

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

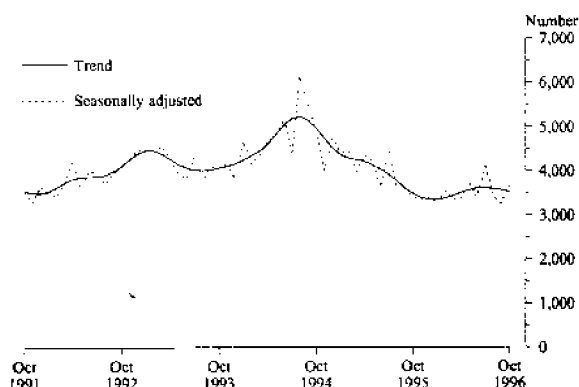
NEW SOUTH WALES

MAIN FEATURES

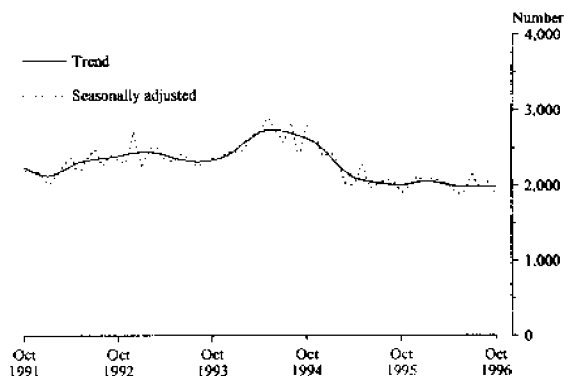
NUMBER OF DWELLING UNITS APPROVED

	October 1995	September 1996	October 1996	October 1995 to October 1996 Change	September 1996 to October 1996 Change
Original series	3,433	3,507	3,829	11.5%	9.2%
Seasonally adjusted	3,405	3,258	3,671	7.8%	12.7%
Trend estimate	3,492	3,576	3,542	1.4%	-1.0%

TOTAL DWELLING UNITS APPROVED, NSW



PRIVATE SECTOR HOUSES APPROVED, NSW



Residential building

- In October the trend for total dwelling units decreased by 1.0%. This follows small falls in August and September in this series.
- The trend for private sector houses remains flat.
- In original terms the total number of dwelling units approved was 3,829, an increase of 9.2% over the September 1996 figure. Of this total 2,010 were private sector house approvals.

- The value of new residential building approved for the September Quarter 1996, at average 1989-90 prices, was \$1,101.9 million, an increase of 4.3% on the previous quarter, but 16.2% lower than the September quarter 1995.

Non-residential building

- The value of non-residential building approved in October was \$749.8 million, the highest value since January 1990. One new office project accounted for more than half of this total. There were 12 projects valued at over \$5 million approved this month.
- The value of non-residential building approved in the September Quarter 1996, at average 1989-90 prices, was \$1,215.5 million.

NOTE: This publication includes separate Australian Capital Territory information, refer pages 20-24.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Jeff Bulger on Adelaide (08) 8237 7590 or any ABS State Office.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-October—</i>										
1995-96	4,591	105	4,696	4,914	370	5,284	211	9,716	475	10,191
1996-97	4,375	29	4,404	4,203	452	4,655	518	9,090	487	9,577
<i>1995—</i>										
August	1,147	18	1,165	913	200	1,113	38	2,098	218	2,316
September	1,177	74	1,251	1,225	10	1,235	81	2,483	84	2,567
October	1,042	7	1,049	988	33	1,021	51	2,081	40	2,121
November	1,110	38	1,148	1,249	14	1,263	40	2,399	52	2,451
December	871	21	892	873	41	914	22	1,766	62	1,828
<i>1996—</i>										
January	829	26	855	701	78	779	37	1,567	104	1,671
February	986	13	999	954	46	1,000	31	1,967	63	2,030
March	1,082	10	1,092	955	32	987	9	2,046	42	2,088
April	918	5	923	812	30	842	23	1,753	35	1,788
May	1,145	7	1,152	1,918	87	2,005	85	3,147	95	3,242
June	960	5	965	716	142	858	182	1,858	147	2,005
July	1,116	13	1,129	1,273	328	1,601	105	2,494	341	2,835
August	1,075	7	1,082	950	33	983	103	2,122	46	2,168
September	1,174	1	1,175	816	47	863	95	2,085	48	2,133
October	1,010	8	1,018	1,164	44	1,208	215	2,389	52	2,441
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-October—</i>										
1995-96	8,593	157	8,750	5,981	554	6,535	288	14,862	711	15,573
1996-97	8,685	56	8,741	5,242	664	5,906	585	14,505	727	15,232
<i>1995—</i>										
August	2,264	32	2,296	1,236	249	1,485	53	3,553	281	3,834
September	2,205	81	2,286	1,427	56	1,483	99	3,731	137	3,868
October	1,992	34	2,026	1,269	75	1,344	63	3,324	109	3,433
November	2,164	49	2,213	1,472	14	1,486	88	3,724	63	3,787
December	1,707	26	1,733	1,095	69	1,164	26	2,828	95	2,923
<i>1996—</i>										
January	1,702	41	1,743	964	139	1,103	50	2,716	180	2,896
February	1,989	13	2,002	1,233	81	1,314	45	3,263	98	3,361
March	2,054	31	2,085	1,086	57	1,143	31	3,155	104	3,259
April	1,881	29	1,910	1,028	98	1,126	61	2,970	127	3,097
May	2,108	8	2,116	2,109	193	2,302	96	4,312	202	4,514
June	1,892	6	1,898	893	184	1,077	199	2,979	195	3,174
July	2,304	17	2,321	1,548	469	2,017	132	3,984	486	4,470
August	2,074	12	2,086	1,196	35	1,231	109	3,373	53	3,426
September	2,297	8	2,305	1,037	55	1,092	110	3,443	64	3,507
October	2,010	19	2,029	1,461	105	1,566	234	3,705	124	3,829

