

## BUILDING APPROVALS, NEW SOUTH WALES AND AUSTRALIAN CAPITAL TERRITORY, APRIL 1997

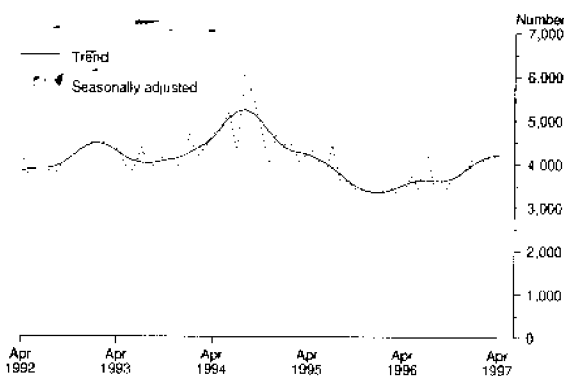
### NEW SOUTH WALES

#### MAIN FEATURES

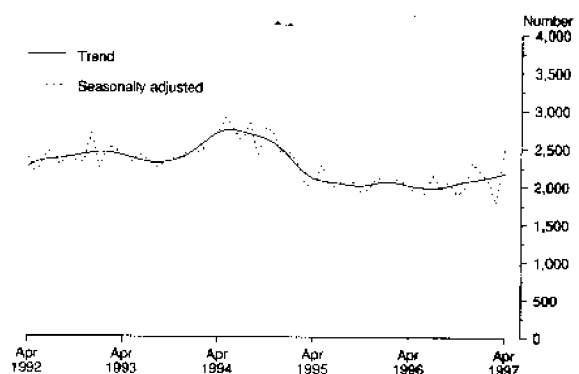
#### NUMBER OF DWELLING UNITS APPROVED

	April 1996	March 1997	April 1997	April 1996 to April 1997 change	March 1997 to April 1997 change
Original series	3,097	3,542	4,272	37.9%	20.6%
Seasonally adjusted	3,387	4,191	4,149	22.5%	-1.0%
Trend estimate *	3,533	4,197	4,221	19.5%	0.6%

TOTAL DWELLING UNITS APPROVED, NSW



PRIVATE SECTOR HOUSES APPROVED, NSW



#### Residential building

- In original terms the total number of dwelling units approved in April was 4,272, an increase of 20.6% on March. Private sector activity in both houses and other residential units increased markedly in April.
- The trend for total dwellings approved continued to rise in April. It has now recorded seven consecutive monthly increases and is almost 17% higher than September 1996.
- At average 1989-90 prices the total value of new residential building for the March quarter 1997 was \$1,069.8 million, 3.0% lower than the previous quarter but 23.4% higher than the March quarter 1996.

#### Non-residential building

- The value of non-residential building approved was \$307.3 million. Of this total, shops accounted for \$91.1 million and entertainment and recreational building \$48.7 million.

- There were 9 projects valued at \$5 million and over and 53 projects valued between \$1 million and \$5 million.
- At average 1989-90 prices the value of non-residential building approved for the March quarter 1997 was \$834.4 million, 60.2% lower than the previous quarter, which contained some Olympic Games projects.

#### Value of total building

- For April the value of total building work approved was \$847.3 million, an increase of 30.6% on March and 25.6% higher than April 1996.
- At average 1989-90 prices the value of total building approved for the March quarter 1997 was \$2,136.4 million, a decrease of 38.5% over the December 1996 quarter but an increase of 6.6% on the March quarter 1996.

*Note: The Olympic Games Village has not yet been included in approvals statistics. When it is, full details will be given to ensure that users are aware of the way the ABS has included it in the statistics.*

#### INQUIRIES

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

TABLE 1. DWELLING UNITS APPROVED, NSW

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
<b>SYDNEY STATISTICAL DIVISION</b>										
1993-94	13,691	240	13,931	12,090	1,048	13,138	2,043	27,811	1,301	29,112
1994-95	13,834	255	14,089	16,919	1,012	17,931	1,778	32,513	1,285	33,798
1995-96	12,492	230	12,722	13,092	840	13,932	640	26,219	1,075	27,294
<i>July-April—</i>										
1995-96	10,387	218	10,605	10,458	611	11,069	373	21,214	833	22,047
1996-97	10,370	110	10,480	12,304	1,121	13,425	1,331	23,983	1,253	25,236
<i>1996—</i>										
February	986	13	999	954	46	1,000	31	1,967	63	2,030
March	1,082	10	1,092	955	32	987	9	2,046	42	2,088
April	918	5	923	812	30	842	23	1,753	35	1,788
May	1,145	7	1,152	1,918	87	2,005	85	3,147	95	3,242
June	960	5	965	716	142	858	182	1,858	147	2,005
July	1,116	13	1,129	1,446	328	1,774	105	2,667	341	3,008
August	1,075	7	1,082	950	33	983	103	2,122	46	2,168
September	1,174	1	1,175	816	47	863	95	2,085	48	2,133
October	1,010	8	1,018	1,164	44	1,208	215	2,389	52	2,441
November	1,047	—	1,047	1,280	52	1,332	451	2,774	56	2,830
December	1,004	7	1,011	1,151	130	1,281	22	2,176	138	2,314
<i>1997</i>										
January	940	4	944	1,307	233	1,540	95	2,341	238	2,579
February	819	11	830	1,392	89	1,481	37	2,248	100	2,348
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
<b>NEW SOUTH WALES</b>										
1993-94	30,051	561	30,612	17,744	1,554	19,298	2,453	50,234	2,129	52,363
1994-95	28,578	423	29,001	21,979	1,811	23,790	2,073	52,604	2,260	54,864
1995-96	24,090	360	24,450	15,861	1,389	17,250	884	40,809	1,775	42,584
<i>July-April—</i>										
1995-96	20,090	346	20,436	12,859	1,012	13,871	589	33,518	1,378	34,896
1996-97	20,389	181	20,570	14,632	1,557	16,189	1,498	36,495	1,762	38,257
<i>1996—</i>										
February	1,989	13	2,002	1,233	81	1,314	45	3,263	98	3,361
March	2,054	31	2,085	1,086	57	1,143	31	3,155	104	3,259
April	1,881	29	1,910	1,028	98	1,126	61	2,970	127	3,097
May	2,108	8	2,116	2,109	193	2,302	96	4,312	202	4,514
June	1,892	6	1,898	893	184	1,077	199	2,979	195	3,174
July	2,304	17	2,321	1,721	469	2,190	132	4,157	486	4,643
August	2,074	12	2,086	1,196	35	1,231	109	3,373	53	3,426
September	2,297	8	2,305	1,037	55	1,092	110	3,443	64	3,507
October	2,010	19	2,029	1,461	105	1,566	234	3,705	124	3,829
November	2,031	2	2,033	1,473	111	1,584	463	3,962	118	4,080
December	1,993	16	2,009	1,306	172	1,478	30	3,328	189	3,517
<i>1997—</i>										
January	1,813	5	1,818	1,597	250	1,847	102	3,511	256	3,767
February	1,800	30	1,830	1,608	160	1,768	76	3,484	190	3,674
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

