494	29,297
Blacktown (C)	154	---	15,350	35	---	2,057	1,007	12,250	12,460	30,875
Blacktown - Baulkham Hills (SSD)	230	---	28,021	53	---	4,151	3,046	19,930	24,954	60,172
Hunter's Hill (A)	1	---	80	73	---	9,800	392	800	1,134	11,406
Lane Cove (A)	4	---	852	---	---	---	1,858	120	1,270	3,980
Mosman (A)	2	---	545	4	---	370	4,417	200	534	5,866
North Sydney (A)	1	---	650	8	---	1,150	2,579	2,959	3,136	7,515
Ryde (C)	7	---	1,026	6	---	523	1,522	18,216	21,230	24,301
Willoughby (C)	16	---	3,442	15	---	2,209	3,770	71,240	72,162	81,582
Lower Northern Sydney (SSD)	31	---	6,594	106	---	14,052	14,537	93,535	99,466	134,650
Hornsby (A)	38	---	4,580	---	---	---	2,034	1,035	1,035	7,649
Ku-ring-gai (A)	8	---	2,255	8	---	1,000	4,644	280	280	8,179
Hornsby - Ku-ring-gai (SSD)	46	---	6,835	8	---	1,000	6,678	1,315	1,315	15,828
Manly (A)	2	---	750	5	---	460	2,488	---	---	3,698
Pittwater (A)	3	---	485	28	---	4,090	3,011	971	971	8,558
Warringah (A)	24	---	4,616	16	---	1,146	3,081	6,370	6,770	15,613
Northern Beaches (SSD)	29	---	5,851	49	---	5,696	8,580	7,341	7,741	27,868
Gosford (C)	62	---	7,140	62	6	5,110	2,163	12,472	12,654	27,067
Wyong (A)	76	---	8,467	20	---	1,577	1,117	2,392	2,392	13,553
Gosford - Wyong (SSD)	138	---	15,607	82	6	6,686	3,280	14,864	15,046	40,620
Sydney (SD)	1,095	5	140,991	1,193	186	157,794	104,204	269,944	310,594	713,583

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, JUNE 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)	11	—	872	3	—	205	131	—	2,364	3,572
Lake Macquarie (C)	75	—	8,962	21	—	1,320	2,586	1,885	1,885	14,753
Maitland (C)	32	—	3,526	—	—	—	301	185	1,066	4,893
Newcastle (C) — Inner & Remainder	43	—	4,078	11	—	789	1,466	2,117	3,171	9,504
Port Stephens (A)	56	—	6,509	30	—	2,285	517	952	1,679	10,990
Newcastle (SSD)	217	—	23,947	65	—	4,599	5,002	5,139	10,165	43,712
Dungog (A)	4	—	408	—	—	—	87	100	1,886	2,381
Gloucester (A)	—	—	—	—	—	—	20	—	—	20
Great Lakes (A)	28	—	2,809	7	—	520	369	—	—	3,697
Merriwa (A)	—	—	—	—	—	—	—	—	—	—
Murrumbidgee (A)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (A)	11	—	1,282	—	—	—	52	470	1,090	2,424
Scone (A)	4	—	392	—	—	—	51	—	—	443
Singleton (A)	9	—	1,206	—	—	—	106	—	—	1,312
Hunter SD Balance (SSD)	56	—	6,097	7	—	520	685	570	2,976	10,278
Hunter (SD)	273	—	30,043	72	—	5,119	5,687	5,709	13,141	53,990
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	18	—	2,598	—	—	—	629	1,500	1,699	4,926
Shellharbour (A)	37	—	4,073	6	20	2,228	516	700	967	7,783
Wollongong (C)	87	—	9,398	26	13	3,088	1,992	360	857	15,335
Wollongong (SSD)	142	—	16,068	32	33	5,316	3,137	2,560	3,523	28,045
Shoalhaven (C)	59	—	6,126	6	—	562	966	1,843	1,843	9,496
Wingecarribee (A)	34	—	3,652	4	—	330	673	775	775	5,430
Illawarra SD Balance (SSD)	93	—	9,778	10	—	892	1,638	2,618	2,618	14,926
Illawarra (SD)	235	—	25,846	42	33	6,208	4,776	5,178	6,141	42,970
RICHMOND — TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	36	—	3,982	18	—	1,395	124	1,760	1,947	7,448
Tweed Heads (SSD)	36	—	3,982	18	—	1,395	124	1,760	1,947	7,448
Ballina (A)	10	—	1,170	4	—	335	199	150	150	1,855
Byron (A)	25	—	2,300	13	8	2,140	130	710	710	5,280
Casino (A)	1	—	140	—	—	—	29	—	—	169
Kyogle (A)	2	—	196	—	—	—	95	—	—	291
Lismore (C)	7	—	676	—	—	—	192	—	63	932
Richmond River (A)	5	—	442	—	—	—	13	—	—	455
Tweed (A) Pt B	17	—	1,471	—	—	—	174	—	—	1,645
Richmond — Tweed SD Balance (SSD)	67	—	6,396	17	8	2,475	832	860	923	10,626
Richmond — Tweed (SD)	103	—	10,378	35	8	3,870	956	2,620	2,870	18,074

