

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

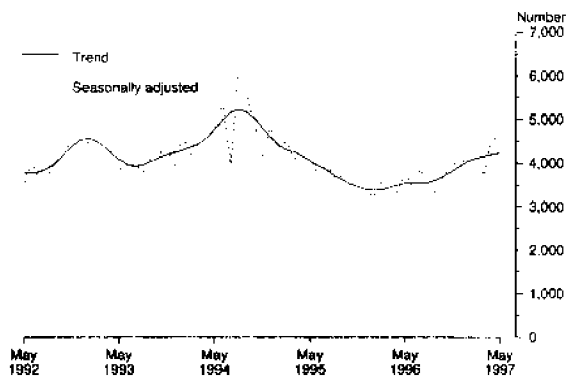
NEW SOUTH WALES

MAIN FEATURES

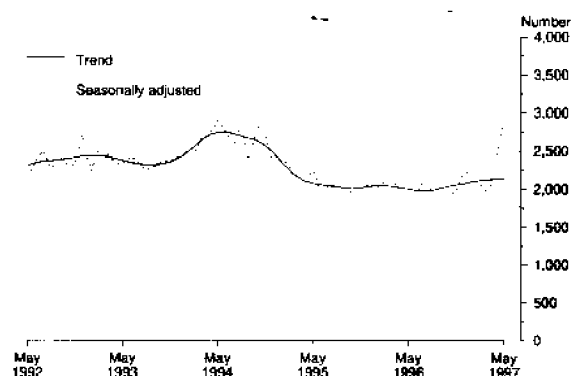
NUMBER OF DWELLING UNITS APPROVED

| | May 1996 | April 1997 | May 1997 | May 1996 to May 1997 change | April 1997 to May 1997 change |
|---------------------|-------------|---------------|-------------|-----------------------------------|-------------------------------------|
| Original series | 4,514 | 4,272 | 5,242 | 16.1% | 22.7% |
| Seasonally adjusted | 3,760 | 4,607 | 4,460 | 18.6% | -3.2% |
| Trend estimate | 3,545 | 4,201 | 4,233 | 19.4% | 0.8% |

TOTAL DWELLING UNITS APPROVED, NSW



PRIVATE SECTOR HOUSES APPROVED, NSW



Note: The residential component of the Olympic Village Project is included in this month's approvals. The Olympic Village consists of 1,133 dwellings, 500 of which are relocatable homes. The first stage of the associated housing development involving 428 dwellings has also been included. All of this construction has been classified as private sector activity. Temporary additions to increase the number of bedrooms will be excluded from these statistics because of their temporary nature.

Residential building

- In original terms the total number of dwelling units approved has increased by 970 (22.7%) to 5,242 in May. The total includes 1,561 private dwellings (1,021 houses and 540 other residential units) which are part of the Olympic Village (871 houses and 262 other dwellings) and the first stage of an associated residential development (150 houses and 278 other dwellings).
- The effect of this Olympics related activity on the trend for total dwelling units has been moderated. The moderated trend is showing some slackening in growth, with movements of about 1% per month for the last 3 months following movements of approximately 2% per month for the previous 3 months.

- The trend for private sector houses, also moderated for the impact of Olympic related activity, has maintained its upward movement in May.

Non-residential building

- The value of non-residential building approved was \$260.5 million. Of this total, offices accounted for \$73.2 million and health \$33.9 million.
- There were 9 projects valued at \$5 million and over.

Value of total building

- For May the value of total building work approved was \$971.3 million, an increase of 14.6% on April 1997 and 8.5% higher than May 1996. However, the May 1997 figure included \$203.6 million of Olympics related activity.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

TABLE 1. DWELLING UNITS APPROVED, NSW

| Period | New houses | | | New other residential buildings | | | Conversions, etc. | Total (a) | | |
|------------------------------------|-------------------|------------------|--------|---------------------------------|------------------|--------|----------------------|-------------------|------------------|--------|
| | Private sector | Public sector | Total | Private sector | Public sector | Total | | Private sector | Public sector | Total |
| SYDNEY STATISTICAL DIVISION | | | | | | | | | | |
| 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-May—</i> | | | | | | | | | | |
| 1995-96 | 11,532 | 225 | 11,757 | 12,376 | 698 | 13,074 | 458 | 24,361 | 928 | 25,289 |
| 1996-97 | 12,672 | 112 | 12,784 | 13,917 | 1,174 | 15,091 | 1,362 | 27,928 | 1,309 | 29,237 |
| <i>1996—</i> | | | | | | | | | | |
| 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 |
| May | 2,302 | 2 | 2,304 | 1,613 | 53 | 1,666 | 31 | 3,945 | 56 | 4,001 |
| 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-May—</i> | | | | | | | | | | |
| 1995-96 | 22,198 | 354 | 22,552 | 14,968 | 1,205 | 16,173 | 685 | 37,830 | 1,580 | 39,410 |
| 1996-97 | 23,723 | 198 | 23,921 | 16,410 | 1,627 | 18,037 | 1,541 | 41,649 | 1,850 | 43,499 |
| <i>1996—</i> | | | | | | | | | | |
| 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 |
| May | 3,334 | 17 | 3,351 | 1,778 | 70 | 1,848 | 43 | 5,154 | 88 | 5,242 |