(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-April-</i>														
1995-96	1,262.4	21.4	1,283.8	1,153.9	46.0	1,200.0	2,416.3	67.5	2,483.8	646.6	1,729.9	2,269.4	4,785.0	5,399.8
1996-97	1,326.0	12.4	1,338.4	1,278.8	92.1	1,370.9	2,604.8	104.5	2,709.3	723.4	3,031.0	3,672.7	6,349.2	7,105.3
<i>1996-</i>														
February	116.0	1.2	117.2	74.7	3.8	78.5	190.8	5.0	195.7	58.9	187.8	276.7	436.4	531.4
March	130.1	0.9	131.0	74.2	2.4	76.5	204.3	3.3	207.6	65.5	121.5	182.7	391.0	455.8
April	115.2	0.5	115.8	83.0	2.2	85.2	198.2	2.7	200.9	60.6	160.6	199.2	415.2	460.7
May	139.8	0.6	140.4	216.4	6.6	223.0	356.1	7.2	363.3	78.3	144.5	232.3	576.8	673.9
June	118.1	0.6	118.6	58.7	11.6	70.3	176.7	12.2	188.9	67.5	119.6	214.8	362.5	471.2
July	142.3	1.2	143.5	169.7	28.6	198.3	312.0	29.9	341.9	74.8	147.2	200.0	530.4	616.6
August	133.3	1.4	134.7	102.3	2.2	104.6	235.6	3.7	239.3	69.4	345.5	385.4	647.0	694.2
September	147.5	0.1	147.6	74.9	4.0	78.8	222.4	4.1	226.4	75.1	248.4	351.0	545.8	652.5
October	130.5	0.8	131.3	115.2	4.5	119.7	245.8	5.2	251.0	71.5	608.2	645.7	925.2	968.1
November	134.0	—	134.0	158.6	3.9	162.5	292.6	3.9	296.5	110.6	682.9	833.5	1,085.1	1,240.6
December	131.1	0.9	132.1	108.4	9.4	117.9	239.6	10.4	249.9	57.9	363.8	427.6	661.0	735.4
<i>1997-</i>														
January	119.3	0.5	119.8	121.8	17.4	139.2	241.1	18.0	259.0	71.0	245.1	337.9	556.7	667.9
February	107.9	1.1	109.0	153.7	8.0	161.6	261.6	9.1	270.6	56.0	132.9	153.0	450.4	479.7
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
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-April-</i>														
1995-96	2,240.3	35.0	2,275.2	1,327.9	74.6	1,402.4	3,568.1	109.5	3,677.6	855.2	2,321.9	3,075.7	6,735.9	7,608.5
1996-97	2,371.7	20.4	2,392.1	1,463.7	127.0	1,590.7	3,835.4	147.4	3,982.8	933.1	3,643.2	4,555.7	8,400.9	9,471.6
<i>1996-</i>														
February	221.4	1.2	222.6	92.3	6.6	98.9	313.6	7.8	321.5	79.4	260.9	373.1	652.8	774.0
March	227.2	3.5	230.7	85.3	4.1	89.5	312.6	7.6	320.2	85.5	159.1	269.2	556.4	674.9
April	214.2	2.9	217.2	100.0	7.6	107.6	314.2	10.5	324.8	82.8	216.4	266.9	608.4	674.5
May	242.2	0.6	242.9	236.6	14.0	250.6	478.8	14.7	493.4	99.7	204.3	302.2	779.9	895.3
June	217.5	0.6	218.2	72.7	15.1	87.8	290.2	15.7	305.9	86.5	158.4	272.3	533.6	664.8
July	267.1	1.6	268.8	190.0	39.0	229.0	457.1	40.6	497.7	100.2	226.5	303.3	780.2	901.2
August	235.6	1.9	237.5	119.1	2.4	121.6	354.8	4.3	359.1	89.5	405.2	480.0	845.9	928.6
September	262.0	0.9	262.9	94.7	4.8	99.5	356.7	5.7	362.4	95.5	312.0	468.4	764.0	926.3
October	237.7	2.0	239.7	136.7	9.1	145.7	374.4	11.1	385.5	96.8	665.2	749.8	1,135.8	1,232.2
November	236.1	0.3	236.3	173.0	8.9	181.9	409.1	9.2	418.2	131.6	715.3	880.8	1,254.6	1,430.6
December	233.0	1.9	234.9	119.7	12.5	132.2	352.7	14.4	367.1	73.5	432.7	509.2	858.7	949.8
<i>1997-</i>														
January	210.1	0.6	210.7	151.4	19.1	170.5	361.5	19.7	381.2	89.6	291.6	413.0	742.2	883.8
February	210.6	3.0	213.6	173.1	14.0	187.1	383.8	17.0	400.8	80.9	204.4	241.5	668.8	723.1
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

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

Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
<b>SEASONALLY ADJUSTED</b>						
<i>1996—</i>						
February	2,101	2,105	3,412	3,545	347.3	86.5
March	2,063	2,066	3,245	3,348	322.1	89.1
April	2,002	1,981	3,235	3,387	352.0	86.5
May	1,895	1,920	3,719	3,738	425.2	88.6
June	1,905	1,953	3,288	3,407	326.6	90.4
July	2,150	2,155	3,688	4,328	436.8	93.5
August	1,952	1,981	3,363	3,418	372.4	84.6
September	2,053	2,107	3,148	3,258	324.8	82.9
October	1,888	1,889	3,505	3,671	386.1	86.9
November	1,966	1,977	3,694	3,786	385.7	127.1
December	2,327	2,346	3,699	3,890	405.7	88.7
<i>1997</i>						
January	2,185	2,149	4,061	4,258	429.7	104.6
February	2,061	2,103	3,857	4,076	461.8	93.0
March	1,774	1,909	3,531	4,191	365.7	94.0
April	2,493	2,308	4,484	4,149	495.1	89.9
<b>TREND ESTIMATES</b>						
<i>1996</i>						
February	2,052	2,059	3,280	3,378	339.5	90.1
March	2,033	2,036	3,331	3,446	348.1	89.7
April	2,009	2,014	3,391	3,533	360.4	89.3
May	1,991	2,003	3,430	3,606	371.6	88.1
June	1,979	1,999	3,442	3,644	378.0	87.5
July	1,974	2,002	3,427	3,642	378.0	87.8
August	1,982	2,011	3,415	3,623	374.2	89.5
September	2,012	2,035	3,444	3,621	373.7	92.3
October	2,040	2,058	3,505	3,663	377.9	95.9
November	2,061	2,079	3,599	3,764	388.5	98.8
December	2,080	2,098	3,711	3,900	402.3	100.1
<i>1997—</i>						
January	2,103	2,118	3,818	4,037	417.2	99.4
February	2,125	2,131	3,914	4,133	430.2	97.3
March	2,147	2,139	4,003	4,197	441.6	94.8
April	2,181	2,156	4,070	4,221	448.8	91.9

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

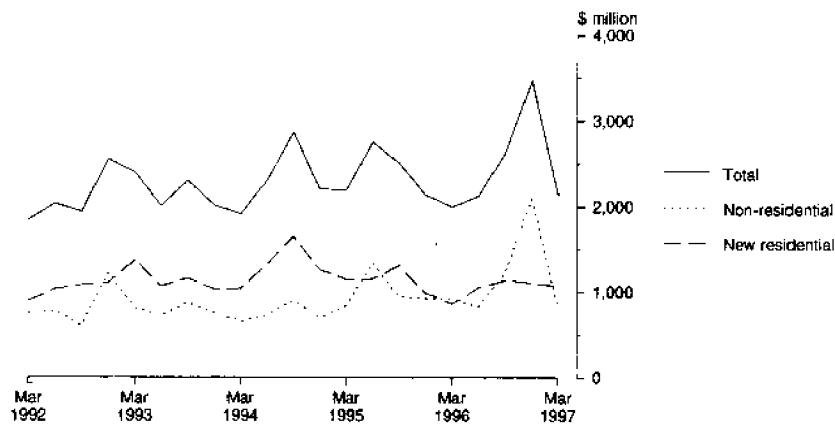
The seasonally adjusted PRIVATE and TOTAL series are derived independently of each other and on occasions an anomaly may occur between these two series, that is, PRIVATE may exceed TOTAL. The seasonal factors used to produce the series are reviewed annually and the results of the latest review will be shown in the July issue.

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

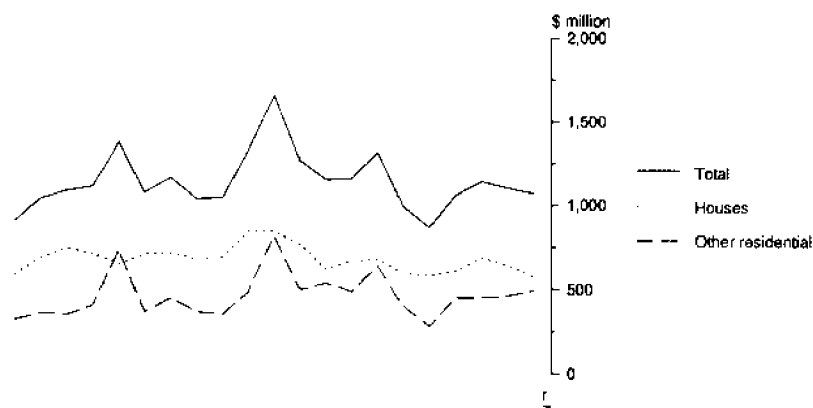
Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1993-94	2,870.6	2,920.5	1,640.7	4,561.2	977.0	1,984.8	3,021.2	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.