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, JUNE 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)	5	—	524	—	—	—	30	—	—	554
Coffs Harbour (C)	30	—	3,527	2	—	165	261	675	1,036	4,989
Copmanhurst (A)	1	—	50	—	—	—	—	—	—	50
Grafton (C)	2	—	315	—	—	—	25	100	299	639
Maclean (A)	11	—	1,104	—	—	—	39	—	1,047	2,190
Nambucca (A)	4	—	459	—	—	—	46	—	—	505
Nymboida (A)	2	1	152	—	—	—	35	—	—	187
Ullmarra (A)	4	—	247	—	—	—	69	—	—	316
Clarence (SSD)	59	1	6,377	2	—	165	505	775	2,382	9,429
Greater Taree (C)	10	—	1,027	—	—	—	285	—	—	1,313
Hastings (A)	58	—	5,701	23	—	1,410	542	350	350	8,003
Kempsey (A)	7	—	525	4	—	550	166	1,898	2,034	3,275
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	75	—	7,254	27	—	1,960	993	2,248	2,384	12,590
Mid-North Coast (SD)	134	1	13,630	29	—	2,125	1,498	3,023	4,765	22,019
NORTHERN STATISTICAL DIVISION										
Barraba (A)	—	—	—	—	—	—	16	—	—	16
Bingara (A)	—	—	—	—	—	—	—	—	—	—
Gunnedah (A)	1	—	110	—	—	—	37	140	140	287
Inverell (A) Pt A	3	—	305	—	—	—	55	—	—	360
Manilla (A)	1	—	45	—	—	—	—	—	—	45
Nundle (A)	1	—	31	—	—	—	11	—	—	42
Parry (A)	2	—	240	—	—	—	156	300	300	696
Quirindi (A)	1	—	60	—	—	—	50	—	—	110
Tamworth (C)	3	—	370	2	—	90	333	377	377	1,170
Yallaro (A)	—	—	—	—	—	—	35	—	—	35
Northern Slopes (SSD)	12	—	1,160	2	—	90	693	817	817	2,760
Armidale (C)	2	—	287	—	—	—	25	181	181	492
Dumaresq (A)	1	—	60	—	—	—	131	—	—	191
Glen Innes (A)	—	—	—	—	—	—	13	60	60	73
Guyra (A)	1	—	45	—	—	—	—	—	—	45
Inverell (A) Pt B	2	—	155	—	—	—	161	—	—	316
Severn (A)	1	—	20	—	—	—	20	—	78	118
Tenterfield (A)	3	—	139	—	—	—	100	—	—	239
Uralla (A)	1	—	55	—	—	—	125	—	—	180
Walcha (A)	1	—	55	—	—	—	—	—	—	55
Northern Tablelands (SSD)	12	—	815	—	—	—	574	241	318	1,708
Moree Plains (A)	3	—	308	—	—	—	—	—	83	391
Narrabri (A)	5	—	414	—	—	—	34	—	138	586
North Central Plain (SSD)	8	—	722	—	—	—	34	—	221	977
Northern (SD)	32	—	2,697	2	—	90	1,301	1,058	1,357	5,445