(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-October</i>														
1995-96	547.0	11.1	558.1	638.0	26.5	664.5	1,185.0	37.6	1,222.6	271.3	852.0	1,108.1	2,306.5	2,602.0
1996-97	553.7	3.5	557.2	425.3	39.3	464.6	979.0	42.9	1,021.8	290.8	1,334.9	1,567.7	2,597.3	2,880.3
<i>1995-</i>														
August	136.2	1.4	137.6	96.5	10.5	107.1	232.7	11.9	244.6	70.1	321.0	363.9	623.7	678.6
September	139.3	8.2	147.6	131.0	1.0	132.0	270.3	9.2	279.5	73.0	170.4	198.9	513.6	551.4
October	121.8	0.8	122.6	104.8	2.9	107.7	226.6	3.7	230.3	63.9	221.3	370.7	511.0	664.9
November	135.2	3.3	138.5	144.3	0.9	145.2	279.5	4.2	283.7	68.9	136.8	187.7	484.9	540.3
December	114.7	2.0	116.7	75.9	2.5	78.4	190.6	4.5	195.1	56.7	110.0	127.7	357.2	379.5
<i>1996-</i>														
January	104.1	2.4	106.5	63.9	7.8	71.6	168.0	10.1	178.1	64.6	161.1	187.5	393.6	430.2
February	116.0	1.2	117.2	74.7	3.8	78.5	190.8	5.0	195.7	58.9	187.8	276.7	436.4	531.4
March	130.1	0.9	131.0	74.2	2.4	76.5	204.3	3.3	207.6	65.5	121.5	182.7	391.0	455.8
April	115.2	0.5	115.8	83.0	2.2	85.2	198.2	2.7	200.9	60.6	160.6	199.2	415.2	460.7
May	139.8	0.6	140.4	216.4	6.6	223.0	356.1	7.2	363.3	78.3	144.5	232.3	576.8	673.9
June	118.1	0.6	118.6	58.7	11.6	70.3	176.7	12.2	188.9	67.5	119.6	214.8	362.5	471.2
July	142.3	1.2	143.5	132.9	28.6	161.5	275.2	29.9	305.0	74.8	132.9	185.6	479.3	565.5
August	133.3	1.4	134.7	102.3	2.2	104.6	235.6	3.7	239.3	69.4	345.5	385.4	647.0	694.2
September	147.5	0.1	147.6	74.9	4.0	78.8	222.4	4.1	226.4	75.1	248.4	351.0	545.8	652.5
October	130.5	0.8	131.3	115.2	4.5	119.7	245.8	5.2	251.0	71.5	608.2	645.7	925.2	968.1
NEW SOUTH WALES														
1993-94	3,065.8	53.3	3,119.1	1,424.1	99.9	1,523.9	4,489.9	153.1	4,643.1	1,043.1	1,895.6	2,884.1	7,420.5	8,570.2
1994-95	3,101.6	43.2	3,144.8	2,106.8	125.0	2,231.8	5,208.3	168.3	5,376.6	1,101.0	2,812.5	3,733.4	9,114.5	10,211.0
1995-96	2,700.0	36.2	2,736.2	1,637.1	103.7	1,740.8	4,337.1	139.9	4,477.0	1,041.4	2,684.7	3,650.2	8,049.4	9,168.6
<i>July-October-</i>														
1995-96	947.3	16.3	963.7	716.5	39.2	755.8	1,663.8	55.6	1,719.4	357.0	1,080.7	1,381.6	3,099.6	3,458.1
1996-97	1,002.4	6.5	1,008.9	503.7	55.3	558.9	1,506.1	61.8	1,567.9	382.0	1,594.5	1,987.2	3,474.7	3,937.1
<i>1995-</i>														
August	247.2	2.5	249.7	120.2	14.9	135.1	367.4	17.4	384.8	90.8	418.3	481.0	876.3	956.6
September	242.1	9.3	251.3	148.4	4.1	152.4	390.5	13.3	403.8	95.3	219.3	255.6	705.0	754.6
October	213.7	3.4	217.0	124.9	5.4	130.3	338.6	8.8	347.4	86.3	271.1	431.9	695.1	865.5
November	239.3	4.5	243.8	161.8	0.9	162.7	401.1	5.5	406.5	95.1	200.7	310.3	696.7	812.0
December	199.2	2.5	201.7	91.3	4.3	95.6	290.5	6.8	297.3	73.2	163.1	192.7	526.7	563.2
<i>1996-</i>														
January	191.6	4.0	195.6	80.6	11.7	92.3	272.3	15.6	287.9	82.1	240.9	281.9	595.1	651.9
February	221.4	1.2	222.6	92.3	6.6	98.9	313.6	7.8	321.5	79.4	260.9	373.1	652.8	774.0
March	227.2	3.5	230.7	85.3	4.1	89.5	312.6	7.6	320.2	85.5	159.1	269.2	556.4	674.9
April	214.2	2.9	217.2	100.0	7.6	107.6	314.2	10.5	324.8	82.8	216.4	266.9	608.4	674.5
May	242.2	0.6	242.9	236.6	14.0	250.6	478.8	14.7	493.4	99.7	204.3	302.2	779.9	895.3
June	217.5	0.6	218.2	72.7	15.1	87.8	290.2	15.7	305.9	86.5	158.4	272.3	533.6	664.8
July	267.1	1.6	268.8	153.1	39.0	192.1	420.2	40.6	460.9	100.2	212.1	289.0	729.0	850.0
August	235.6	1.9	237.5	119.1	2.4	121.6	354.8	4.3	359.1	89.5	405.2	480.0	845.9	928.6
September	262.0	0.9	262.9	94.7	4.8	99.5	356.7	5.7	362.4	95.5	312.0	468.4	764.0	926.3
October	237.7	2.0	239.7	136.7	9.1	145.7	374.4	11.1	385.5	96.8	665.2	749.8	1,135.8	1,232.2

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—						
August	2,075	2,102	3,351	3,621	382.0	82.4
September	2,043	2,147	3,449	3,619	365.3	81.4
October	1,906	1,961	3,255	3,405	355.2	81.2
November	1,977	2,001	3,314	3,363	363.9	88.7
December	2,117	2,182	3,322	3,387	344.3	92.1
1996—						
January	2,050	2,052	3,115	3,284	325.6	95.5
February	2,101	2,105	3,412	3,545	347.3	86.5
March	2,063	2,066	3,245	3,348	322.1	89.1
April	2,002	1,981	3,235	3,387	352.0	86.5
May	1,895	1,920	3,719	3,738	425.2	88.6
June	1,905	1,953	3,288	3,407	326.6	90.4
July	2,150	2,155	3,534	4,166	404.5	93.5
August	1,952	1,981	3,363	3,418	372.4	84.6
September	2,053	2,107	3,148	3,258	324.8	82.9
October	1,888	1,889	3,505	3,671	386.1	86.9
TREND ESTIMATES						
1995—						
August	2,022	2,078	3,537	3,778	405.9	82.7
September	2,007	2,067	3,427	3,624	388.7	82.9
October	2,005	2,062	3,338	3,492	369.4	84.8
November	2,022	2,070	3,277	3,400	350.3	87.5
December	2,046	2,080	3,249	3,353	339.0	89.3
1996—						
January	2,056	2,074	3,252	3,345	335.9	90.1
February	2,052	2,059	3,284	3,383	340.4	90.1
March	2,033	2,036	3,331	3,446	348.1	89.7
April	2,009	2,014	3,381	3,523	358.3	89.3
May	1,991	2,003	3,413	3,585	367.1	88.9
June	1,987	2,007	3,422	3,618	371.7	88.7
July	1,990	2,016	3,409	3,621	371.6	88.3
August	1,991	2,020	3,389	3,602	369.4	87.5
September	1,988	2,016	3,374	3,576	367.3	86.5
October	1,982	2,011	3,357	3,542	363.4	85.7

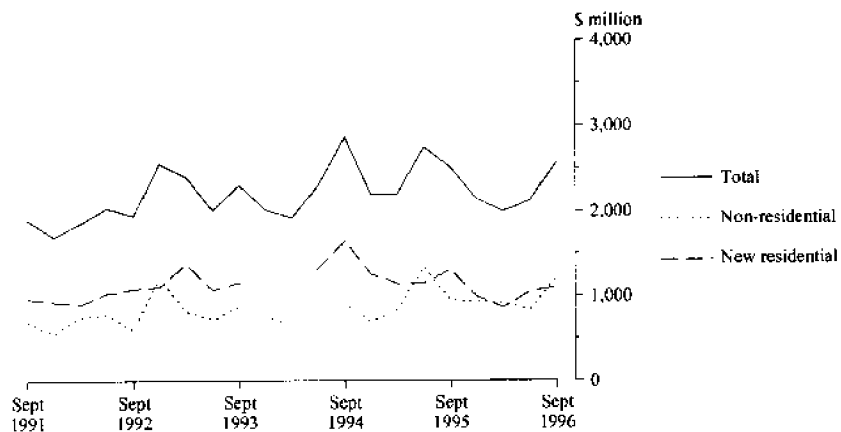
(a) See paragraphs 17-24 of the Explanatory Notes. (b) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

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

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

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

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



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

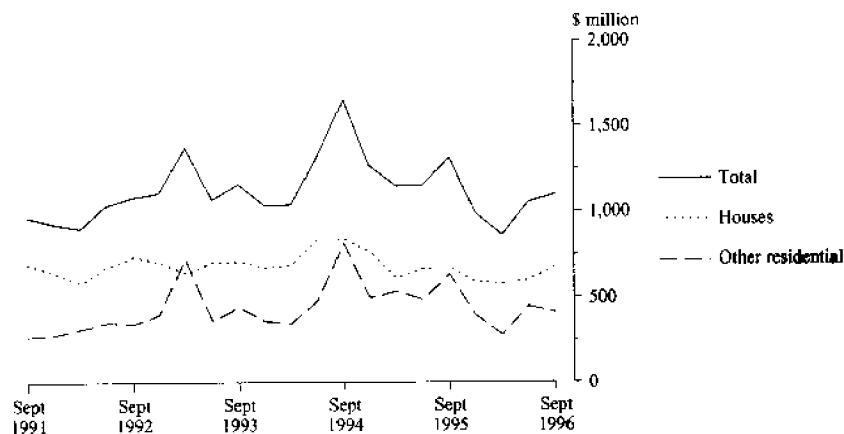


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, NSW
(\$ million)