**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-April		1997		
			1995-96	1996-97	February	March	April
<b>PRIVATE SECTOR</b>							
New houses	3,101.6	2,700.0	2,240.3	2,371.7	210.6	215.3	264.2
New other residential buildings	2,106.8	1,637.1	1,327.9	1,463.7	173.1	130.3	175.6
<i>Total new residential building</i>	<i>5,208.3</i>	<i>4,337.1</i>	<i>3,568.1</i>	<i>3,835.4</i>	<i>383.8</i>	<i>345.7</i>	<i>439.8</i>
Alterations and additions to residential buildings	1,093.7	1,027.6	845.8	922.3	80.7	89.1	85.8
Hotels, etc.	284.4	99.6	77.0	271.7	9.0	7.0	12.4
Shops	587.5	562.8	492.2	710.8	68.4	23.2	87.7
Factories	381.2	351.7	311.3	370.7	35.0	21.4	38.3
Offices	348.1	432.4	389.3	993.1	40.9	18.1	27.5
Other business premises	354.2	593.8	503.1	322.7	23.9	19.4	23.2
Educational	99.2	122.5	112.6	106.5	5.3	6.3	11.3
Religious	33.7	50.5	40.5	18.7	0.2	1.9	0.3
Health	75.5	83.3	66.8	129.6	2.2	11.7	15.7
Entertainment and recreational	574.8	300.3	249.7	662.9	17.4	18.8	33.1
Miscellaneous	73.7	87.7	79.4	56.6	2.1	6.1	6.9
<i>Total non-residential building</i>	<i>2,812.5</i>	<i>2,684.7</i>	<i>2,321.9</i>	<i>3,643.2</i>	<i>204.4</i>	<i>134.0</i>	<i>256.3</i>
<b>Total</b>	<b>9,114.5</b>	<b>8,049.4</b>	<b>6,735.9</b>	<b>8,400.9</b>	<b>668.8</b>	<b>568.7</b>	<b>781.9</b>
<b>PUBLIC SECTOR</b>							
New houses	43.2	36.2	35.0	20.4	3.0	3.8	4.3
New other residential buildings	125.0	103.7	74.6	127.0	14.0	7.3	9.8
<i>Total new residential building</i>	<i>168.3</i>	<i>139.9</i>	<i>109.5</i>	<i>147.4</i>	<i>17.0</i>	<i>11.1</i>	<i>14.2</i>
Alterations and additions to residential buildings	7.3	13.8	9.4	10.8	0.2	0.5	0.2
Hotels, etc.	2.3	1.0	0.8	6.1	0.4	1.4	—
Shops	19.4	32.3	27.2	58.8	0.9	0.7	3.4
Factories	8.3	5.5	3.3	23.5	—	—	—
Offices	157.1	145.4	129.8	122.7	3.9	2.8	4.5
Other business premises	85.2	147.2	117.6	167.6	9.9	25.0	8.9
Educational	237.7	251.9	219.0	250.5	14.2	30.4	6.7
Religious	—	—	—	0.1	—	—	—
Health	239.7	256.7	151.0	54.6	2.0	6.4	2.9
Entertainment and recreational	51.7	83.5	74.3	179.5	2.8	0.4	15.6
Miscellaneous	119.5	42.0	30.7	49.1	3.0	1.4	9.0
<i>Total non-residential building</i>	<i>920.9</i>	<i>965.6</i>	<i>753.7</i>	<i>912.5</i>	<i>37.1</i>	<i>68.4</i>	<i>51.0</i>
<b>Total</b>	<b>1,096.5</b>	<b>1,119.3</b>	<b>872.6</b>	<b>1,070.7</b>	<b>54.3</b>	<b>80.0</b>	<b>65.4</b>
<b>TOTAL</b>							
New houses	3,144.8	2,736.2	2,275.2	2,392.1	213.6	219.1	268.5
New other residential buildings	2,231.8	1,740.8	1,402.4	1,590.7	187.1	137.7	185.5
<i>Total new residential building</i>	<i>5,376.6</i>	<i>4,477.0</i>	<i>3,677.6</i>	<i>3,982.8</i>	<i>400.8</i>	<i>356.8</i>	<i>454.0</i>
Alterations and additions to residential buildings	1,101.0	1,041.4	855.2	933.1	80.9	89.5	86.0
Hotels, etc.	286.7	100.6	77.8	277.7	9.3	8.4	12.4
Shops	607.0	595.1	519.4	769.6	69.3	23.9	91.1
Factories	389.5	357.2	314.6	394.2	35.0	21.4	38.3
Offices	505.2	577.8	519.2	1,115.9	44.8	20.9	32.0
Other business premises	439.4	741.0	620.7	490.3	33.8	44.4	32.1
Educational	336.9	374.4	331.6	357.0	19.5	36.8	18.0
Religious	33.7	50.5	40.5	18.7	0.2	1.9	0.3
Health	315.2	340.1	217.9	184.2	4.2	18.0	18.6
Entertainment and recreational	626.5	383.8	324.0	842.3	20.2	19.2	48.7
Miscellaneous	193.3	129.7	110.1	105.7	5.1	7.5	15.9
<i>Total non-residential building</i>	<i>3,733.4</i>	<i>3,650.2</i>	<i>3,075.7</i>	<i>4,555.7</i>	<i>241.5</i>	<i>202.4</i>	<i>307.3</i>
<b>Total</b>	<b>10,211.0</b>	<b>9,168.6</b>	<b>7,608.5</b>	<b>9,471.6</b>	<b>723.1</b>	<b>648.7</b>	<b>847.3</b>

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>HOTELS, ETC.</b>												
1997—												
February	10	1.0	5	1.3	—	—	1	2.0	1	5.0	17	9.3
March	7	0.6	3	1.0	—	—	1	1.4	1	5.4	12	8.4
April	14	1.7	7	2.1	3	2.4	3	6.3	—	—	27	12.4
<b>SHOPS</b>												
1997—												
February	81	7.0	19	5.4	9	6.2	5	11.8	2	39.0	116	69.3
March	63	5.2	6	1.6	7	4.2	7	12.8	—	—	83	23.9
April	84	7.6	21	6.6	11	6.9	9	22.3	3	47.7	128	91.1
<b>FACTORIES</b>												
1997—												
February	28	3.1	18	5.2	3	1.9	4	8.0	1	16.8	54	35.0
March	23	2.4	22	6.7	11	8.3	1	4.1	—	—	57	21.4
April	20	2.0	18	5.8	6	4.0	8	15.0	2	11.5	54	38.3
<b>OFFICES</b>												
1997—												
February	61	6.3	22	6.3	11	7.0	6	9.0	1	16.1	101	44.8
March	50	5.0	26	7.5	7	4.8	2	3.6	—	—	85	20.9
April	56	5.2	26	7.5	7	4.9	7	14.3	—	—	96	32.0
<b>OTHER BUSINESS PREMISES</b>												
1997—												
February	29	2.9	20	6.2	11	7.3	5	12.4	1	5.0	66	33.8
March	34	3.3	16	4.9	5	4.1	5	12.2	2	19.9	62	44.4
April	33	3.4	12	3.2	5	2.8	8	16.6	1	6.0	59	32.1
<b>EDUCATIONAL</b>												
1997—												
February	14	1.4	8	3.0	4	2.9	5	12.3	—	—	31	19.5
March	12	1.1	10	3.0	2	1.5	5	7.2	4	23.9	33	36.8
April	10	1.0	12	4.3	2	1.4	6	11.3	—	—	30	18.0

**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)
<b>RELIGIOUS</b>												
1997—												
February	1	0.2	—	—	—	—	—	—	—	—	1	0.2
March	6	0.5	—	—	—	—	1	1.4	—	—	7	1.9
April	3	0.3	—	—	—	—	—	—	—	—	3	0.3
<b>HEALTH</b>												
1997—												
February	10	0.9	4	1.0	3	2.3	—	—	—	—	17	4.2
March	3	0.3	2	0.8	—	—	4	9.0	1	8.0	10	18.0
April	13	1.5	6	1.7	4	2.7	2	2.7	1	10.0	26	18.6
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1997—												
February	20	2.0	9	2.3	5	3.2	3	6.4	1	6.3	38	20.2
March	13	1.6	7	1.9	10	7.0	2	2.3	1	6.4	33	19.2
April	17	1.7	8	2.5	9	5.8	7	16.3	2	22.3	43	48.7
<b>MISCELLANEOUS</b>												
1997—												
February	7	0.6	5	1.4	3	2.1	1	1.0	—	—	16	5.1
March	13	1.3	6	1.6	2	1.1	1	3.5	—	—	22	7.5
April	26	2.7	11	3.1	7	5.1	3	5.1	—	—	47	15.9
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1997—												
February	261	25.3	110	32.2	49	32.9	30	62.9	7	88.2	457	241.5
March	224	21.4	98	29.0	44	31.0	29	57.3	9	63.7	404	202.4
April	276	27.1	121	36.7	54	36.0	53	110.0	9	97.5	513	307.3



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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
<b>SYDNEY STATISTICAL DIVISION</b>						
<i>Houses</i>	1,207	153,364	30	3,091	1,237	156,455
Brick, stone, or concrete	111	22,462	—	—	111	22,462
Brick-veneer	932	109,849	30	3,091	962	112,940
Timber	35	3,637	—	—	35	3,637
Fibre cement	8	608	—	—	8	608
Other materials	121	16,809	—	—	121	16,809
Other residential buildings	1,545	156,780	72	6,675	1,617	163,455
<b>Total residential buildings</b>	<b>2,752</b>	<b>310,144</b>	<b>102</b>	<b>9,767</b>	<b>2,854</b>	<b>319,911</b>
<b>HUNTER STATISTICAL DIVISION</b>						
<i>Houses</i>	274	29,434	2	227	276	29,661
Brick, stone, or concrete	14	1,909	—	—	14	1,909
Brick-veneer	210	22,589	2	227	212	22,816
Timber	13	1,261	—	—	13	1,261
Fibre cement	7	540	—	—	7	540
Other materials	30	3,136	—	—	30	3,136
Other residential buildings	99	7,025	27	2,496	126	9,521
<b>Total residential buildings</b>	<b>373</b>	<b>36,459</b>	<b>29</b>	<b>2,722</b>	<b>402</b>	<b>39,182</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>						
<i>Houses</i>	199	21,765	2	252	201	22,018
Brick, stone, or concrete	22	2,540	—	—	22	2,540
Brick-veneer	139	16,040	2	252	141	16,293
Timber	11	952	—	—	11	952
Fibre cement	8	720	—	—	8	720
Other materials	19	1,513	—	—	19	1,513
Other residential buildings	22	1,770	—	—	22	1,770
<b>Total residential buildings</b>	<b>221</b>	<b>23,535</b>	<b>2</b>	<b>252</b>	<b>223</b>	<b>23,788</b>
<b>BALANCE OF NEW SOUTH WALES</b>						
<i>Houses</i>	579	59,588	4	777	583	60,365
Brick, stone, or concrete	74	8,288	—	—	74	8,288
Brick-veneer	348	38,925	4	777	352	39,702
Timber	75	6,158	—	—	75	6,158
Fibre cement	44	3,213	—	—	44	3,213
Other materials	38	3,004	—	—	38	3,004
Other residential buildings	142	10,031	8	675	150	10,706
<b>Total residential buildings</b>	<b>721</b>	<b>69,619</b>	<b>12</b>	<b>1,452</b>	<b>733</b>	<b>71,071</b>
<b>NEW SOUTH WALES</b>						
<i>Houses</i>	2,259	264,152	38	4,347	2,297	268,499
Brick, stone, or concrete	221	35,199	—	—	221	35,199
Brick-veneer	1,629	187,403	38	4,347	1,667	191,750
Timber	134	12,008	—	—	134	12,008
Fibre cement	67	5,082	—	—	67	5,082
Other materials	208	24,461	—	—	208	24,461
Other residential buildings	1,808	175,606	107	9,846	1,915	185,452
<b>Total residential buildings</b>	<b>4,067</b>	<b>439,757</b>	<b>145</b>	<b>14,193</b>	<b>4,212</b>	<b>453,951</b>