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, JUNE 1997 *continued*

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
NORTH WESTERN STATISTICAL DIVISION										
Coolah (A)	—	—	—	—	—	—	60	—	—	60
Coonabarabran (A)	—	—	—	—	—	—	70	—	—	70
Dubbo (C)	21	—	2,310	—	—	—	194	710	890	3,394
Gilgandra (A)	1	—	72	—	—	—	82	—	67	221
Mudgee (A)	5	—	691	—	—	—	35	92	192	917
Narromine (A)	1	—	98	—	—	—	52	—	—	150
Wellington (A)	—	—	—	—	—	—	41	—	—	41
Central Macquarie (SSD)	28	—	3,170	—	—	—	533	802	1,149	4,853
Bogan (A)	—	—	—	—	—	—	—	—	—	—
Coonamble (A)	—	—	—	—	—	—	41	—	—	41
Walgett (A)	—	—	—	—	—	—	—	100	100	100
Warren (A)	—	—	—	—	—	—	—	—	—	—
Macquarie — Barwon (SSD)	—	—	—	—	—	—	41	100	100	141
Bourke (A)	—	—	—	—	—	—	—	—	—	—
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—
Cobar (A)	5	—	439	—	—	—	40	100	100	579
Upper Darling (SSD)	5	—	439	—	—	—	40	100	100	579
North Western (SD)	33	—	3,609	—	—	—	1,614	1,002	1,349	5,573
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	14	—	1,499	4	—	324	107	1,330	2,004	3,934
Blayney (A) Pt A	1	—	90	—	—	—	20	—	110	220
Cabonne (A) Pt A	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt A	1	—	149	—	—	—	—	—	—	149
Orange (C)	8	—	914	—	—	—	216	2,000	3,063	4,193
Bathurst — Orange (SSD)	24	—	2,651	4	—	324	343	3,330	5,177	8,496
Blayney (A) Pt B	1	—	75	—	—	—	—	—	—	75
Cabonne (A) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt B	6	—	529	—	—	—	—	130	130	659
Greater Lithgow (C)	1	—	100	2	—	160	102	270	270	632
Oberon (A)	5	—	515	—	—	—	113	128	128	756
Rylstone (A)	1	—	88	—	—	—	45	—	—	133
Central Tablelands (excl. Bathurst — Orange) (SSD)	14	—	1,307	2	—	160	260	528	528	2,255
Bland (A)	—	—	—	—	—	—	—	—	400	400
Cabonne (A) Pt C	2	—	140	—	—	—	166	—	—	306
Cowra (A)	—	—	—	—	—	—	105	176	256	361
Forbes (A)	1	—	87	—	—	—	87	—	73	247
Lachlan (A)	3	—	298	—	—	—	20	—	—	318
Parkes (A)	5	—	534	—	—	—	37	—	50	620
Weddin (A)	2	—	179	—	—	—	—	—	—	179
Lachlan (SSD)	13	—	1,238	—	—	—	415	176	779	2,432
Central West (SD)	51	—	5,196	6	—	484	1,019	4,034	6,484	13,183

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	14	—	1,767	—	—	—	503	310	610	2,880
Yarrowlumla (A) — Pt A	6	—	692	—	—	—	150	—	—	842
Queanbeyan (SSD)	20	—	2,459	—	—	—	653	310	610	3,722
Boorowa (A)	—	—	—	—	—	—	—	—	—	—
Crookwell (A)	—	—	—	—	—	—	170	—	—	170
Goulburn (C)	3	—	382	3	—	171	69	78	172	793
Gunning (A)	3	—	205	—	—	—	—	—	—	205
Harden (A)	2	—	190	—	—	—	—	200	200	390
Mulwaree (A)	5	—	448	—	—	—	12	—	—	460
Tallaganda (A)	1	—	95	—	—	—	—	—	—	95
Yarrowlumla (A) — Pt B	—	—	—	—	—	—	—	—	—	—
Yass (A)	1	—	208	—	—	—	26	—	—	234
Young (A)	4	—	307	—	—	—	35	582	582	924
Southern Tablelands (excl. Queanbeyan) (SSD)	19	—	1,834	3	—	171	311	860	954	3,270
Bega Valley (A)	16	—	1,943	—	—	—	239	75	75	2,257
Eurobodalla (A)	19	—	2,070	2	—	142	197	255	401	2,809
Lower South Coast (SSD)	35	—	4,013	2	—	142	436	330	476	5,066
Bombala (A)	2	—	127	—	—	—	—	—	—	127
Cooma-Monaro (A)	5	—	390	—	—	—	—	370	370	760
Snowy River (A)	4	—	578	4	—	310	35	579	676	1,599
Snowy (SSD)	11	—	1,095	4	—	310	35	949	1,046	2,486
South Eastern (SD)	85	—	9,401	9	—	623	1,435	2,449	3,085	14,544
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	—	—	—	—	—	—	—	—	—	—
Cootamundra (A)	1	—	35	—	—	—	56	1,377	1,377	1,468
Gundagai (A)	2	—	237	—	—	—	20	210	210	467
Junee (A)	1	—	98	—	—	—	20	—	—	118
Lockhart (A)	—	—	—	—	—	—	17	—	—	17
Narrandera (A)	2	—	127	—	—	—	13	—	—	140
Temora (A)	—	—	—	—	—	—	90	—	—	90
Tumut (A)	—	—	—	—	—	—	94	60	60	154
Wagga Wagga (C)	8	1	788	—	—	—	392	630	630	1,810
Central Murrumbidgee (SSD)	14	1	1,284	—	—	—	702	2,277	2,277	4,263
Carrathool (A)	1	1	186	—	—	—	—	—	—	186
Griffith (C)	6	—	1,021	—	—	—	191	110	110	1,322
Hay (A)	—	—	—	—	—	—	—	—	—	—
Leeton (A)	5	—	553	—	—	—	63	175	175	791
Murrumbidgee (A)	3	—	255	—	—	—	—	—	—	255
Lower Murrumbidgee (SSD)	15	1	2,014	—	—	—	254	285	285	2,553
Murrumbidgee (SD)	29	2	3,299	—	—	—	956	2,562	2,562	6,816