Class of building	1994-95	1995-96	July-October		1996		
			1995-96	1996-97	August	September	October
PRIVATE SECTOR							
New houses	3,101.6	2,700.0	947.3	1,002.4	235.6	262.0	237.7
New other residential buildings	2,106.8	1,637.1	716.5	503.7	119.1	94.7	136.7
<i>Total new residential building</i>	<i>5,208.3</i>	<i>4,337.1</i>	<i>1,663.8</i>	<i>1,506.1</i>	<i>354.8</i>	<i>356.7</i>	<i>374.4</i>
Alterations and additions to residential buildings	1,093.7	1,027.6	355.0	374.2	86.0	95.3	96.3
Hotels, etc.	284.4	99.6	19.8	82.3	42.1	6.5	8.0
Shops	587.5	562.8	252.3	394.3	211.7	45.9	99.3
Factories	381.2	351.7	112.7	158.0	43.8	57.1	28.5
Offices	348.1	432.4	209.3	536.7	32.2	61.4	425.5
Other business premises	354.2	593.8	253.3	195.7	30.7	76.6	43.9
Educational	99.2	122.5	38.2	53.8	11.3	19.3	8.2
Religious	33.7	50.5	9.2	8.2	1.1	3.7	1.3
Health	75.5	83.3	17.2	45.7	3.1	3.9	34.1
Entertainment and recreational	574.8	300.3	135.7	93.0	17.1	31.8	12.1
Miscellaneous	73.7	87.7	32.9	26.9	12.0	5.8	4.2
<i>Total non-residential building</i>	<i>2,812.5</i>	<i>2,684.7</i>	<i>1,080.7</i>	<i>1,594.5</i>	<i>405.2</i>	<i>312.0</i>	<i>665.2</i>
Total	9,114.5	8,049.4	3,099.6	3,474.7	845.9	764.0	1,135.8
PUBLIC SECTOR							
New houses	43.2	36.2	16.3	6.5	1.9	0.9	2.0
New other residential buildings	125.0	103.7	39.2	55.3	2.4	4.8	9.1
<i>Total new residential building</i>	<i>168.3</i>	<i>139.9</i>	<i>55.6</i>	<i>61.8</i>	<i>4.3</i>	<i>5.7</i>	<i>11.1</i>
Alterations and additions to residential buildings	7.3	13.8	2.0	7.9	3.5	0.2	0.6
Hotels, etc.	2.3	1.0	—	4.1	—	—	4.0
Shops	19.4	32.3	12.4	46.8	1.1	42.9	2.2
Factories	8.3	5.5	1.5	21.6	5.6	7.6	0.5
Offices	157.1	145.4	53.8	86.0	9.1	45.3	19.8
Other business premises	85.2	147.2	60.3	16.1	1.8	8.8	2.5
Educational	237.7	251.9	56.7	132.5	29.2	42.9	23.9
Religious	—	—	—	0.1	—	—	—
Health	239.7	256.7	78.7	27.3	13.6	3.8	6.4
Entertainment and recreational	51.7	83.5	24.8	36.6	10.3	2.0	20.1
Miscellaneous	119.5	42.0	12.7	21.6	4.1	3.0	5.5
<i>Total non-residential building</i>	<i>920.9</i>	<i>965.6</i>	<i>300.9</i>	<i>392.7</i>	<i>74.8</i>	<i>156.4</i>	<i>84.7</i>
Total	1,096.5	1,119.3	358.5	462.3	82.7	162.3	96.4
TOTAL							
New houses	3,144.8	2,736.2	963.7	1,008.9	237.5	262.9	239.7
New other residential buildings	2,231.8	1,740.8	755.8	558.9	121.6	99.5	145.7
<i>Total new residential building</i>	<i>5,376.6</i>	<i>4,477.0</i>	<i>1,719.4</i>	<i>1,567.9</i>	<i>359.1</i>	<i>362.4</i>	<i>385.5</i>
Alterations and additions to residential buildings	1,101.0	1,041.4	357.0	382.0	89.5	95.5	96.8
Hotels, etc.	286.7	100.6	19.8	86.4	42.1	6.5	12.0
Shops	607.0	595.1	264.7	441.1	212.8	88.8	101.5
Factories	389.5	357.2	114.2	179.6	49.4	64.7	29.0
Offices	505.2	577.8	263.1	622.7	41.2	106.7	445.3
Other business premises	439.4	741.0	313.6	211.8	32.5	85.5	46.3
Educational	336.9	374.4	94.9	186.3	40.5	62.2	32.1
Religious	33.7	50.5	9.2	8.2	1.1	3.7	1.3
Health	315.2	340.1	95.9	73.0	16.8	7.7	40.5
Entertainment and recreational	626.5	383.8	160.5	129.5	27.5	33.9	32.1
Miscellaneous	193.3	129.7	45.6	48.5	16.1	8.8	9.7
<i>Total non-residential building</i>	<i>3,733.4</i>	<i>3,650.2</i>	<i>1,381.6</i>	<i>1,987.2</i>	<i>480.0</i>	<i>468.4</i>	<i>749.8</i>
Total	10,211.0	9,168.6	3,458.1	3,937.1	928.6	926.3	1,232.2

**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.												
1996—												
August	9	1.0	1	0.3	2	1.5	1	2.4	2	37.0	15	42.1
September	13	1.4	6	2.0	1	1.0	2	2.2	—	—	22	6.5
October	14	1.7	8	2.2	7	4.1	1	4.0	—	—	30	12.0
SHOPS												
1996—												
August	109	8.9	17	5.1	9	6.0	4	9.9	2	183.0	141	212.8
September	116	10.1	23	6.6	9	6.2	10	25.7	2	40.2	160	88.8
October	103	8.8	22	6.3	11	7.1	5	6.5	4	72.8	145	101.5
FACTORIES												
1996—												
August	35	3.4	23	7.4	18	12.2	11	20.9	1	5.5	88	49.4
September	25	2.4	23	7.7	12	8.9	15	25.9	2	19.8	77	64.7
October	32	3.2	20	6.5	3	2.0	4	6.2	1	11.0	60	29.0
OFFICES												
1996—												
August	69	6.0	17	4.7	9	5.5	5	11.6	2	13.3	102	41.2
September	65	6.0	17	4.9	4	3.1	4	6.6	4	86.0	94	106.7
October	68	6.5	27	7.6	8	5.0	10	21.2	2	405.0	115	445.3
OTHER BUSINESS PREMISES												
1996—												
August	37	3.6	9	2.2	13	9.4	6	10.1	1	7.3	66	32.5
September	30	2.7	20	5.9	6	4.7	10	21.9	2	50.3	68	85.5
October	46	3.8	12	3.4	1	1.0	8	20.2	2	18.0	69	46.3
EDUCATIONAL												
1996—												
August	7	0.8	6	1.7	2	1.6	12	21.3	2	15.0	29	40.5
September	12	1.4	12	4.0	5	4.2	10	27.8	3	24.8	42	62.2
October	12	1.2	7	2.2	9	6.0	8	17.4	1	5.3	37	32.1

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—												
August	4	0.5	2	0.6	—	—	—	—	—	—	6	1.1
September	4	0.4	2	0.4	—	—	2	2.9	—	—	8	3.7
October	5	0.5	3	0.8	—	—	—	—	—	—	8	1.3
HEALTH												
1996—												
August	17	1.5	5	1.6	2	1.5	3	4.5	1	7.6	28	16.8
September	8	0.8	7	1.7	2	1.5	2	3.7	—	—	19	7.7
October	6	0.5	4	1.3	2	1.2	3	5.7	1	31.8	16	40.5
ENTERTAINMENT AND RECREATIONAL												
1996—												
August	18	1.9	15	4.5	5	3.6	2	4.0	2	13.5	42	27.5
September	28	2.9	14	4.6	5	3.7	6	9.2	1	13.5	54	33.9
October	21	2.0	9	2.6	6	3.5	10	19.0	1	5.0	47	32.1
MISCELLANEOUS												
1996—												
August	26	2.6	11	3.3	3	1.9	2	2.3	1	6.0	43	16.1
September	22	2.4	6	1.7	1	0.9	2	3.7	—	—	31	8.8
October	19	1.8	13	3.7	5	3.1	1	1.1	—	—	38	9.7
TOTAL NON-RESIDENTIAL BUILDING												
1996—												
August	331	30.2	106	31.5	63	43.2	46	86.9	14	288.3	560	480.0
September	323	30.4	130	39.5	45	34.3	63	129.6	14	234.6	575	468.4
October	326	29.9	125	36.7	52	33.0	50	101.3	12	548.9	565	749.8