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

**TABLE 8. NEW DWELLING UNITS (a) APPROVED BY TYPE AND STATISTICAL DIVISION, NSW, APRIL 1997**

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Sydney	1,237	136	257	393	156	301	767	1,224	1,617	2,854
Hunter	276	53	46	99	27	—	—	27	126	402
Illawarra	201	4	15	19	3	—	—	3	22	223
Richmond — Tweed	83	69	—	69	4	—	—	4	73	156
Mid-North Coast	120	23	16	39	4	—	—	4	43	163
Northern	31	—	—	—	—	—	—	—	—	31
North Western	34	—	—	—	—	—	—	—	—	34
Central West	119	6	—	6	2	—	—	2	8	127
South Eastern	105	4	4	8	—	—	—	—	8	113
Murrumbidgee	49	10	2	12	—	—	—	—	12	61
Murray	42	6	—	6	—	—	—	—	6	48
Far West	—	—	—	—	—	—	—	—	—	—
<b>New South Wales</b>	<b>2,297</b>	<b>311</b>	<b>340</b>	<b>651</b>	<b>196</b>	<b>301</b>	<b>767</b>	<b>1,264</b>	<b>1,915</b>	<b>4,212</b>
VALUE (\$'000)										
Sydney	156,455	13,196	22,780	35,976	11,479	21,830	94,170	127,479	163,455	319,911
Hunter	29,661	3,509	3,612	7,121	2,400	—	—	2,400	9,521	39,182
Illawarra	22,018	290	1,300	1,590	180	—	—	180	1,770	23,788
Richmond — Tweed	8,012	3,283	—	3,283	550	—	—	550	3,833	11,845
Mid-North Coast	13,188	1,694	1,220	2,914	705	—	—	705	3,619	16,806
Northern	3,798	—	—	—	—	—	—	—	—	3,798
North Western	4,259	—	—	—	—	—	—	—	—	4,259
Central West	11,519	380	—	380	177	—	—	177	557	12,076
South Eastern	10,089	324	1,095	1,419	—	—	—	—	1,419	11,508
Murrumbidgee	5,014	704	270	974	—	—	—	—	974	5,988
Murray	4,486	305	—	305	—	—	—	—	305	4,791
Far West	—	—	—	—	—	—	—	—	—	—
<b>New South Wales</b>	<b>268,499</b>	<b>23,684</b>	<b>30,277</b>	<b>53,961</b>	<b>15,491</b>	<b>21,830</b>	<b>94,170</b>	<b>131,491</b>	<b>185,452</b>	<b>453,951</b>

(a) Excludes Conversions, etc.

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

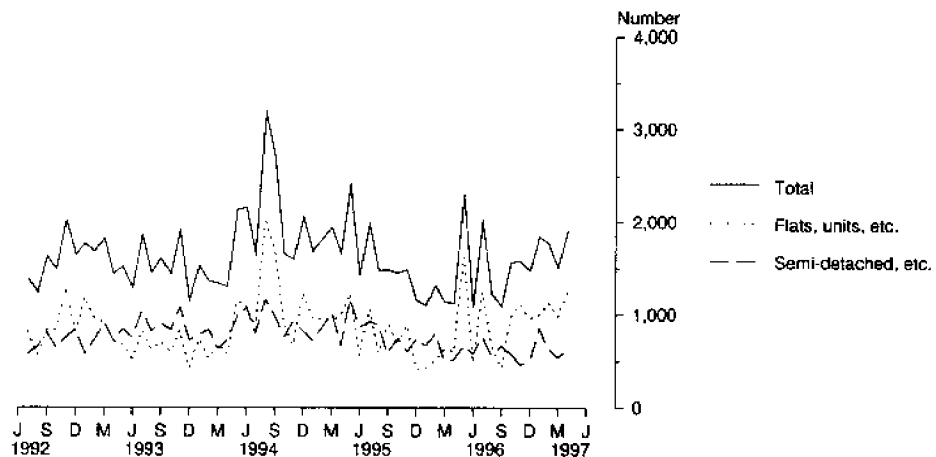


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, APRIL 1997

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)	—	—	—	—	—	—	83	3,506	3,506	3,589
Leichhardt (A)	2	—	360	2	—	200	2,013	14,505	14,505	17,078
Marrickville (A)	6	—	800	15	—	1,300	1,198	2,370	2,543	5,841
South Sydney (C)	5	—	511	489	—	54,000	4,213	4,635	4,635	63,359
Sydney (C) - Inner & Remainder	—	—	—	—	—	—	—	11,646	14,944	14,944
Inner Sydney (SSD)	13	—	1,671	506	—	55,500	7,507	36,662	40,133	104,810
Randwick (C)	5	—	1,412	70	—	5,750	2,549	1,395	3,805	13,515
Waverley (A)	5	—	1,830	32	—	4,700	1,922	50	50	8,502
Woollahra (A)	2	—	399	8	—	2,500	3,809	5,053	5,053	11,761
Eastern Suburbs (SSD)	12	—	3,641	110	—	12,950	8,280	6,498	8,908	33,778
Hurstville (C)	15	—	1,952	35	16	4,430	318	300	300	6,999
Kogarah (A)	11	—	1,291	9	—	750	580	1,049	1,049	3,670
Rockdale (C)	9	—	1,257	54	—	5,734	701	2,123	6,395	14,087
Sutherland Shire (A)	53	—	7,462	78	—	6,440	3,148	5,025	5,167	22,217
St George - Sutherland (SSD)	88	—	11,961	176	16	17,354	4,747	8,497	12,911	46,973
Bankstown (C)	11	1	1,594	26	4	2,445	1,120	3,430	4,172	9,331
Canterbury (A)	10	—	1,511	13	—	750	1,711	6,235	6,235	10,207
Canterbury - Bankstown (SSD)	21	1	3,105	39	4	3,195	2,831	9,665	10,407	19,538
Fairfield (C)	44	—	5,301	14	—	953	1,240	9,110	9,110	16,604
Liverpool (C)	166	1	17,156	8	—	715	297	1,010	1,010	19,178
Fairfield - Liverpool (SSD)	210	1	22,457	22	—	1,668	1,537	10,120	10,120	35,782
Camden (A)	71	—	7,591	—	—	—	399	450	450	8,440
Campbelltown (C)	38	6	4,169	8	—	589	870	1,780	5,030	10,658
Wollondilly (A)	19	—	2,100	4	—	301	484	455	455	3,341
Ouer South Western Sydney (SSD)	128	6	13,861	12	—	890	1,753	2,685	5,935	22,439
Ashfield (A)	—	—	—	—	—	—	420	620	620	1,040
Burwood (A)	2	—	180	—	7	604	173	1,320	1,320	2,276
Concord (A)	1	—	130	—	—	—	1,478	—	—	1,608
Drummoyne (A)	—	—	—	55	—	7,800	458	400	400	8,658
Strathfield (A)	3	—	840	—	—	—	106	87	87	1,033
Inner Western Sydney (SSD)	6	—	1,150	55	7	8,404	2,636	2,427	2,427	14,616

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, APRIL 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)	8	2	942	12		1,000	313	300	9,135	11,390
Holroyd (C)	14	2	1,765	115		6,890	951	1,955	1,955	11,561
Parramatta (C)	23	4	4,032	88	6	7,340	3,740	6,877	7,478	22,590
Central Western Sydney (SSD)	45	8	6,739	215	6	15,230	5,003	9,132	18,568	45,547
Blue Mountains (C)	33	—	3,854	2	—	175	1,766	—	—	5,795
Hawkesbury (C)	22	—	2,769	4	4	635	446	2,160	2,927	6,777
Penrith (C)	51	—	6,790	4	—	300	1,764	4,029	6,339	15,193
Outer Western Sydney (SSD)	106	—	13,413	10	4	1,110	3,976	6,189	9,266	27,765
Baulkham Hills (A)	89	—	14,329	18	—	1,926	1,554	23,712	24,632	42,441
Blacktown (C)	189	2	20,129	29	—	1,928	2,364	23,615	25,316	49,737
Blacktown — Baulkham Hills (SSD)	278	2	34,458	47	—	3,854	3,918	47,327	49,948	92,178
Hunter's Hill (A)	5	—	2,660	2	—	475	858	130	130	4,123
Lane Cove (A)	2	—	628	92	—	15,000	1,162	510	815	17,605
Mosman (A)	—	—	—	—	—	—	1,146	—	—	1,146
North Sydney (A)	1	—	300	45	—	5,840	1,999	920	920	9,059
Ryde (C)	9	2	1,936	16	21	2,612	482	960	960	6,389
Willoughby (C)	8	—	1,231	36	—	2,200	1,922	3,348	3,617	8,970
Lower Northern Sydney (SSD)	25	2	6,755	191	21	26,127	7,968	5,868	6,442	47,293
Hornsby (A)	58	—	8,033	42	—	3,544	2,078	228	667	14,322
Ku-ring-gai (A)	22	—	6,000	—	—	—	4,952	868	868	11,820
Hornsby — Ku-ring-gai (SSD)	80	—	14,033	42	—	3,544	7,031	1,096	1,535	26,143
Manly (A)	4	—	665	15	—	2,600	1,802	1,058	1,058	6,125
Pittwater (A)	7	—	1,180	24	—	2,900	1,643	3,300	3,300	9,023
Warringah (A)	17	10	3,783	47	14	4,843	2,347	5,670	7,953	18,926
Northern Beaches (SSD)	28	10	5,628	86	14	10,343	5,792	10,028	12,311	34,074
Gosford (C)	65	—	6,970	23	—	1,640	1,584	10,600	10,650	20,845
Wyong (A)	102	—	10,614	11	—	1,645	1,345	870	1,776	15,380
Gosford — Wyong (SSD)	167	—	17,584	34	—	3,285	2,930	11,470	12,426	36,225
<b>Sydney (SD)</b>	<b>1,207</b>	<b>30</b>	<b>156,455</b>	<b>1,545</b>	<b>72</b>	<b>163,455</b>	<b>65,908</b>	<b>167,663</b>	<b>201,334</b>	<b>587,153</b>