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, JUNE 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)	17	—	1,960	—	—	—	269	200	200	2,430
Hume (A)	10	—	1,262	—	—	—	100	—	—	1,362
Albury (SSD)	27	—	3,223	—	—	—	369	200	200	3,792
Corowa (A)	5	—	430	—	—	—	—	—	236	666
Culcairn (A)	—	—	—	—	—	—	—	—	—	—
Holbrook (A)	1	—	97	—	—	—	—	—	—	97
Tumbarumba (A)	1	—	22	—	—	—	25	—	—	47
Urana (A)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	7	—	548	—	—	—	25	—	236	809
Berrigan (A)	2	—	154	—	—	—	199	—	—	353
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	—	—	—	—	8	657	61	77	77	795
Jenilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	3	—	283	3	—	150	—	90	90	523
Wakool (A)	1	—	135	—	—	—	—	—	—	135
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	6	—	571	3	8	807	260	167	167	1,806
Balranald (A)	1	—	105	—	—	—	—	—	—	105
Wentworth (A)	2	—	132	—	—	—	10	—	—	142
Murray — Darling (SSD)	3	—	237	—	—	—	10	—	—	247
Murray (SD)	43	—	4,579	3	8	807	664	367	603	6,654
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	—	—	—	—	—	—	51	—	—	51
Central Darling (A)	1	—	61	—	—	—	—	—	—	61
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	1	—	61	—	—	—	51	—	—	112
NEW SOUTH WALES										
New South Wales	2,114	8	249,732	1,391	235	177,120	123,161	297,945	352,950	902,963

(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 January to June 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

(July 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 July 1997, the trend estimate for that month would be 2,206, a movement of 1.5%. The monthly movement in the trend estimates for April, May and June 1997, which is currently estimated to be 0.5%, 0.5% and 0.0% respectively, would be revised to 0.7%, 1.1% and 1.1%. On the other hand, a 7% seasonally adjusted decline in the number of private houses in July 1997 would produce a trend for July 1997 of 2,092, a movement of -0.3% with the movements in the trend estimates for April, May and June 1997 being revised to -0.1%, -0.3% and -0.6% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if July 1997 seasonally adjusted estimate			
			is up 7% on June 1997		is down 7% on June 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
January	2,094	0.7	2,093	0.6	2,098	0.9
February	2,106	0.6	2,104	0.5	2,113	0.7
March	2,116	0.5	2,114	0.5	2,119	0.3
April	2,126	0.5	2,129	0.7	2,117	-0.1
May	2,137	0.5	2,152	1.1	2,112	-0.3
June	2,137	0.0	2,175	1.1	2,099	-0.6
July	n.y.a.	n.y.a.	2,206	1.5	2,092	-0.3

TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if July 1997 seasonally adjusted estimate			
			is up 7% on June 1997		is down 7% on June 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
January	2,115	0.8	2,114	0.8	2,119	1.0
February	2,129	0.7	2,127	0.6	2,136	0.8
March	2,139	0.5	2,137	0.5	2,142	0.3
April	2,147	0.4	2,150	0.6	2,137	-0.2
May	2,156	0.4	2,169	0.9	2,128	-0.5
June	2,152	-0.2	2,188	0.9	2,110	-0.8
July	n.y.a.	n.y.a.	2,218	1.3	2,099	-0.5