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
SYDNEY STATISTICAL DIVISION						
<i>Houses</i>	1,010	130,535	8	754	1,018	131,289
Brick, stone, or concrete	97	16,522	—	—	97	16,522
Brick-veneer	751	88,378	5	477	756	88,855
Timber	32	3,381	1	75	33	3,456
Fibre cement	10	749	—	—	10	749
Other materials	120	21,505	2	202	122	21,707
Other residential buildings	1,164	115,222	44	4,483	1,208	119,705
Total residential buildings	2,174	245,756	52	5,237	2,226	250,994
HUNTER STATISTICAL DIVISION						
<i>Houses</i>	246	25,816	2	203	248	26,019
Brick, stone, or concrete	13	1,391	—	—	13	1,391
Brick-veneer	193	20,248	1	136	194	20,384
Timber	13	1,290	—	—	13	1,290
Fibre cement	9	750	—	—	9	750
Other materials	18	2,136	1	67	19	2,203
Other residential buildings	65	4,974	11	1,322	76	6,296
Total residential buildings	311	30,790	13	1,525	324	32,315
ILLAWARRA STATISTICAL DIVISION						
<i>Houses</i>	186	22,239	1	85	187	22,324
Brick, stone, or concrete	9	970	—	—	9	970
Brick-veneer	139	17,155	1	85	140	17,240
Timber	5	493	—	—	5	493
Fibre cement	3	348	—	—	3	348
Other materials	30	3,273	—	—	30	3,273
Other residential buildings	116	9,090	7	380	123	9,470
Total residential buildings	302	31,329	8	465	310	31,794
BALANCE OF NEW SOUTH WALES						
<i>Houses</i>	568	59,106	8	1,006	576	60,112
Brick, stone, or concrete	86	10,045	7	936	93	10,981
Brick-veneer	327	37,290	1	70	328	37,360
Timber	62	4,944	—	—	62	4,944
Fibre cement	38	2,683	—	—	38	2,683
Other materials	55	4,143	—	—	55	4,143
Other residential buildings	116	7,401	43	2,873	159	10,274
Total residential buildings	684	66,508	51	3,879	735	70,386
NEW SOUTH WALES						
<i>Houses</i>	2,010	237,696	19	2,048	2,029	239,744
Brick, stone, or concrete	205	28,929	7	936	212	29,865
Brick-veneer	1,410	163,071	8	768	1,418	163,839
Timber	112	10,108	1	75	113	10,183
Fibre cement	60	4,531	—	—	60	4,531
Other materials	223	31,057	3	269	226	31,326
Other residential buildings	1,461	136,687	105	9,058	1,566	145,745
Total residential buildings	3,471	374,383	124	11,106	3,595	385,489

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

TABLE 8. NEW DWELLING UNITS (a) APPROVED BY TYPE AND STATISTICAL DIVISION, NSW, OCTOBER 1996

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Sydney	1,018	177	232	409	46	242	511	799	1,208	2,226
Hunter	248	43	14	57	8	—	11	19	76	324
Illawarra	187	20	17	37	70	16	—	86	123	310
Richmond — Tweed	106	12	—	12	56	—	—	56	68	174
Mid-North Coast	135	34	—	34	16	—	—	16	50	185
Northern	37	—	8	8	—	—	—	—	8	45
North Western	55	—	—	—	4	—	—	4	4	59
Central West	42	7	2	9	7	—	—	7	16	58
South Eastern	107	11	—	11	—	—	—	—	11	118
Murrumbidgee	43	—	—	—	—	—	—	—	—	43
Murray	49	—	2	2	—	—	—	—	2	51
Far West	2	—	—	—	—	—	—	—	—	2
New South Wales	2,029	304	275	579	207	258	522	987	1,566	3,595
VALUE (\$'000)										
Sydney	131,289	14,926	28,314	43,239	3,230	21,421	51,815	76,465	119,705	250,994
Hunter	26,019	2,553	1,545	4,098	499	—	1,700	2,199	6,296	32,315
Illawarra	22,324	1,490	950	2,440	5,590	1,440	—	7,030	9,470	31,794
Richmond — Tweed	9,995	996	—	996	3,183	—	—	3,183	4,179	14,174
Mid-North Coast	13,327	2,091	—	2,091	1,467	—	—	1,467	3,558	16,885
Northern	4,000	—	360	360	—	—	—	—	360	4,360
North Western	6,395	—	—	—	225	—	—	225	225	6,620
Central West	4,525	376	150	526	490	—	—	490	1,016	5,541
South Eastern	12,063	796	—	796	—	—	—	—	796	12,859
Murrumbidgee	4,555	—	—	—	—	—	—	—	—	4,555
Murray	5,168	—	140	140	—	—	—	—	140	5,308
Far West	85	—	—	—	—	—	—	—	—	85
New South Wales	239,744	23,228	31,458	54,686	14,683	22,861	53,515	91,059	145,745	385,489

(a) Excludes Conversions, etc.

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE NSW

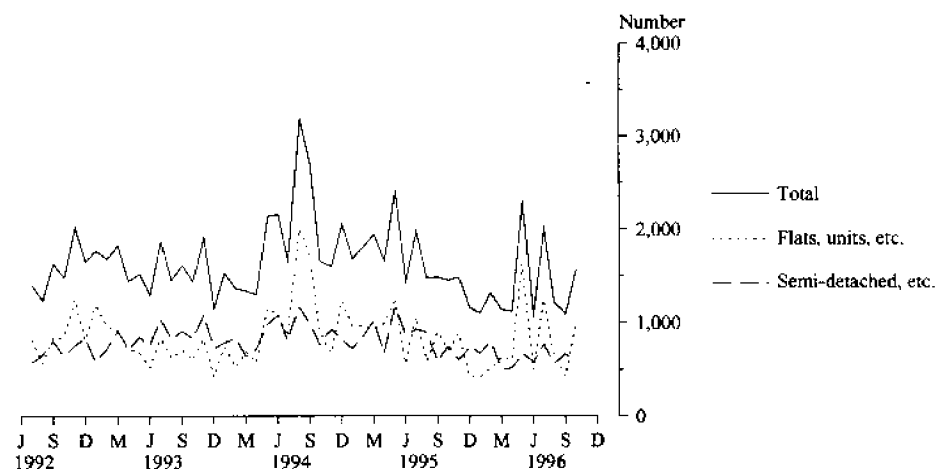


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, OCTOBER 1996

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION										
Botany (A)	—	—	—	—	2	167	257	—	—	424
Leichhardt (A)	3	—	413	14	—	1,165	1,572	100	2,161	5,312
Marrickville (A)	—	—	—	—	—	—	1,124	137	137	1,261
South Sydney (C)	3	—	320	308	—	26,451	4,076	6,713	14,477	45,323
Sydney (C) — Inner & Remainder	—	—	—	—	—	—	490	463,523	469,042	469,532
Inner Sydney (SSD)	6	—	733	322	2	27,783	7,518	470,473	485,818	521,852
Randwick (C)	11	—	2,233	111	—	10,290	2,814	550	1,275	16,613
Waverley (A)	4	—	1,070	12	—	1,200	2,585	102	102	4,957
Woolahra (A)	10	—	7,000	22	—	7,317	4,713	1,292	1,792	20,821
Eastern Suburbs (SSD)	25	—	10,303	145	—	18,807	10,112	1,944	3,169	42,390
Hurstville (C)	8	—	969	4	6	1,054	548	1,830	1,830	4,400
Kogarah (A)	4	—	575	—	—	—	724	200	200	1,499
Rockdale (C)	9	—	1,361	—	—	—	864	951	951	3,177
Sutherland Shire (A)	45	—	7,157	36	12	4,259	4,441	2,520	2,953	18,810
St George — Sutherland (SSD)	66	—	10,062	40	18	5,313	6,577	5,501	5,934	27,886
Bankstown (C)	26	2	3,589	8	4	1,051	1,762	2,084	2,084	8,486
Canterbury (A)	11	1	1,655	43	—	2,465	1,881	1,290	1,290	7,292
Canterbury — Bankstown (SSD)	37	3	5,244	51	4	3,516	3,643	3,374	3,374	15,777
Fairfield (C)	38	2	4,510	27	—	2,330	858	5,240	5,240	12,939
Liverpool (C)	160	—	17,246	15	—	1,175	640	7,316	7,316	26,377
Fairfield — Liverpool (SSD)	198	2	21,756	42	—	3,505	1,498	12,556	12,556	39,316
Camden (A)	69	—	6,863	—	—	—	128	51	1,012	8,002
Campbelltown (C)	33	—	3,262	7	—	445	856	10,829	10,989	15,552
Wollondilly (A)	24	—	2,648	—	—	—	542	—	1,359	4,549
Outer South Western Sydney (SSD)	126	—	12,773	7	—	445	1,526	10,880	13,360	28,103
Ashfield (A)	—	—	—	—	—	—	179	715	715	894
Burwood (A)	—	—	—	—	—	—	346	230	230	576
Concord (A)	—	—	—	—	—	—	649	50	50	699
Drummoyne (A)	—	—	—	32	—	4,125	1,394	90	90	5,609
Strathfield (A)	8	—	1,635	4	—	500	756	—	500	3,392
Inner Western Sydney (SSD)	8	—	1,635	36	—	4,625	3,324	1,085	1,585	11,169