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, APRIL 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)				
<b>HUNTER STATISTICAL DIVISION</b>										
Cessnock (C)	23	---	2,502	—	---	---	212	3,940	4,363	7,077
Lake Macquarie (C)	100	---	10,882	44	---	2,722	1,927	9,321	9,663	25,193
Maitland (C)	57	---	5,399	7	---	350	518	1,460	1,460	7,727
Newcastle (C) — Inner & Remainder	15	2	1,861	30	27	4,491	1,797	3,171	3,610	11,758
Port Stephens (A)	29	---	3,571	16	---	1,658	451	350	350	6,030
Newcastle (SSD)	224	2	24,214	97	27	9,221	4,904	18,242	19,445	57,785
Dungog (A)	7	---	718	—	---	---	173	238	238	1,128
Gloucester (A)	2	---	230	—	---	---	50	---	---	280
Great Lakes (A)	23	---	2,321	2	---	300	111	320	970	3,702
Merriwa (A)	—	---	---	—	---	---	---	---	---	---
Murrumbidgee (A)	—	---	---	—	---	---	19	---	---	19
Muswellbrook (A)	5	---	754	—	---	---	---	75	75	829
Scone (A)	2	---	315	—	---	---	10	---	---	325
Singleton (A)	11	---	1,109	—	---	---	289	751	1,112	2,510
Hunter SD Balance (SSD)	50	---	5,446	2	---	300	651	1,384	2,395	8,793
<b>Hunter (SD)</b>	<b>274</b>	<b>2</b>	<b>29,661</b>	<b>99</b>	<b>27</b>	<b>9,521</b>	<b>5,556</b>	<b>19,626</b>	<b>21,841</b>	<b>66,578</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>										
Kiama (A)	9	---	1,214	—	---	---	65	204	514	1,794
Shellharbour (A)	20	---	2,120	5	---	380	368	27,550	28,089	30,958
Wollongong (C)	68	---	7,668	12	---	1,010	1,623	6,536	8,436	18,737
Wollongong (SSD)	97	---	11,002	17	---	1,390	2,056	34,290	37,040	51,488
Shoalhaven (C)	58	2	5,939	3	---	180	1,080	1,032	1,032	8,232
Wingecarribee (A)	44	---	5,076	2	---	200	774	1,396	1,396	7,446
Illawarra SD Balance (SSD)	102	2	11,016	5	---	380	1,854	2,428	2,428	15,678
<b>Illawarra (SD)</b>	<b>199</b>	<b>2</b>	<b>22,018</b>	<b>22</b>	<b>---</b>	<b>1,770</b>	<b>3,910</b>	<b>36,717</b>	<b>39,468</b>	<b>67,166</b>
<b>RICHMOND — TWEED STATISTICAL DIVISION</b>										
Tweed (A) Pt A	19	---	1,627	56	---	2,300	65	400	400	4,392
Tweed Heads (SSD)	19	---	1,627	56	---	2,300	65	400	400	4,392
Ballina (A)	23	---	2,965	8	---	628	557	954	2,746	6,896
Byron (A)	13	---	1,255	2	---	175	475	250	250	2,155
Casino (A)	1	---	87	—	---	---	---	---	---	87
Kyogle (A)	5	---	314	—	---	---	19	175	175	507
Lismore (C)	14	---	1,167	3	---	180	101	490	1,292	2,740
Richmond River (A)	3	---	242	4	---	550	---	650	650	1,442
Tweed (A) Pt B	5	---	355	—	---	---	25	---	87	467
Richmond Tweed SD Balance (SSD)	64	---	6,385	17	---	1,533	1,177	2,519	5,199	14,294
<b>Richmond — Tweed (SD)</b>	<b>83</b>	<b>---</b>	<b>8,012</b>	<b>73</b>	<b>---</b>	<b>3,833</b>	<b>1,242</b>	<b>2,919</b>	<b>5,599</b>	<b>18,686</b>

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, APRIL 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)				
<b>MID-NORTH COAST STATISTICAL DIVISION</b>										
Bellingen (A)	4	—	445	—	—	—	27	—	—	472
Coffs Harbour (C)	28	—	3,630	10	—	750	807	—	—	5,186
Copmanhurst (A)	1	—	120	—	—	—	—	300	300	420
Grafton (C)	6	—	719	—	—	—	10	—	—	729
Macleay (A)	13	—	1,496	2	—	180	172	50	144	1,991
Nambucca (A)	7	—	587	—	—	—	158	—	—	745
Nymboida (A)	1	—	37	—	—	—	30	—	—	67
Ullmarra (A)	2	1	164	—	—	—	43	—	138	346
Clarence (SSD)	62	1	7,197	12	—	930	1,247	350	582	9,956
Greater Taree (C)	15	—	1,703	8	—	489	243	100	100	2,535
Hastings (A)	39	—	4,056	13	4	1,290	331	655	740	6,416
Kempsey (A)	3	—	232	4	2	910	90	400	485	1,717
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	57	—	5,990	25	6	2,689	664	1,155	1,324	10,668
<b>Mid-North Coast (SD)</b>	<b>119</b>	<b>1</b>	<b>13,188</b>	<b>37</b>	<b>6</b>	<b>3,619</b>	<b>1,911</b>	<b>1,505</b>	<b>1,907</b>	<b>20,624</b>
<b>NORTHERN STATISTICAL DIVISION</b>										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	—	—	—	—	—	—	—	—	—	—
Gunnedah (A)	1	—	70	—	—	—	91	425	425	586
Inverell (A) Pt A	1	—	164	—	—	—	26	—	—	190
Manilla (A)	—	—	—	—	—	—	70	—	—	70
Nundie (A)	—	—	—	—	—	—	90	—	—	90
Parry (A)	4	—	522	—	—	—	35	800	800	1,357
Quirindi (A)	1	—	75	—	—	—	20	—	—	95
Tamworth (C)	6	—	1,209	—	—	—	281	545	545	2,035
Yallaroi (A)	3	—	287	—	—	—	12	—	—	298
Northern Slopes (SSD)	16	—	2,326	—	—	—	624	1,770	1,770	4,720
Armidale (C)	3	—	338	—	—	—	48	70	70	456
Dumaresq (A)	—	—	—	—	—	—	42	—	—	42
Glen Innes (A)	1	—	90	—	—	—	63	—	—	153
Guyra (A)	—	—	—	—	—	—	—	—	—	—
Inverell (A) Pt B	1	—	112	—	—	—	55	—	—	167
Severn (A)	—	—	—	—	—	—	20	—	—	20
Tenterfield (A)	3	—	292	—	—	—	18	—	—	310
Uralla (A)	1	—	71	—	—	—	—	—	—	71
Walcha (A)	1	—	108	—	—	—	18	—	—	126
Northern Tablelands (SSD)	10	—	1,011	—	—	—	263	70	70	1,344
Moree Plains (A)	2	2	341	—	—	—	60	—	—	401
Narrabri (A)	1	—	120	—	—	—	42	200	350	512
North Central Plain (SSD)	3	2	461	—	—	—	102	200	350	914
<b>Northern (SD)</b>	<b>29</b>	<b>2</b>	<b>3,798</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>990</b>	<b>2,040</b>	<b>2,190</b>	<b>6,978</b>