TOTAL NUMBER OF DWELLING UNITS APPROVED: RELIABILITY OF TREND ESTIMATES

	<i>Trend estimate</i>		<i>Revised trend estimate if July 1997 seasonally adjusted estimate</i>			
			<i>is up 8% on June 1997</i>		<i>is down 8% on June 1997</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1997—						
January	4,100	3.2	4,094	3.0	4,106	3.3
February	4,174	1.8	4,167	1.8	4,189	2.0
March	4,201	0.6	4,197	0.7	4,208	0.5
April	4,228	0.7	4,244	1.1	4,215	0.2
May	4,259	0.7	4,316	1.7	4,219	0.1
June	4,289	0.7	4,400	2.0	4,218	-0.0
July	n.y.a.	n.y.a.	4,476	1.7	4,202	-0.4

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

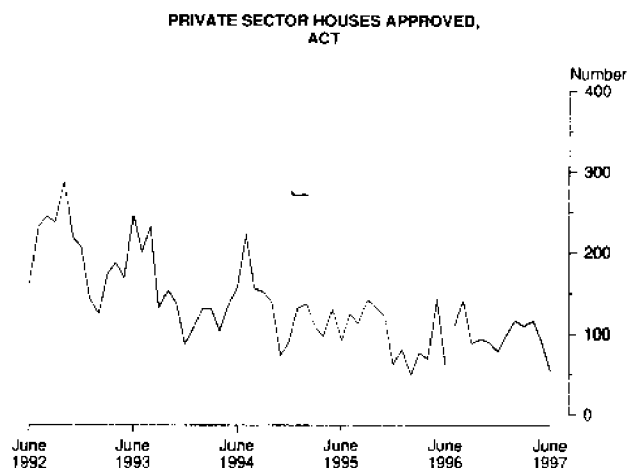
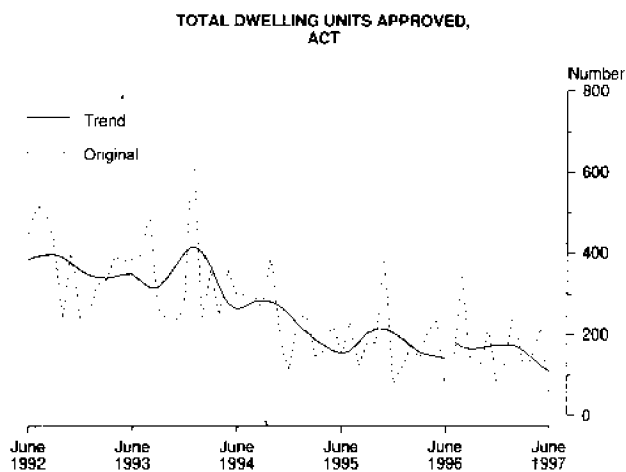
	<i>Trend estimate</i>		<i>Revised trend estimate if July 1997 seasonally adjusted estimate</i>			
			<i>is up 9% on June 1997</i>		<i>is down 9% on June 1997</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1997—						
January	428.4	3.8	428.2	3.8	429.7	4.1
February	440.2	2.8	440.1	2.8	442.7	3.0
March	445.9	1.3	445.9	1.3	447.2	1.0
April	448.8	0.6	449.4	0.8	445.9	-0.3
May	450.0	0.3	452.6	0.7	441.1	-1.1
June	449.2	-0.2	455.9	0.7	434.2	-1.6
July	n.y.a.	n.y.a.	457.7	0.4	425.0	-2.1

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

	<i>Trend estimate</i>		<i>Revised trend estimate if July 1997 seasonally adjusted estimate</i>			
			<i>is up 8% on June 1997</i>		<i>is down 8% on June 1997</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1997—						
January	98.0	-1.2	97.4	-1.8	97.8	-1.4
February	96.3	-1.7	95.3	-2.2	96.0	-1.9
March	95.9	-0.4	95.4	0.1	95.7	-0.3
April	97.7	1.9	99.2	3.9	98.2	2.6
May	100.7	3.1	105.9	6.8	102.9	4.7
June	106.3	5.6	114.1	7.8	108.4	5.4
July	n.y.a.	n.y.a.	121.6	6.5	113.0	4.2

AUSTRALIAN CAPITAL TERRITORY

MAIN FEATURES



Residential building

- The trend for the total number of dwelling units approved decreased by 12.8 % during June.
- In original terms the total number of dwelling units approved in June 1997 was 54, the lowest number of monthly approvals since March 1991. All of these were private sector houses with half located in Ngunnawal (20) and Amaroo (7).
- The value of new residential building approved was \$6.4 million.
- The value of alterations and additions to residential buildings was \$3.2 million.