(a) Excludes conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION—continued										
Auburn (A)	10	—	1,055	51	—	3,090	480	13,107	15,219	19,844
Holroyd (C)	9	—	984	49	—	3,360	490	9,850	9,850	14,684
Parramatta (C)	11	2	1,609	15	—	1,140	1,837	13,527	14,271	18,858
Central Western Sydney (SSD)	30	2	3,648	115	—	7,590	2,807	36,485	39,340	53,385
Blue Mountains (C)	30	1	3,169	—	—	—	1,345	750	750	5,264
Hawkesbury (C)	13	—	1,315	—	—	—	1,065	1,002	1,323	3,703
Penrith (C)	47	—	5,064	22	—	1,493	1,651	1,465	4,924	13,133
Outer Western Sydney (SSD)	90	1	9,548	22	—	1,493	4,061	3,217	6,997	22,099
Baulkham Hills (A)	89	—	14,827	55	—	4,848	1,745	1,114	1,594	23,014
Blacktown (C)	82	—	9,020	12	—	1,278	1,431	3,059	5,056	16,785
Blacktown — Baulkham Hills (SSD)	171	—	23,847	67	—	6,126	3,177	4,173	6,650	39,799
Hunter's Hill (A)	2	—	197	—	—	—	562	—	—	759
Lane Cove (A)	—	—	—	—	—	—	—	—	—	—
Mosman (A)	13	—	2,245	—	—	—	2,982	390	490	5,717
North Sydney (A)	1	—	130	111	—	14,600	1,316	2,843	3,163	19,209
Ryde (C)	7	—	1,204	12	12	2,275	2,131	4,123	8,693	14,303
Willoughby (C)	4	—	776	67	—	10,150	2,023	33,330	36,430	49,379
Lower Northern Sydney (SSD)	27	—	4,552	190	12	27,025	9,013	40,686	48,776	89,366
Hornsby (A)	50	—	5,807	16	—	1,399	2,488	1,642	1,642	11,336
Ku-ring-gai (A)	8	—	1,783	6	—	420	3,111	2,290	2,290	7,604
Hornsby — Ku-ring-gai (SSD)	58	—	7,590	22	—	1,819	5,599	3,932	3,932	18,940
Manly (A)	4	—	1,120	27	—	1,305	2,704	100	416	5,545
Pittwater (A)	11	—	1,645	16	—	1,920	1,972	—	—	5,537
Warringah (A)	17	—	2,684	10	8	3,399	3,678	10,774	10,774	20,535
Northern Beaches (SSD)	32	—	5,449	53	8	6,624	8,354	10,874	11,190	31,617
Gosford (C)	72	—	8,184	33	—	3,319	2,704	930	930	15,137
Wyong (A)	64	—	5,965	19	—	1,715	1,567	2,056	2,056	11,303
Gosford — Wyong (SSD)	136	—	14,149	52	—	5,034	4,271	2,986	2,986	26,440
Sydney (SD)	1,010	8	131,289	1,164	44	119,705	71,482	608,164	645,665	968,141

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
HUNTER STATISTICAL DIVISION										
Cessnock (C)	9	—	626	2	—	105	483	800	800	2,013
Lake Macquarie (C)	66	—	7,149	30	—	1,528	1,823	648	710	11,209
Maitland (C)	30	—	3,368	—	—	—	580	330	330	4,279
Newcastle (C) — Inner & Remainder	26	—	2,390	24	11	3,890	2,361	4,072	35,322	43,963
Port Stephens (A)	51	1	5,673	5	—	448	1,031	542	617	7,770
Newcastle (SSD)	182	1	19,206	61	11	5,971	6,277	6,392	37,779	69,233
Dungog (A)	—	—	—	—	—	—	—	—	—	—
Gloucester (A)	3	—	265	—	—	—	68	—	—	333
Great Lakes (A)	36	—	3,616	4	—	325	246	2,606	2,606	6,793
Merriwa (A)	—	—	—	—	—	—	—	—	—	—
Murrurundi (A)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (A)	6	1	765	—	—	—	67	906	906	1,738
Scone (A)	3	—	286	—	—	—	199	—	—	485
Singleton (A)	16	—	1,880	—	—	—	336	2,603	2,603	4,819
Hunter SD Balance (SSD)	64	1	6,812	4	—	325	916	6,115	6,115	14,168
Hunter (SD)	246	2	26,019	65	11	6,296	7,193	12,507	43,894	83,401
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	5	—	610	—	—	—	454	300	300	1,364
Shellharbour (A)	32	1	3,482	11	—	710	585	—	—	4,777
Wollongong (C)	63	—	8,814	67	7	6,270	2,707	11,285	11,925	29,716
Wollongong (SSD)	100	1	12,905	78	7	6,980	3,746	11,585	12,225	35,857
Shoalhaven (C)	54	—	5,354	36	—	2,260	1,227	1,141	1,562	10,403
Wingecarribee (A)	32	—	4,065	2	—	230	498	350	350	5,143
Illawarra SD Balance (SSD)	86	—	9,419	38	—	2,490	1,725	1,491	1,912	15,545
Illawarra (SD)	186	1	22,324	116	7	9,470	5,471	13,076	14,137	51,402
RICHMOND - TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	24	—	2,336	19	—	929	239	1,534	7,912	11,416
Tweed Heads (SSD)	24	—	2,336	19	—	929	239	1,534	7,912	11,416
Ballina (A)*	18	—	1,913	11	28	2,370	237	205	314	4,835
Byron (A)	26	—	2,511	10	—	880	495	740	740	4,625
Casino (A)	2	—	212	—	—	—	45	180	180	437
Kyogle (A)	2	—	204	—	—	—	—	—	—	204
Lismore (C)	15	—	1,509	—	—	—	766	207	3,555	5,830
Richmond River (A)	6	—	587	—	—	—	80	153	153	819
Tweed (A) Pt B	13	—	722	—	—	—	77	—	—	800
Richmond - Tweed SD Balance (SSD)	82	—	7,659	21	28	3,250	1,699	1,485	4,943	17,551
Richmond - Tweed (SD)	106	—	9,995	40	28	4,179	1,938	3,019	12,854	28,967

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, OCTOBER 1996 - continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MID-NORTH COAST STATISTICAL DIVISION										
Bellingen (A)	7	—	441	—	—	—	125	—	—	565
Coffs Harbour (C)	27	—	2,788	8	5	1,101	641	1,260	1,310	5,840
Copmanhurst (A)	2	—	97	—	—	—	—	53	53	150
Grafton (C)	4	—	430	—	7	430	102	—	175	1,137
Maclean (A)	8	—	715	2	—	110	45	50	50	920
Nambucca (A)	4	—	389	—	—	—	93	—	—	482
Nymboida (A)	6	—	397	—	—	—	78	114	114	589
Ulmarra (A)	9	—	744	—	—	—	24	—	—	768
Clarence (SSD)	67	—	6,000	10	12	1,641	1,108	1,477	1,702	10,451
Greater Taree (C)	20	—	2,280	—	—	—	440	544	544	3,264
Hastings (A)	37	—	3,960	24	—	1,517	360	960	960	6,798
Kempsey (A)	10	1	1,087	4	—	400	342	—	330	2,158
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	67	1	7,327	28	—	1,917	1,142	1,504	1,834	12,220
Mid-North Coast (SD)	134	1	13,327	38	12	3,558	2,250	2,981	3,536	22,671
NORTHERN STATISTICAL DIVISION										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	1	—	120	—	—	—	—	—	—	120
Gunnedah (A)	2	—	410	—	—	—	110	—	—	520
Inverell (A) Pt A	2	—	153	—	—	—	22	—	—	175
Manilla (A)	1	—	130	—	—	—	32	—	—	162
Nundle (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	5	—	551	—	—	—	46	128	128	726
Quirindi (A)	—	—	—	—	—	—	155	—	—	155
Tamworth (C)	5	—	497	—	—	—	309	420	870	1,676
Yallaroi (A)	—	—	—	—	—	—	—	—	—	—
Northern Slopes (SSD)	16	—	1,861	—	—	—	674	548	998	3,534
Armidale (C)	—	—	—	—	—	—	—	—	—	—
Dumaresq (A)	1	—	30	—	—	—	297	—	—	327
Glen Innes (A)	2	—	171	—	—	—	20	—	—	191
Guyra (A)	1	—	130	—	—	—	—	—	—	130
Inverell (A) Pt B	1	—	110	—	—	—	50	—	—	160
Sevenoaks (A)	1	—	100	—	—	—	—	—	—	100
Tenterfield (A)	3	—	131	—	—	—	31	60	60	222
Uralla (A)	1	—	298	—	—	—	165	—	—	463
Walcha (A)	1	—	140	—	—	—	—	—	—	140
Northern Tablelands (SSD)	11	—	1,110	—	—	—	563	60	60	1,732
Moree Plains (A)	3	—	356	—	—	—	195	306	842	1,393
Narrabri (A)	7	—	673	8	—	360	36	175	175	1,243
North Central Plain (SSD)	10	—	1,029	8	—	360	231	481	1,017	2,636
Northern (SD)	37	—	4,000	8	—	360	1,467	1,090	2,076	7,902