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, APRIL 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)				
<b>NORTH WESTERN STATISTICAL DIVISION</b>										
Coolah (A)	1	—	87	—	—	—	—	—	—	87
Coonabarabran (A)	—	—	—	—	—	—	—	—	—	—
Dubbo (C)	10	1	1,586	—	—	—	143	4,508	4,508	6,237
Gilgandra (A)	2	—	228	—	—	—	14	—	—	242
Mudgee (A)	7	—	855	—	—	—	79	1,610	1,610	2,544
Narromine (A)	3	—	295	—	—	—	85	—	—	380
Wellington (A)	2	—	241	—	—	—	80	—	—	320
Central Macquarie (SSD)	25	1	3,292	—	—	—	400	6,118	6,118	9,809
Bogan (A)	—	—	—	—	—	—	—	—	—	—
Coonamble (A)	1	—	170	—	—	—	—	—	—	170
Walgett (A)	—	—	—	—	—	—	—	—	—	—
Warren (A)	—	—	—	—	—	—	—	208	208	308
Macquarie—Barwon (SSD)	1	—	170	—	—	—	—	208	208	378
Bourke (A)	—	—	—	—	—	—	—	—	—	—
Brewarrina (A)	5	—	628	—	—	—	—	—	—	628
Cobar (A)	2	—	169	—	—	—	130	196	196	495
Upper Darling (SSD)	7	—	797	—	—	—	130	196	196	1,123
North Western (SD)	33	1	4,259	—	—	—	530	6,522	6,522	11,311
<b>CENTRAL WEST STATISTICAL DIVISION</b>										
Bathurst (C)	9	—	1,300	—	—	—	254	60	2,645	4,199
Blayney (A) Pt A	3	—	283	—	—	—	60	—	—	343
Cabonne (A) Pt A	1	—	138	—	—	—	23	—	—	161
Evans (A) Pt A	—	—	—	—	—	—	31	—	—	31
Orange (C)	19	—	1,659	2	—	140	451	261	261	2,511
Bathurst—Orange (SSD)	32	—	3,380	2	—	140	818	321	2,906	7,245
Blayney (A) Pt B	1	—	24	—	—	—	—	—	—	24
Cabonne (A) Pt B	1	—	130	—	—	—	17	—	—	147
Evans (A) Pt B	3	—	222	—	—	—	43	—	—	264
Greater Lithgow (C)	6	—	842	—	—	—	161	140	140	1,142
Oberon (A)	3	—	383	—	—	—	—	—	—	383
Rylstone (A)	—	—	—	—	—	—	—	—	—	—
Central Tablelands (excl. Bathurst—Orange) (SSD)	14	—	1,600	—	—	—	220	140	140	1,960
Bland (A)	—	—	—	—	—	—	20	170	170	190
Cabonne (A) Pt C	5	—	413	—	—	—	35	—	—	448
Cowra (A)	17	—	1,211	—	—	—	168	—	—	1,378
Forbes (A)	4	—	498	—	—	—	10	164	164	672
Lachlan (A)	4	—	245	—	—	—	—	—	—	245
Parkes (A)	42	—	4,083	6	—	417	499	793	793	5,793
Weddin (A)	1	—	90	—	—	—	12	—	—	102
Lachlan (SSD)	73	—	6,540	6	—	417	744	1,128	1,128	8,828
Central West (SD)	119	—	11,519	8	—	557	1,782	1,589	4,174	18,032

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, APRIL 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)				
<b>SOUTH EASTERN STATISTICAL DIVISION</b>										
Queanbeyan (C)	10	—	1,148	—	—	—	55	500	500	1,703
Yarrowlumla (A) — Pt A	4	—	571	—	—	—	200	50	50	821
Queanbeyan (SSD)	14	—	1,719	—	—	—	255	550	550	2,524
Boorowa (A)	—	—	—	—	—	—	54	—	—	54
Crookwell (A)	3	—	266	—	—	—	17	—	—	283
Goulburn (C)	3	—	326	—	—	—	108	530	2,668	3,101
Gunning (A)	3	—	272	—	—	—	13	51	51	336
Harden (A)	—	—	—	—	—	—	19	—	—	19
Mulwaree (A)	5	—	573	—	—	—	33	—	—	605
Tallaganda (A)	2	—	89	—	—	—	—	—	—	89
Yarrowlumla (A) — Pt B	—	—	—	—	—	—	—	—	—	—
Yass (A)	6	—	614	—	—	—	275	700	700	1,589
Young (A)	7	—	762	—	—	—	34	118	118	914
Southern Tablelands (excl. Queanbeyan) (SSD)	29	—	2,902	—	—	—	553	1,399	3,536	6,991
Bega Valley (A)	19	—	1,764	2	—	204	206	340	340	2,514
Eurobodalla (A)	33	—	3,048	2	—	120	526	1,060	1,060	4,753
Lower South Coast (SSEI)	52	—	4,812	4	—	324	722	1,400	1,400	7,268
Bombala (A)	—	—	—	—	—	—	—	—	—	—
Cooma-Monaro (A)	4	—	285	—	—	—	160	280	347	792
Snowy River (A)	6	—	371	4	—	1,095	212	495	495	2,173
Snowy (SSD)	10	—	656	4	—	1,095	372	775	842	2,965
<b>South Eastern (SD)</b>	<b>105</b>	<b>—</b>	<b>10,089</b>	<b>8</b>	<b>—</b>	<b>1,419</b>	<b>1,910</b>	<b>4,124</b>	<b>6,328</b>	<b>19,747</b>
<b>MURRUMBIDGEE STATISTICAL DIVISION</b>										
Coolamon (A)	—	—	—	—	—	—	—	—	—	—
Cootamundra (A)	2	—	406	—	—	—	122	—	—	528
Gundagai (A)	1	—	260	—	—	—	—	—	—	260
Junee (A)	—	—	—	—	—	—	15	—	—	15
Lockhart (A)	1	—	60	—	—	—	11	—	—	71
Narrandera (A)	1	—	60	—	2	270	16	—	—	346
Temora (A)	2	—	240	—	—	—	55	—	63	358
Tumut (A)	5	—	509	—	—	—	214	86	211	934
Wagga Wagga (C)	18	—	1,747	2	—	100	317	1,817	1,817	3,981
Central Murrumbidgee (SSD)	30	—	3,282	2	2	370	750	1,903	2,091	6,493
Carrathool (A)	—	—	—	—	—	—	—	—	—	—
Griffith (C)	13	—	1,233	6	—	484	181	7,486	9,486	11,384
Hay (A)	—	—	—	—	—	—	20	—	—	20
Lecton (A)	3	—	242	2	—	120	44	—	—	406
Murrumbidgee (A)	3	—	257	—	—	—	—	—	—	257
Lower Murrumbidgee (SSD)	19	—	1,732	8	—	604	245	7,486	9,486	12,067
<b>Murrumbidgee (SD)</b>	<b>49</b>	<b>—</b>	<b>5,014</b>	<b>10</b>	<b>2</b>	<b>974</b>	<b>995</b>	<b>9,389</b>	<b>11,577</b>	<b>18,560</b>

(a) Excludes Conversions, etc.



TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, APRIL 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)				
<b>MURRAY STATISTICAL DIVISION</b>										
Albury (C)	24	—	2,759	—	—	—	494	572	572	3,825
Hume (A)	1	—	80	—	—	—	102	—	—	182
Albury (SSD)	25	—	2,839	—	—	—	595	572	572	4,006
Corowa (A)	4	—	383	—	—	—	52	—	—	435
Culcairn (A)	—	—	—	—	—	—	30	—	—	30
Holbrook (A)	1	—	80	—	—	—	18	—	—	98
Tumbarumba (A)	—	—	—	—	—	—	—	—	680	680
Urana (A)	—	—	—	—	—	—	20	—	—	20
Upper Murray (excl. Albury) (SSD)	5	—	463	—	—	—	120	—	680	1,263
Berrigan (A)	—	—	—	—	—	—	93	93	93	186
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	—	—	—	—	—	—	125	330	330	455
Jenilderie (A)	2	—	175	—	—	—	—	—	—	175
Murray (A)	8	—	655	6	—	305	184	200	200	1,344
Wagkool (A)	1	—	140	—	—	—	—	2,500	2,500	2,640
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	11	—	969	6	—	305	402	3,123	3,123	4,799
Balranald (A)	—	—	—	—	—	—	—	—	—	—
Wentworth (A)	1	—	215	—	—	—	66	560	560	841
Murray — Darling (SSD)	1	—	215	—	—	—	66	560	560	841
Murray (SD)	42	—	4,486	6	—	305	1,184	4,255	4,935	10,910
<b>FAR WEST STATISTICAL DIVISION</b>										
Broken Hill (C)	—	—	—	—	—	—	127	—	1,331	1,458
Central Darling (A)	—	—	—	—	—	—	—	—	120	120
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	—	—	—	—	—	—	127	—	1,451	1,578
<b>NEW SOUTH WALES</b>										
New South Wales	2,259	38	268,499	1,808	107	185,452	86,045	256,348	307,326	847,321

(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 November 1996 to April 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 (May 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 May 1997, the trend estimate for that month would be 2,394, a movement of 3.8%. The monthly movement in the trend estimates for February, March and April 1997, which is currently estimated to be 1.0%, 1.1% and 1.6% respectively, would be revised to 2.4%, 3.3% and 4.1%. On the other hand, a 7% seasonally adjusted decline in the number of private houses in May 1997 would produce a trend for May 1997 of 2,247, a movement of 1.8% with the movements in the trend estimates for February, March and April 1997 being revised to 1.4%, 1.6% and 2.0% respectively.