Non-residential building

- The value of non-residential building approved in June was \$13.0 million. One emergency services facility accounted for \$5.2 million of this total.

Note: 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 (b)	New houses			New other residential buildings			Conversions, etc	Total (a)			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	
1994-95	1,526	7	1,533	1,062	122	1,184	4	2,592	129	2,721	..
1995-96	1,168	40	1,208	792	65	857	85	1,960	190	2,150	..
1996-97	1,185	39	1,224	717	10	727	6	1,908	49	1,957	..
1996—											
April	69	7	76		45	45	85	69	137	206	151
May	142	14	156	77	—	77	—	219	14	233	147
June	58	2	60	9	8	17	—	67	10	77	140
1996—											
July	109	—	109	27	—	27	1	137	—	137	184
August	140	—	140	205	—	205	—	345	—	345	171
September	88	—	88	38	—	38	—	126	—	126	166
October	94	—	94	24	—	24	1	119	—	119	168
November	90	16	106	111	—	111	—	201	16	217	172
December	79	—	79	—	—	—	2	81	—	81	176
1997											
January	99	16	115	16	4	20	—	115	20	135	176
February	116	—	116	151	—	151	—	267	—	267	174
March	109	7	116	—	6	6	—	109	13	122	163
April	116	—	116	22	—	22	—	138	—	138	145
May	91	—	91	123	—	123	2	216	—	216	125
June	54	—	54	—	—	—	—	54	—	54	109

(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)

(\$ 000)

Period (a)	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
1994-95	167,590	813	168,403	94,633	9,682	104,315	262,223	10,496	272,718	60,354	91,722	275,174	412,184	608,246
1995-96	132,947	3,534	136,481	72,090	9,466	81,556	205,037	13,000	218,037	56,702	125,323	492,533	377,392	767,272
1996-97	140,828	3,646	144,474	63,709	873	64,582	204,537	4,519	209,056	56,814	147,055	291,637	408,364	557,508
1996-														
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	12,941	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
1996-														
July	12,770	—	12,770	2,412	—	2,412	15,182	—	15,182	6,314	12,662	37,242	34,137	58,737
August	17,128	—	17,128	11,750	—	11,750	28,878	—	28,878	5,321	13,204	14,548	47,380	48,746
September	11,051	—	11,051	3,338	—	3,338	14,390	—	14,390	6,438	25,126	50,145	45,954	70,973
October	11,354	—	11,354	2,362	—	2,362	13,716	—	13,716	6,447	9,434	14,608	29,597	34,771
November	11,450	1,485	12,934	11,750	—	11,750	23,200	1,485	24,684	4,931	14,532	23,813	42,663	53,429
December	10,194	—	10,194	—	—	—	10,194	—	10,194	3,619	8,490	16,545	22,302	30,357
1997														
January	11,253	1,565	12,817	1,906	395	2,301	13,159	1,959	15,118	4,078	14,166	62,818	31,403	82,014
February	13,096	—	13,096	14,058	—	14,058	27,154	—	27,154	3,365	4,913	12,213	35,432	42,732
March	11,528	597	12,125	—	479	479	11,528	1,075	12,603	3,462	1,777	3,517	16,767	19,582
April	14,193	—	14,193	2,366	—	2,366	16,559	—	16,559	5,751	12,264	13,051	34,574	35,361
May	10,433	—	10,433	13,766	—	13,766	24,199	—	24,199	3,900	26,282	30,137	54,381	58,236
June	6,379	—	6,379	—	—	—	6,379	—	6,379	3,188	4,207	13,001	13,775	22,569

(a) A trend break has been introduced at the end of June 1996 (See note on page 20 ACT main features)