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
NORTH WESTERN STATISTICAL DIVISION										
Coolah (A)	—	—	—	—	—	—	—	—	—	—
Coonabarabran (A)	2	—	97	—	—	—	29	—	—	126
Dubbo (C)	15	—	1,855	4	—	225	327	—	—	2,407
Gilgandra (A)	2	—	138	—	—	—	165	176	176	480
Mudgee (A)	15	4	2,433	—	—	—	180	160	160	2,773
Narromine (A)	2	—	175	—	—	—	—	—	—	175
Wellington (A)	—	—	—	—	—	—	26	—	—	26
Central Macquarie (SSD)	36	4	4,698	4	—	225	728	336	336	5,987
Bogan (A)	—	—	—	—	—	—	—	—	—	—
Coonamble (A)	1	—	88	—	—	—	40	—	—	128
Walgett (A)	7	—	850	—	—	—	—	—	—	850
Warren (A)	—	—	—	—	—	—	—	—	—	—
Macquarie — Barwon (SSD)	8	—	938	—	—	—	40	—	—	978
Bourke (A)	1	—	92	—	—	—	10	—	—	102
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—
Cobar (A)	6	—	667	—	—	—	37	202	1,466	2,170
Upper Darling (SSD)	7	—	759	—	—	—	47	202	1,466	2,272
North Western (SD)	51	4	6,395	4	—	225	814	538	1,802	9,237
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	18	—	1,934	7	—	490	432	362	462	3,318
Blayney (A) Pt A	1	—	143	—	—	—	18	—	—	161
Cabonne (A) Pt A	—	—	—	—	—	—	—	65	65	65
Evans (A) Pt A	2	—	188	—	—	—	43	—	—	231
Orange (C)	4	—	432	6	—	290	328	550	1,145	2,195
Bathurst — Orange (SSD)	25	—	2,697	13	—	780	821	977	1,672	5,970
Blayney (A) Pt B	—	—	—	—	—	—	20	—	—	20
Cabonne (A) Pt B	2	—	212	—	—	—	96	—	—	307
Evans (A) Pt B	1	—	91	—	—	—	34	—	—	125
Greater Lithgow (C)	4	—	428	—	—	—	109	325	325	861
Oberon (A)	2	—	200	—	—	—	29	—	—	229
Rylstone (A)	—	—	—	—	—	—	—	—	—	—
Central Tablelands (excl. Bathurst — Orange) (SSD)	9	—	931	—	—	—	387	325	325	1,543
Bland (A)	—	—	—	—	—	—	—	—	—	—
Cabonne (A) Pt C	2	1	249	—	3	236	208	—	—	693
Cowra (A)	3	—	389	—	—	—	99	125	125	613
Forbes (A)	2	—	260	—	—	—	28	1,360	1,360	1,648
Lachlan (A)	—	—	—	—	—	—	10	—	—	10
Parkes (A)	—	—	—	—	—	—	—	—	—	—
Weddin (A)	—	—	—	—	—	—	—	85	85	85
Lachlan (SSD)	7	1	897	—	3	236	345	1,570	1,570	3,049
Central West (SD)	41	1	4,525	13	3	1,016	1,453	2,872	3,567	10,561

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	24	—	3,028	—	—	—	432	—	—	3,460
Yarrowlumla (A) — Pt A	9	—	1,092	—	—	—	170	—	—	1,262
Queanbeyan (SSD)	33	—	4,120	—	—	—	602	—	—	4,722
Boorowa (A)	1	—	60	—	—	—	—	152	250	310
Crookwell (A)	2	—	146	—	—	—	38	—	—	184
Goulburn (C)	2	—	172	3	—	150	150	70	70	542
Gunning (A)	—	—	—	—	—	—	95	—	—	95
Harden (A)	—	—	—	—	—	—	88	—	—	88
Mulwaree (A)	6	—	691	—	—	—	25	—	—	716
Tallaganda (A)	4	—	325	—	—	—	75	60	60	460
Yarrowlumla (A) — Pt B	—	—	—	—	—	—	—	—	—	—
Yass (A)	5	—	817	—	—	—	231	115	115	1,163
Young (A)	4	—	550	—	—	—	40	482	482	1,072
Southern Tablelands (excl. Queanbeyan) (SSD)	24	—	2,762	3	—	150	741	879	977	4,630
Bega Valley (A)	18	—	1,793	—	—	—	619	455	455	2,867
Eurobodalla (A)	23	—	2,448	4	—	355	361	2,250	2,250	5,414
Lower South Coast (SSD)	41	—	4,241	4	—	355	980	2,705	2,705	8,281
Bombala (A)	—	—	—	—	—	—	—	—	—	—
Cooma-Monaro (A)	2	—	135	—	—	—	74	355	355	564
Snowy River (A)	7	—	805	4	—	291	—	5,665	5,665	6,761
Snowy (SSD)	9	—	940	4	—	291	74	6,020	6,020	7,325
South Eastern (SD)	107	—	12,063	11	—	796	2,397	9,604	9,702	24,959
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	—	—	—	—	—	—	35	—	—	35
Cootamundra (A)	—	—	—	—	—	—	51	—	—	51
Gundagai (A)	1	—	30	—	—	—	15	—	—	45
Junee (A)	—	—	—	—	—	—	29	—	—	29
Lockhart (A)	—	—	—	—	—	—	—	—	—	—
Narrandera (A)	4	—	296	—	—	—	106	—	—	402
Temora (A)	—	—	—	—	—	—	103	—	96	199
Temora (A)	5	—	571	—	—	—	104	164	164	839
Wagga Wagga (C)	14	2	1,518	—	—	—	427	1,567	2,469	4,414
Central Murrumbidgee (SSD)	24	2	2,415	—	—	—	871	1,731	2,729	6,914
Carrathool (A)	1	—	48	—	—	—	—	—	—	48
Griffith (C)	10	—	1,604	—	—	—	147	7,130	7,130	8,881
Hay (A)	1	—	75	—	—	—	—	—	—	75
Leeton (A)	5	—	414	—	—	—	65	53	53	532
Murrumbidgee (A)	—	—	—	—	—	—	72	—	—	72
Lower Murrumbidgee (SSD)	17	—	2,140	—	—	—	284	7,183	7,183	9,608
Murrumbidgee (SD)	41	2	4,555	—	—	—	1,155	8,914	9,912	15,622

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MURRAY STATISTICAL DIVISION										
Albury (C)	19	—	2,143	2	—	140	346	812	812	3,441
Hume (A)	9	—	876	—	—	—	276	—	—	1,152
Albury (SSD)	28	—	3,019	2	—	140	622	812	812	4,593
Corowa (A)	4	—	457	—	—	—	68	50	50	575
Culcairn (A)	1	—	82	—	—	—	42	—	—	124
Holbrook (A)	—	—	—	—	—	—	—	—	—	—
Tumbarumba (A)	—	—	—	—	—	—	20	—	—	20
Urana (A)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	5	—	539	—	—	—	130	50	50	719
Berrigan (A)	4	—	399	—	—	—	—	—	—	399
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	5	—	420	—	—	—	38	—	—	458
Jenilderie (A)	—	—	—	—	—	—	—	—	300	300
Murray (A)	6	—	719	—	—	—	20	60	60	799
Wakool (A)	—	—	—	—	—	—	—	—	—	—
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	15	—	1,538	—	—	—	58	60	360	1,956
Balranald (A)	—	—	—	—	—	—	32	—	—	32
Wentworth (A)	1	—	71	—	—	—	280	183	183	534
Murray — Darling (SSD)	1	—	71	—	—	—	312	183	183	566
Murray (SD)	49	—	5,168	2	—	140	1,122	1,104	1,404	7,834
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	1	—	70	—	—	—	107	1,290	1,290	1,466
Central Darling (A)	1	—	15	—	—	—	—	—	—	15
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	2	—	85	—	—	—	107	1,290	1,290	1,481
NEW SOUTH WALES										
New South Wales	2,010	19	239,744	1,461	105	145,745	96,850	665,158	749,839	1,232,178

(a) Excludes Conversions, etc.