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

	Trend estimate		Revised trend estimate if May 1997 seasonally adjusted estimate			
			is up 7% on April 1997		is down 7% on April 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
November	2,061	1.0	2,052	0.6	2,059	0.9
December	2,080	0.9	2,064	0.6	2,076	0.8
1997—						
January	2,103	1.1	2,095	1.5	2,101	1.2
February	2,125	1.0	2,145	2.4	2,129	1.4
March	2,147	1.1	2,215	3.3	2,164	1.6
April	2,181	1.6	2,305	4.1	2,208	2.0
May	n.y.a.	n.y.a.	2,394	3.8	2,247	1.8

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

	Trend estimate		Revised trend estimate if May 1997 seasonally adjusted estimate			
			is up 7% on April 1997		is down 7% on April 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
November	2,079	1.0	2,073	0.7	2,079	1.0
December	2,098	0.9	2,088	0.7	2,099	0.9
1997—						
January	2,118	0.9	2,113	1.2	2,118	0.9
February	2,131	0.6	2,143	1.5	2,129	0.5
March	2,139	0.4	2,182	1.8	2,136	0.3
April	2,156	0.8	2,233	2.3	2,145	0.4
May	n.y.a.	n.y.a.	2,279	2.1	2,146	0.0

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

	Trend estimate		Revised trend estimate if May 1997 seasonally adjusted estimate			
			is up 8% on April 1997		is down 8% on April 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
November	3,764	2.7	3,758	2.6	3,771	2.9
December	3,900	3.6	3,891	3.5	3,914	3.8
1997—						
January	4,037	3.5	4,032	3.6	4,043	3.3
February	4,133	2.4	4,139	2.7	4,109	1.6
March	4,197	1.5	4,218	1.9	4,117	0.2
April	4,221	0.6	4,285	1.6	4,094	-0.6
May	n.y.a.	n.y.a.	4,344	1.4	4,056	-0.9

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

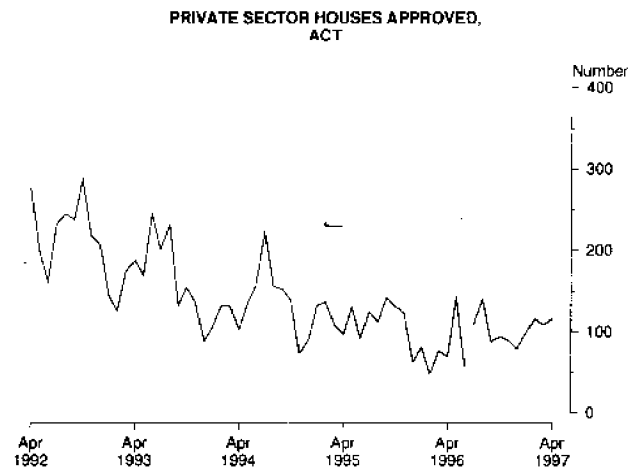
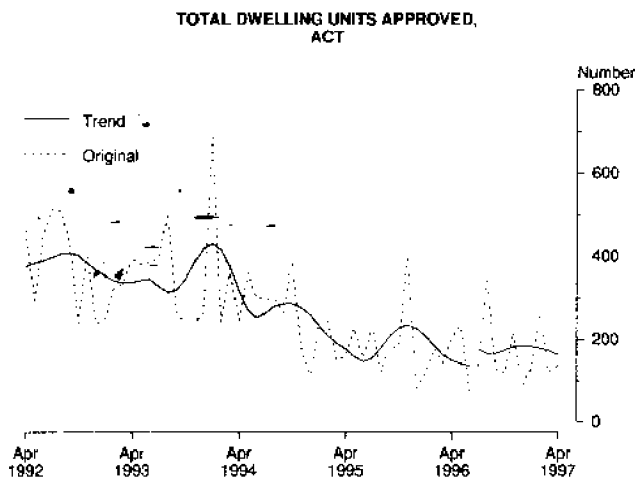
	Trend estimate		Revised trend estimate if May 1997 seasonally adjusted estimate			
			is up 9% on April 1997		is down 9% on April 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996						
November	388.5	2.8	386.5	2.3	388.3	2.7
December	402.3	3.6	399.3	3.3	402.4	3.6
1997						
January	417.2	3.7	415.6	4.1	417.1	3.7
February	430.2	3.1	433.7	4.4	429.7	3.0
March	441.6	2.7	452.6	4.4	439.3	2.2
April	448.8	1.6	472.5	4.4	447.4	1.8
May	n.y.a.	n.y.a.	492.9	4.3	455.1	1.7

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

	Trend estimate		Revised trend estimate if May 1997 seasonally adjusted estimate			
			is up 8% on April 1997		is down 8% on April 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996--						
November	98.8	3.0	98.8	3.0	99.1	3.3
December	100.1	1.3	100.1	1.3	100.6	1.5
1997--						
January	99.4	-0.7	99.4	-0.7	99.6	-0.9
February	97.3	-2.1	97.2	-2.2	96.6	-3.1
March	94.8	-2.6	95.0	-2.3	92.8	-3.9
April	91.9	-3.0	93.3	-1.8	89.3	-3.9
May	n.y.a.	n.y.a.	91.1	-2.4	85.0	-4.8

## AUSTRALIAN CAPITAL TERRITORY

### MAIN FEATURES



#### Residential building

- The trend for total dwelling units approved decreased by 5.8 % during April 1997.
- In original terms the number of dwelling units approved in April was 138. There were 34 new private sector houses in Ngunnawal, 19 in Amaroo, 18 in Conder and 14 in Dunlop.
- The value of new residential building approved in April was \$16.6 million with 1 townhouse development in Bruce contributing \$1.9 million.
- The value of alterations and additions to residential building was \$5.8 million.

#### Non-residential building

- The value of non-residential building approved in April was \$13.1 million. Of this total, 3 office projects accounted for \$7.2 million and 1 hospital project contributed \$2.1 million.

*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	
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-April	968	24	992	706	57	763	85	1,674	166	1,840	..
1996-97											
July-April	1,040	39	1,079	594	10	604	4	1,638	49	1,687	..
1996											
February	49	—	49	121	9	130	—	170	9	179	185
March	76	1	77	66	—	66	—	142	1	143	162
April	69	7	76	—	45	45	85	69	137	206	150
May	142	14	156	77	—	77	—	219	14	233	142
June	58	2	60	9	8	17	—	67	10	77	135
1996—											
July	109	—	109	27	—	27	1	137	—	137	176
August	140	—	140	205	—	205	—	345	—	345	166
September	88	—	88	38	—	38	—	126	—	126	167
October	94	—	94	24	—	24	1	119	—	119	174
November	90	16	106	111	—	111	—	201	16	217	183
December	79	—	79	—	—	—	2	81	—	81	184
1997											
January	99	16	115	16	4	20	—	115	20	135	182
February	116	—	116	151	—	151	—	267	—	267	178
March	109	7	116	—	6	6	—	109	13	122	173
April	116	—	116	22	—	22	—	138	—	138	163

(a) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes. (b) A trend break has been introduced at the end of June 1996 (See note on page 20 ACT main features)

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

Period (a)	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	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
1996														
February	5,473	—	5,473	9,721	766	10,487	15,195	766	15,960	3,348	7,197	161,953	25,740	181,261
March	8,070	80	8,150	3,971	—	3,971	12,040	80	12,121	2,729	2,443	14,760	16,751	29,610
April	8,042	460	8,502	—	7,785	7,785	8,042	8,245	16,287	12,173	7,612	18,358	18,784	46,818
May	16,547	1,204	17,752	6,393	—	6,393	22,941	1,204	24,145	4,054	5,966	109,258	32,961	137,457
June	6,756	192	6,948	629	680	1,309	7,385	872	8,257	3,228	26,521	59,402	37,104	70,887
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

(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)				
<b>NORTH CANBERRA STATISTICAL SUBDIVISION</b>										
Acton	—	—	—	—	—	—	—	—	—	—
Ainslie	—	—	—	—	—	—	58	—	—	58
Braddon	—	—	—	—	—	—	36	—	—	36
Campbell	—	—	—	—	—	—	102	159	159	261
City	—	—	—	—	—	—	—	2,994	3,154	3,154
Dickson	—	—	—	—	—	—	—	—	—	—
Downer	—	—	—	—	—	—	26	—	—	26
Duntroon	—	—	—	—	—	—	—	—	—	—
Hackett	—	—	—	—	—	—	123	—	—	123
Kowen	—	—	—	—	—	—	—	—	—	—
Lynham	—	—	—	—	—	—	34	—	—	34
Majura	—	—	—	—	—	—	—	—	—	—
O'Connor	2	—	293	—	—	—	92	—	—	385
Reid	—	—	—	—	—	—	115	—	—	115
Russell	—	—	—	—	—	—	—	—	—	—
Turner	—	—	—	—	—	—	158	—	—	158
Watson	—	—	—	—	—	—	—	—	—	—
<b>Total</b>	<b>2</b>	<b>—</b>	<b>293</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>743</b>	<b>3,153</b>	<b>3,313</b>	<b>4,349</b>
<b>BELCONNEN STATISTICAL SUBDIVISION</b>										
Aranda	—	—	—	—	—	—	71	—	—	71
Belconnen Town Centre	—	—	—	—	—	—	—	785	785	785
Belconnen — SSD Balance	—	—	—	—	—	—	—	—	—	—
Bruce	—	—	—	17	—	1,933	—	5,100	5,100	7,033
Charnwood	—	—	—	—	—	—	—	—	—	—
Cook	—	—	—	—	—	—	—	—	—	—
Dunlop	14	—	1,660	—	—	—	—	—	—	1,660
Evatt	—	—	—	—	—	—	—	—	—	—
Florey	—	—	—	—	—	—	84	—	—	84
Flynn	—	—	—	—	—	—	39	—	—	39
Fraser	—	—	—	—	—	—	—	—	—	—
Giralang	—	—	—	—	—	—	92	—	—	92
Hawker	—	—	—	—	—	—	157	—	—	157
Higgins	—	—	—	—	—	—	—	—	—	—
Holt	2	—	203	—	—	—	47	—	—	250
Kaleen	—	—	—	—	—	—	261	—	—	261
Latham	—	—	—	—	—	—	41	—	—	41
McKellar	—	—	—	—	—	—	47	—	—	47
Macgregor	—	—	—	—	—	—	—	—	—	—
Macquarie	—	—	—	—	—	—	—	—	—	—
Melba	—	—	—	—	—	—	79	—	—	79
Page	—	—	—	—	—	—	46	—	—	46
Sculin	—	—	—	—	—	—	40	—	—	40
Spence	—	—	—	—	—	—	—	—	—	—
Weetangers	—	—	—	—	—	—	—	—	—	—
<b>Total</b>	<b>16</b>	<b>—</b>	<b>1,863</b>	<b>17</b>	<b>—</b>	<b>1,933</b>	<b>1,003</b>	<b>5,885</b>	<b>5,885</b>	<b>10,684</b>