TABLE 12. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, ACT

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
NORTH CANBERRA STATISTICAL SUBDIVISION										
Acton	—	—	—	—	—	—	—	—	—	—
Ainslie	1	—	99	—	—	—	—	—	—	99
Braddon	1	—	160	—	—	—	—	80	80	240
Campbell	—	—	—	—	—	—	44	—	1,532	1,576
City	—	—	—	—	—	—	—	51	342	342
Dickson	—	—	—	—	—	—	25	—	—	25
Downer	—	—	—	—	—	—	67	—	—	67
Duntroon	—	—	—	—	—	—	—	—	—	—
Hackett	—	—	—	—	—	—	—	—	—	—
Kowen	—	—	—	—	—	—	—	—	—	—
Lyneham	—	—	—	—	—	—	—	—	—	—
Majura	—	—	—	—	—	—	—	—	—	—
O'Connor	—	—	—	—	—	—	65	—	—	65
Reid	—	—	—	—	—	—	—	—	—	—
Russell	—	—	—	—	—	—	—	—	—	—
Turner	1	—	196	—	—	—	—	—	—	196
Watson	—	—	—	—	—	—	—	—	—	—
Total	3	—	455	—	—	—	201	131	1,954	2,610
BELCONNEN STATISTICAL SUBDIVISION										
Aranda	—	—	—	—	—	—	—	—	—	—
Belconnen Town Centre	—	—	—	—	—	—	—	710	921	921
Belconnen — SSD Balance	—	—	—	—	—	—	—	—	—	—
Bruce	—	—	—	—	—	—	—	—	—	—
Charanwood	—	—	—	—	—	—	—	—	—	—
Cook	—	—	—	—	—	—	—	—	—	—
Dunlop	3	—	329	—	—	—	12	—	—	341
Evatt	—	—	—	—	—	—	14	—	—	14
Floreay	—	—	—	—	—	—	22	—	—	22
Flynn	—	—	—	—	—	—	—	—	—	—
Fraser	—	—	—	—	—	—	—	—	—	—
Giralang	—	—	—	—	—	—	—	—	—	—
Hawker	—	—	—	—	—	—	—	—	—	—
Higgins	—	—	—	—	—	—	—	—	—	—
Holt	3	—	273	—	—	—	84	—	—	356
Kaleen	—	—	—	—	—	—	98	—	—	98
Latham	—	—	—	—	—	—	—	—	—	—
McKellar	—	—	—	—	—	—	—	—	—	—
Macgregor	—	—	—	—	—	—	40	—	—	40
Macquarie	—	—	—	—	—	—	—	—	—	—
Meiba	—	—	—	—	—	—	40	—	—	40
Page	—	—	—	—	—	—	12	—	—	12
Scullin	—	—	—	—	—	—	133	113	113	246
Spence	—	—	—	—	—	—	79	—	—	79
Weetangera	—	—	—	—	—	—	26	—	—	26
Total	6	—	602	—	—	—	559	823	1,034	2,195

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										
Curtin							145			145
Farrer							20			20
Garran										
Hughes							75			75
Isaacs										
Lyons										
Mawson							43			43
O'Malley										
Pearce										
Phillip								120	196	196
Torrens										
Total							282	120	196	478
WESTON CREEK-STROMLO STATISTICAL SUBDIVISION										
Chapman							36			36
Duffy							120			120
Fisher							47			47
Holder							13			13
Rivett							13			13
Stirling	1		83							83
Stromlo										
Waramanga							35			35
Weston										
Weston Creek-Stromlo — SSD Balance										
Total	1		83				263			346
TUGGERANONG STATISTICAL SUBDIVISION										
Banks										
Bonython							51			51
Calwell							30			30
Chisholm							46			46
Conder	4		527				17			544
Fadden							101			101
Gilmore										
Gordon	1		169				18			187
Gowrie							123			123
Greenway								1,850	1,850	1,850
Isabella Plains							49			49
Kambah	2		295				113			407
Macarthur							21			21
Monash							77			77
Oxley							43			43
Richardson										
Theodore										
Tuggeranong SSD Balance									177	177
Wanniassa							210			210
Total	7		990				898	1,850	2,027	3,915

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	—	—	—	—	—	—	—	52	527	527
Deakin	—	—	—	—	—	—	113	1,231	1,231	1,344
Forrest	—	—	—	—	—	—	186	—	—	186
Fyshwick	—	—	—	—	—	—	—	—	—	—
Griffith	2	—	200	—	—	—	165	—	—	365
Harman	—	—	—	—	—	—	—	—	—	—
Hume	—	—	—	—	—	—	—	—	—	—
Jerrabomberra	—	—	—	—	—	—	—	—	—	—
Kingston	—	—	—	—	—	—	—	—	—	—
Narrabundah	1	—	25	—	—	—	94	—	—	119
Oaks Estate	1	—	230	—	—	—	—	—	—	230
Parkes	—	—	—	—	—	—	—	—	842	842
Pialligo	—	—	—	—	—	—	—	—	—	—
Red Hill	—	—	—	—	—	—	136	—	—	136
Symonston	—	—	—	—	—	—	—	—	—	—
Yarralumla	1	—	190	—	—	—	219	—	—	409
Total	5	—	645	—	—	—	913	1,283	2,600	4,159
GUNGAHLIN-HALL STATISTICAL SUBDIVISION										
Amaroo	7	—	870	—	—	—	—	—	—	870
Gungahlin-Hall — SSD Balance	—	—	—	—	—	—	—	—	5,190	5,190
Hall	—	—	—	—	—	—	—	—	—	—
Mitchell	—	—	—	—	—	—	—	—	—	—
Ngunnawal	20	—	1,902	—	—	—	38	—	—	1,941
Nicholls	5	—	832	—	—	—	—	—	—	832
Palmerston	—	—	—	—	—	—	33	—	—	33
Total	32	—	3,605	—	—	—	72	—	5,190	8,866
AUSTRALIAN CAPITAL TERRITORY										
AUSTRALIAN CAPITAL TERRITORY	54	—	6,379	—	—	—	3,188	4,207	13,001	22,569