NEW SOUTH WALES

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months May to October 1996.

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

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

(November 1996) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

4. For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 7% in November 1996, the trend estimate for that month would be 1,990, a movement of -0.1%. The monthly movements in the trend estimates for August, September and October 1996, which are currently estimated to be 0.1%, -0.2% and -0.3% respectively, would be revised to 0.3%, 0.0% and -0.2%. On the other hand, a 7% seasonally adjusted decline in the number of private houses approved in November 1996 would produce a trend estimate for November 1996 of 1,884 a movement of -1.9%, with the movements in the trend estimates for August, September and October 1996 being revised to -0.5%, -1.3% and -1.8% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if November 1996 seasonally adjusted estimate			
			is up 7% on October 1996		is down 7% on October 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
May	1,991	-0.9	1,990	-1.0	1,995	-0.7
June	1,987	-0.2	1,985	-0.3	1,993	-0.1
July	1,990	0.1	1,989	0.2	1,993	-0.0
August	1,991	0.1	1,994	0.3	1,983	-0.5
September	1,988	-0.2	1,995	0.0	1,958	-1.3
October	1,982	-0.3	1,992	-0.2	1,922	-1.8
November	n.y.a.	n.y.a.	1,990	-0.1	1,884	-1.9

TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if November 1996 seasonally adjusted estimate			
			is up 7% on October 1996		is down 7% on October 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
May	2,003	-0.6	2,002	-0.6	2,007	-0.4
June	2,007	0.2	2,006	0.2	2,014	0.4
July	2,016	0.4	2,015	0.5	2,020	0.3
August	2,020	0.2	2,021	0.3	2,010	-0.5
September	2,016	-0.2	2,019	-0.1	1,982	-1.4
October	2,011	0.3	2,011	-0.4	1,941	-2.0
November	n.y.a.	n.y.a.	2,002	-0.5	1,897	-2.3

TOTAL NUMBER OF DWELLING UNITS APPROVED: RELIABILITY OF TREND ESTIMATES

Revised trend estimate if November 1996
seasonally adjusted estimate

	Trend estimate		is up 8% on October 1996		is down 8% on October 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
	1996—					
May	3,585	1.8	3,578	1.6	3,590	1.9
June	3,618	0.9	3,607	0.8	3,628	1.1
July	3,621	0.1	3,615	0.2	3,625	-0.1
August	3,602	-0.5	3,619	0.1	3,592	-0.9
September	3,576	-0.7	3,631	0.3	3,540	-1.5
October	3,542	-1.0	3,657	0.7	3,485	-1.6
November	n.y.a.	n.y.a.	3,685	0.8	3,425	-1.7

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

Revised trend estimate if November 1996
seasonally adjusted estimate

	Trend estimate		is up 9% on October 1996		is down 9% on October 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
	1996 --					
May	367.1	2.5	366.2	2.2	367.5	2.6
June	371.7	1.3	370.3	1.1	372.6	1.4
July	371.6	-0.0	371.0	0.2	372.1	-0.1
August	369.4	-0.6	371.4	0.1	368.4	-1.0
September	367.3	-0.6	374.0	0.7	364.0	-1.2
October	363.4	-1.0	378.9	1.3	360.0	-1.1
November	n.y.a.	n.y.a.	383.8	1.3	355.3	-1.3

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

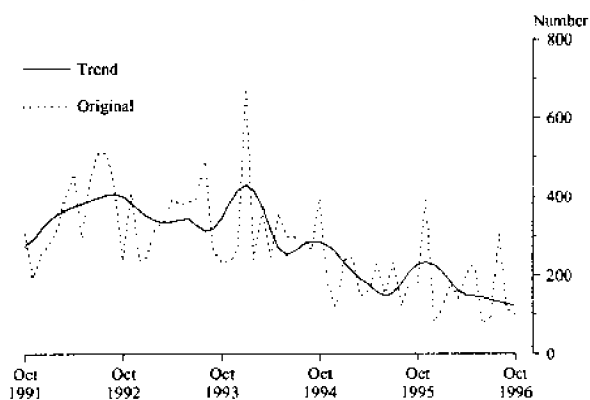
Revised trend estimate if November 1996
seasonally adjusted estimate

	Trend estimate		is up 8% on October 1996		is down 8% on October 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
	1996—					
May	88.9	-0.4	88.8	-0.5	89.0	-0.3
June	88.7	-0.2	88.5	-0.4	88.9	-0.1
July	88.3	-0.5	88.2	-0.3	88.4	-0.6
August	87.5	-1.0	87.8	-0.4	87.2	-1.4
September	86.5	-1.1	87.6	-0.2	85.6	-1.8
October	85.7	-0.9	87.8	0.2	84.1	-1.8
November	n.y.a.	n.y.a.	88.1	0.4	82.6	-1.8

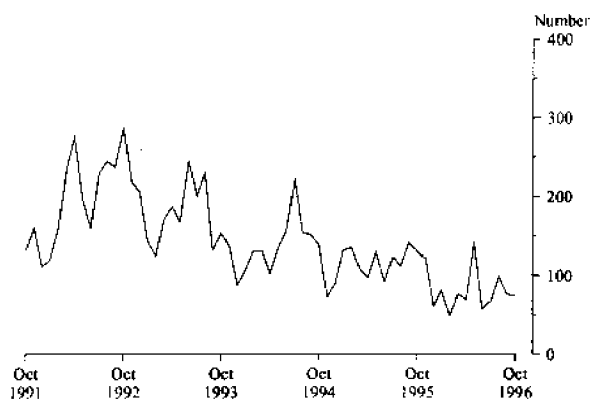
AUSTRALIAN CAPITAL TERRITORY

MAIN FEATURES

TOTAL DWELLING UNITS APPROVED,
ACT



PRIVATE SECTOR HOUSES APPROVED,
ACT



Residential building

- The trend for total dwelling units approved in October continued its downward movement with a decrease of 4.6%.
- In original terms the number of dwelling units approved was 100. This included 75 private sector houses, 24 other residential dwellings and one conversion.
- The value of new residential building approved in October was \$11.0 million. Of this value, 87% was for approvals in the suburbs of Amaroo, Ngunnawal and Nicholls.

- The value of alterations and additions to residential building was \$4.2 million.

Non-residential building

- The value of non-residential projects approved in October was \$14.0 million.

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-October	509	1	510	203	3	206	—	712	4	716	..
1996-97											
July-October	318	—	318	294	—	294	1	613	—	613	..
1995—											
August	112	—	112	10	—	10	—	122	—	122	181
September	142	—	142	38	—	38	—	180	—	180	209
October	131	1	132	50	—	50	—	181	1	182	229
November	122	1	123	277	—	277	—	399	1	400	235
December	62	—	62	18	—	18	—	80	—	80	227
1996—											
January	81	14	95	21	—	21	—	102	14	116	209
February	49	—	49	121	9	130	—	170	9	179	184
March	76	1	77	66	—	66	—	142	1	143	160
April	69	7	76	—	45	45	85	69	137	206	149
May	142	14	156	77	—	77	—	219	14	233	147
June	58	2	60	9	8	17	—	67	10	77	145
July	68	—	68	27	—	27	—	95	—	95	138
August	99	—	99	205	—	205	—	304	—	304	133
September	76	—	76	38	—	38	—	114	—	114	130
October	75	—	75	24	—	24	1	100	—	100	124

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
1993-94	185,417	4,538	189,954	175,730	6,802	182,532	361,147	11,339	372,486	64,131	88,303	290,188	513,581	726,804
1994-95	167,590	813	168,403	94,633	9,682	104,315	262,223	10,496	272,718	60,354	91,722	275,174	412,184	608,246
1995-96	132,947	3,534	136,481	72,090	9,466	81,556	205,037	13,000	218,037	56,702	125,323	492,533	377,392	767,272
1995—														
August	13,309	—	13,309	710	—	710	14,019	—	14,019	6,138	24,043	34,572	44,200	54,729
September	15,378	—	15,378	3,340	—	3,340	18,718	—	18,718	4,690	6,249	14,445	29,623	37,853
October	13,442	350	13,792	4,704	—	4,704	18,146	350	18,496	5,612	6,824	17,110	30,582	41,218
November	15,407	178	15,585	24,884	—	24,884	40,292	178	40,470	5,097	10,260	18,380	55,629	63,946
December	7,549	—	7,549	1,847	—	1,847	9,397	—	9,397	2,408	14,966	19,156	26,688	30,961
1996—														
January	9,235	1,069	10,304	1,651	—	1,651	10,886	1,069	11,955	2,561	7,838	12,793	21,285	27,309
February	5,473	—	5,473	9,721	766	10,487	15,195	766	15,960	3,348	7,197	161,953	25,740	181,261
March	8,070	80	8,150	3,971	—	3,971	12,040	80	12,121	2,729	2,443	14,760	16,751	29,610
April	8,042	460	8,502	—	7,785	8,042	8,245	16,287	12,173	7,612	18,358	18,784	46,818	
May	16,547	1,204	17,752	6,393	—	6,393	22,941	1,204	24,145	4,054	5,966	109,258	32,961	137,457
June	6,756	192	6,948	629	680	1,309	7,385	872	8,257	3,228	26,521	59,402	37,104	70,887
July	8,132	—	8,132	2,412	—	2,412	10,544	—	10,544	4,339	10,936	35,516	25,799	50,399
August	11,908	—	11,908	11,750	—	11,750	23,658	—	23,658	3,010	11,590	12,934	38,235	39,602
September	9,692	—	9,692	3,338	—	3,338	13,031	—	13,031	4,458	23,981	49,000	41,471	66,490
October	8,676	—	8,676	2,362	—	2,362	11,039	—	11,039	4,226	8,807	13,982	24,073	29,247