TABLE 12. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, ACT

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>WODEN VALLEY STATISTICAL SUBDIVISION</b>										
Chifley	—	—	—	—	—	—	40	—	—	40
Curtin	—	—	—	—	—	—	196	—	—	196
Farrer	—	—	—	—	—	—	144	—	—	144
Garran	—	—	—	—	—	—	44	—	397	441
Hughes	—	—	—	—	—	—	131	—	—	131
Isaacs	—	—	—	—	—	—	189	—	—	189
Lyons	—	—	—	—	—	—	48	—	—	48
Mawson	—	—	—	—	—	—	—	—	—	—
O'Malley	—	—	—	—	—	—	10	—	—	10
Pearce	—	—	—	—	—	—	—	—	—	—
Phillip	—	—	—	—	—	—	—	—	—	—
Torrens	—	—	—	—	—	—	205	—	—	205
<b>Total</b>	—	—	—	—	—	—	<b>1,007</b>	—	<b>397</b>	<b>1,404</b>
<b>WESTON CREEK-STROMLO STATISTICAL SUBDIVISION</b>										
Chapman	—	—	—	—	—	—	130	—	—	130
Duffy	—	—	—	—	—	—	67	—	—	67
Fisher	—	—	—	—	—	—	62	—	—	62
Holder	—	—	—	—	—	—	28	—	—	28
Rivett	—	—	—	—	—	—	106	—	—	106
Stirling	—	—	—	—	—	—	37	—	—	37
Stromlo	—	—	—	—	—	—	—	—	—	—
Waramanga	—	—	—	—	—	—	42	—	—	42
Weston	—	—	—	—	—	—	83	—	—	83
Weston Creek-Stromlo — SSD Balance	—	—	—	—	—	—	—	—	—	—
<b>Total</b>	—	—	—	—	—	—	<b>554</b>	—	—	<b>554</b>
<b>TUGGERANONG STATISTICAL SUBDIVISION</b>										
Banks	1	—	84	—	—	—	82	—	—	166
Bonython	—	—	—	—	—	—	42	—	—	42
Calwell	—	—	—	—	—	—	51	—	—	51
Chisholm	—	—	—	—	—	—	208	—	—	208
Conder	18	—	1,550	—	—	—	82	—	—	1,632
Fadden	2	—	416	—	—	—	130	—	—	546
Gilmore	—	—	—	—	—	—	68	—	—	68
Gordon	5	—	616	—	—	—	—	—	—	616
Gowrie	—	—	—	—	—	—	106	—	—	106
Greenway	2	—	140	3	—	240	—	—	—	380
Isabella Plains	—	—	—	—	—	—	137	—	—	137
Kambah	—	—	—	—	—	—	141	—	—	141
Macarthur	—	—	—	—	—	—	110	—	—	110
Monash	1	—	149	—	—	—	193	—	—	342
Oxley	—	—	—	—	—	—	60	—	—	60
Richardson	—	—	—	—	—	—	—	—	—	—
Theodore	1	—	190	—	—	—	52	—	—	242
Tuggeranong — SSD Balance	—	—	—	—	—	—	—	—	—	—
Wanniassa	—	—	—	—	—	—	251	—	—	251
<b>Total</b>	<b>30</b>	—	<b>3,144</b>	<b>3</b>	—	<b>240</b>	<b>1,712</b>	—	—	<b>5,097</b>

TABLE 12. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, ACT

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SOUTH CANBERRA STATISTICAL SUBDIVISION</b>										
Barton	—	—	—	—	—	—	—	—	—	—
Deakin	—	—	—	—	—	—	242	2,158	2,158	2,400
Forrest	—	—	—	—	—	—	—	—	—	—
Fyshwick	—	—	—	—	—	—	—	125	125	125
Griffith	2	—	511	—	—	—	79	175	175	765
Harman	—	—	—	—	—	—	—	—	—	—
Hume	—	—	—	—	—	—	—	715	715	715
Jerrabomberra	—	—	—	—	—	—	—	—	—	—
Kingston	—	—	—	—	—	—	54	—	—	54
Narrabundah	1	—	66	—	—	—	21	—	—	87
Oaks Estate	—	—	—	—	—	—	10	—	—	10
Parkes	—	—	—	—	—	—	—	—	—	—
Pialligo	—	—	—	—	—	—	—	—	—	—
Red Hill	—	—	—	—	—	—	256	—	—	256
Symonston	—	—	—	—	—	—	—	—	—	—
Yarralumla	3	—	368	—	—	—	52	—	118	538
<b>Total</b>	<b>6</b>	<b>—</b>	<b>946</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>715</b>	<b>3,173</b>	<b>3,291</b>	<b>4,951</b>
<b>GUNGALIN-HALL STATISTICAL SUBDIVISION</b>										
Amaroo	19	—	2,067	2	—	193	—	—	—	2,260
Gungahlin-Hall — SSD Balance	—	—	—	—	—	—	—	—	—	—
Hill	—	—	—	—	—	—	—	53	53	53
Mitchell	—	—	—	—	—	—	—	—	—	—
Ngunnawal	34	—	4,135	—	—	—	18	—	—	4,153
Nicholls	9	—	1,745	—	—	—	—	—	—	1,745
Palmerston	—	—	—	—	—	—	—	—	—	—
<b>Total</b>	<b>62</b>	<b>—</b>	<b>7,947</b>	<b>2</b>	<b>—</b>	<b>193</b>	<b>18</b>	<b>53</b>	<b>53</b>	<b>8,211</b>
<b>AUSTRALIAN CAPITAL TERRITORY — BALANCE STATISTICAL SUBDIVISION</b>										
Remainder of ACT	—	—	—	—	—	—	—	—	113	113
<b>Total</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>113</b>	<b>113</b>
<b>AUSTRALIAN CAPITAL TERRITORY</b>										
<b>AUSTRALIAN CAPITAL TERRITORY</b>	<b>116</b>	<b>—</b>	<b>14,193</b>	<b>22</b>	<b>—</b>	<b>2,366</b>	<b>5,751</b>	<b>12,264</b>	<b>13,051</b>	<b>35,361</b>



## EXPLANATORY NOTES

### Introduction

This publication contains monthly details of building work approved.

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

### Scope and Coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

### Definitions

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

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

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

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

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

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

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

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

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

### Building Classification

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

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

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

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

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

### Seasonal Adjustment

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

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

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

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

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

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

### Trend Estimates

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

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

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

### Estimates at Constant Prices

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

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

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

#### Australian Standard Geographical Classification (ASGC)

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

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

## **For more information . . .**

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the ABS Catalogue of Publications and Products available from all ABS Offices.

### **ABS Products and Services**

Many standard products are available from ABS bookshops located in each State and Territory. In addition to these products, information tailored to the needs of clients can be obtained on a wide range of media by contacting your nearest ABS Office. The ABS also provides a Subscription Service for standard products and some tailored information services.

### **National Dial-a-Statistic Line**

0055 86 400

*Steadycom P/L: premium rate 25c/20 secs.*

This number gives 24-hour access, 365 days a year, for a range of important economic statistics including the CPI.

### **Internet**

<http://www.abs.gov.au>

A wide range of ABS information is available via the Internet, with basic statistics available for each State, Territory and Australia. We also have Key National Indicators, ABS product release details and other information of general interest.

## **Sales and Inquiries**

[client.services@abs.gov.au](mailto:client.services@abs.gov.au)

National Mail Order Service	(06) 252 5249
Subscription Service	1800 02 0608

	<b>Information Inquiries</b>	<b>Bookshop Sales</b>
SYDNEY	(02) 9268 4611	(02) 9268 4620
MELBOURNE	(03) 9615 7755	(03) 9615 7755
BRISBANE	(07) 3222 6351	(07) 3222 6350
PERTH	(08) 9360 5140	(08) 9360 5307
ADELAIDE	(08) 8237 7100	(08) 8237 7582
CANBERRA	(06) 252 6627	(06) 207 0326
HOBART	(03) 6222 5800	(03) 6222 5800
DARWIN	(08) 8943 2111	(08) 8943 2111



Client Services, ABS, PO Box 10, Belconnen ACT 2616

Produced by the Australian Government Publishing Service  
© Commonwealth of Australia 1997



2873110004972

ISSN 1327-757X

**Recommended retail price: \$15.00**