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 *approving documents*. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

Building Classification

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

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

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

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

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

Seasonal Adjustment

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

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

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

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

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

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

Trend Estimates

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

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

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

Estimates at Constant Prices

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

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

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

Australian Standard Geographical Classification (ASGC)

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

- (a) There have been some minor area changes to four SLAs in the ACT (Acton, Belconnen – SSD Bal, Majura and Pialligo); and Gungahlin – Bal and Weston Creek – SSD Bal SLAs have been renamed to Gungahlin-Hall – SSD Bal and Weston Creek-Stromlo – SSD Bal respectively. In addition the Statistical Subdivisions in the Canberra Statistical Division have been redefined.
 - (b) Yarrawlumla (A) has been split to form two smaller SLAs: Yarrawlumla (A) – Pt A and Yarrawlumla (A) – Pt B.
 - (c) The boundary of the Canberra-Queanbeyan Statistical District has been extended to include the part of Yarrawlumla (A) mainly east of the ACT (Yarrawlumla (A) – Pt A). There are consequential changes to the areas of the Queanbeyan SSD and Southern Tablelands (excluding Queanbeyan) SSD.
 - (d) Randwick (C) overall area has decreased by approximately 3.55 ha with the transfer of land to and from South Sydney (C). Consequently, South Sydney (C) area enlarged by approximately 3.55 ha. There are consequential changes to Inner Sydney and Eastern Suburbs SSDs.
 - (e) Dumaresq (A) area has increased with the transfer of approximately 3 ha from Nymboida (A) and Nymboida (A) area decreased by approximately 3 ha. There are consequential changes to Northern and Mid-North SDs and Northern Tablelands and Clarence Statistical SSDs.
29. Changes brought about by the (New South Wales) *Local Government Act 1993* to the titles of legal Local Government Areas (LGAs) have been incorporated in this publication.
- (a) *Statistical Local Areas (SLAs)* are in most cases either identical with, or have been aggregated to, the previously published whole or part of legal Local Government Areas (LGAs) as defined under the (New South Wales) *Local Government Act 1919* and comprising cities (C), municipalities (M) and shires (S). In other cases, they are identical to each previously published unincorporated area. The (New South Wales) *Local Government Act 1993* eliminated the titles of Shire and Municipality and instituted the concept of Area (A). With one exception – Sutherland (S) became Sutherland Shire (A) – names of the LGAs have remained unaltered. In aggregate, SLAs cover the whole of the State without gaps or overlaps. In some cases legal LGAs overlap Statistical Subdivision boundaries and therefore comprise two SLAs (Part A and Part B) or three SLAs in the case of Cabonne (A) (Part A, Part B and Part C).
 - (b) *Statistical Subdivisions (SSDs)*. These consist of one or more SLAs and form the intermediate size spatial unit for the presentation of regional data.

- (c) *Statistical Divisions (SDs)*. These consist of one or more Statistical Subdivisions (SSDs). Where SSDs are not shown for statistical purposes, statistical local areas are shown ordered alphabetically within statistical divisions. The divisions are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region, under the unifying influence of one or more major towns or cities.
- (d) *Statistical Districts*. To provide comparable statistics over a period of time, statistical districts have been defined around selected urban centres, with a population of 25,000 or more, experiencing urban growth beyond the legal local government area boundaries. Those districts are intended to contain the anticipated urban spread over the next 20 years. In some cases, Statistical District boundaries are identical to those of particular Statistical Subdivisions (e.g. Newcastle SSD and Wollongong SSD included in Table 9 of this publication).

Unpublished Data and Related Publications

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

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

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

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

Symbols and Other Usages

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

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

Gregory W. Bray
 Regional Director
 New South Wales

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