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	—	—	—	—	—	—	—	86	86	
Ainslie	—	—	—	—	—	—	360	374	734	
Braddon	—	—	—	—	—	—	—	—	—	
Campbell	—	—	—	—	—	—	115	—	115	
City	—	—	—	—	—	—	—	2,300	2,300	
Dickson	—	—	—	—	—	—	—	—	—	
Downer	—	—	—	—	—	—	—	—	—	
Duntroon	—	—	—	—	—	—	—	1,457	1,457	
Hackett	—	—	—	—	—	—	—	—	—	
Kowen	—	—	—	—	—	—	—	—	—	
Lyncham	—	—	—	—	—	—	120	500	853	
Majura	—	—	—	—	—	—	—	—	—	
O'Connor	—	—	—	—	—	—	305	—	305	
Reid	—	—	—	—	—	—	185	—	185	
Russell	—	—	—	—	—	—	—	—	—	
Turner	2	—	231	—	—	—	55	—	286	
Watson	—	—	—	—	—	—	46	—	46	
Total	2	—	231	—	—	—	1,187	3,174	6,368	
BELCONNEN STATISTICAL SUBDIVISION										
Aranda	—	—	—	—	—	—	121	—	121	
Belconnen Town Centre	—	—	—	—	—	—	—	885	885	
Belconnen — SSD Balance	—	—	—	—	—	—	—	—	—	
Bruce	—	—	—	—	—	—	—	—	—	
Charnwood	—	—	—	—	—	—	23	—	23	
Cook	—	—	—	—	—	—	65	—	65	
Dunlop	5	—	532	—	—	—	—	—	532	
Evatt	—	—	—	—	—	—	89	—	89	
Florey	—	—	—	—	—	—	193	344	537	
Flynn	—	—	—	—	—	—	16	—	16	
Fraser	—	—	—	—	—	—	79	—	79	
Giralang	—	—	—	—	—	—	34	—	34	
Hawker	—	—	—	—	—	—	56	—	56	
Higgins	—	—	—	—	—	—	30	—	30	
Holt	—	—	—	—	—	—	—	—	—	
Kaleen	—	—	—	—	—	—	227	—	227	
Latham	—	—	—	—	—	—	32	—	32	
McKellar	—	—	—	—	—	—	29	—	29	
Macgregor	—	—	—	—	—	—	72	—	72	
Macquarie	—	—	—	—	—	—	—	—	—	
Melba	—	—	—	—	—	—	52	—	52	
Page	—	—	—	—	—	—	—	—	—	
Scullin	—	—	—	—	—	—	—	—	—	
Spence	—	—	—	—	—	—	58	—	58	
Weetangera	—	—	—	—	—	—	—	—	—	
Total	5	—	532	—	—	—	1,176	1,230	2,937	

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	—	—	—	—	—	—	—	—	—	—
Farrer	—	—	—	—	—	—	—	—	—	—
Garran	—	—	—	—	—	—	—	—	138	138
Hughes	—	—	—	—	—	—	60	—	—	60
Isaacs	—	—	—	—	—	—	—	—	—	—
Lyons	—	—	—	—	—	—	—	—	—	—
Mawson	—	—	—	—	—	—	—	—	—	—
O'Malley	—	—	—	—	—	—	—	—	—	—
Pearce	—	—	—	—	—	—	98	—	—	98
Phillip	—	—	—	—	—	—	—	—	—	—
Torrens	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	158	—	138	295
WESTON CREEK-STROMLO STATISTICAL SUBDIVISION										
Chapman	—	—	—	—	—	—	47	50	50	97
Duffy	—	—	—	—	—	—	56	—	—	56
Fisher	—	—	—	—	—	—	45	—	—	45
Holder	—	—	—	—	—	—	—	—	—	—
Rivett	—	—	—	—	—	—	12	—	—	12
Stirling	—	—	—	—	—	—	—	—	—	—
Stromlo	—	—	—	—	—	—	—	—	—	—
Waramanga	—	—	—	—	—	—	—	—	—	—
Weston	—	—	—	—	—	—	—	—	—	—
Weston Creek-Stromlo — SSD Balance	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	160	50	50	210
TUGGERANONG STATISTICAL SUBDIVISION										
Banks	—	—	—	—	—	—	—	—	—	—
Bonython	—	—	—	—	—	—	20	—	—	20
Calwell	—	—	—	—	—	—	132	—	—	132
Chisholm	—	—	—	—	—	—	—	—	—	—
Conder	—	—	—	—	—	—	72	—	—	72
Fadden	—	—	—	—	—	—	—	—	—	—
Gilmore	—	—	—	—	—	—	—	—	—	—
Gordon	1	—	111	—	—	—	23	—	—	133
Gowrie	—	—	—	—	—	—	—	—	—	—
Greenway	—	—	—	—	—	—	—	—	—	—
Isabella Plains	—	—	—	—	—	—	—	—	—	—
Kambah	—	—	—	—	—	—	110	—	—	110
Macarthur	—	—	—	—	—	—	—	—	—	—
Monash	—	—	—	—	—	—	37	—	—	37
Oxley	—	—	—	—	—	—	—	—	—	—
Richardson	—	—	—	—	—	—	12	—	—	12
Theodore	—	—	—	—	—	—	—	—	—	—
Tuggeranong — SSD Balance	—	—	—	—	—	—	—	—	—	—
Wanniassa	—	—	—	—	—	—	100	172	172	271
Total	1	—	111	—	—	—	505	172	172	787

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	—	—	—	—	—	—	—	—	2,131	2,131
Deakin	—	—	—	—	—	—	50	1,708	1,708	1,758
Forrest	—	—	—	—	—	—	558	—	—	558
Fyshwick	—	—	—	—	—	—	—	1,043	1,043	1,043
Griffith	—	—	—	3	—	266	237	—	—	502
Harman	—	—	—	—	—	—	—	—	—	—
Hume	—	—	—	—	—	—	—	388	388	388
Jerrabomberra	—	—	—	—	—	—	—	—	—	—
Kingston	—	—	—	—	—	—	—	—	—	—
Narrabundah	—	—	—	—	—	—	—	—	1,054	1,054
Oaks Estate	—	—	—	—	—	—	—	—	—	—
Parkes	—	—	—	—	—	—	—	—	—	—
Pialligo	—	—	—	—	—	—	—	—	—	—
Red Hill	—	—	—	—	—	—	36	—	—	36
Symonston	—	—	—	—	—	—	—	—	—	—
Yarralumla	—	—	—	2	—	308	31	1,042	1,118	1,457
Total	—	—	—	5	—	574	912	4,182	7,443	8,928
GUNGAHLIN-HALL STATISTICAL SUBDIVISION										
Amaroo	11	—	1,296	6	—	521	20	—	—	1,838
Gungahlin-Hall — SSD Balance	—	—	—	—	—	—	—	—	—	—
Hall	—	—	—	—	—	—	70	—	—	70
Mitchell	—	—	—	—	—	—	—	—	—	—
Ngunnawal	42	—	3,884	13	—	1,267	24	—	—	5,175
Nicholls	14	—	2,623	—	—	—	—	—	—	2,623
Palmerston	—	—	—	—	—	—	15	—	—	15
Total	67	—	7,803	19	—	1,788	129	—	—	9,721
AUSTRALIAN CAPITAL TERRITORY										
AUSTRALIAN CAPITAL TERRITORY	75	—	8,676	24	—	2,362	4,226	8,807	13,982	29,247

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 town-houses, 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) 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
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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