(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-May—</i> | | | | | | | | | | | | | | |
| 1995-96 | 1,402.2 | 22.0 | 1,424.2 | 1,370.3 | 52.7 | 1,423.0 | 2,772.5 | 74.7 | 2,847.1 | 724.8 | 1,874.4 | 2,501.7 | 5,361.7 | 6,073.7 |
| 1996-97 | 1,623.7 | 12.5 | 1,636.2 | 1,455.6 | 96.8 | 1,552.4 | 3,079.3 | 109.3 | 3,188.6 | 800.5 | 3,182.1 | 3,852.5 | 7,049.7 | 7,841.6 |
| <i>1996—</i> | | | | | | | | | | | | | | |
| 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 |
| May | 297.7 | 0.1 | 297.8 | 176.8 | 4.7 | 181.4 | 474.5 | 4.8 | 479.3 | 77.2 | 151.1 | 179.8 | 700.4 | 736.3 |
| 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-May—</i> | | | | | | | | | | | | | | |
| 1995-96 | 2,482.5 | 35.6 | 2,518.1 | 1,564.4 | 88.6 | 1,653.0 | 4,046.9 | 124.2 | 4,171.1 | 954.9 | 2,526.2 | 3,377.9 | 7,515.8 | 8,503.9 |
| 1996-97 | 2,782.8 | 22.7 | 2,805.6 | 1,653.2 | 133.2 | 1,786.4 | 4,436.1 | 155.9 | 4,592.0 | 1,034.8 | 3,845.3 | 4,816.2 | 9,301.0 | 10,442.9 |
| <i>1996—</i> | | | | | | | | | | | | | | |
| 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 |
| May | 411.1 | 2.3 | 413.4 | 189.5 | 6.2 | 195.7 | 600.7 | 8.5 | 609.2 | 101.7 | 202.1 | 260.5 | 900.1 | 971.3 |

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

| Period | Number of dwelling units (c) | | | | Value (\$m) | |
|----------------------------|------------------------------|-------|----------------|-------|--------------------------|--|
| | Houses | | Total | | New residential building | Alterations and additions to residential buildings |
| | Private sector | Total | Private sector | Total | | |
| SEASONALLY ADJUSTED | | | | | | |
| <i>1996—</i> | | | | | | |
| March | 2,111 | 2,130 | 3,273 | 3,390 | 331.6 | 91.5 |
| April | 1,971 | 1,992 | 3,226 | 3,335 | 359.0 | 87.9 |
| May | 1,901 | 1,910 | 3,644 | 3,760 | 429.5 | 88.3 |
| June | 1,926 | 1,933 | 3,328 | 3,465 | 314.0 | 90.3 |
| July | 2,152 | 2,167 | 3,538 | 3,879 | 399.3 | 89.8 |
| August | 1,937 | 1,950 | 3,380 | 3,445 | 372.4 | 85.1 |
| September | 2,035 | 2,044 | 3,216 | 3,299 | 335.7 | 84.9 |
| October | 1,924 | 1,944 | 3,537 | 3,732 | 383.8 | 87.7 |
| November | 1,977 | 1,979 | 3,761 | 4,008 | 393.2 | 126.3 |
| December | 2,273 | 2,297 | 3,689 | 3,943 | 407.1 | 89.3 |
| <i>1997</i> | | | | | | |
| January | 2,142 | 2,148 | 3,996 | 4,221 | 442.2 | 100.0 |
| February | 2,062 | 2,096 | 3,884 | 4,122 | 465.9 | 93.0 |
| March | 1,938 | 1,959 | 3,569 | 3,724 | 375.9 | 96.8 |
| April | 2,305 | 2,332 | 4,479 | 4,607 | 505.6 | 91.2 |
| May | 2,986 | 3,004 | 4,410 | 4,460 | 527.9 | 91.9 |
| TREND ESTIMATES | | | | | | |
| <i>1996—</i> | | | | | | |
| March | 2,032 | 2,052 | 3,323 | 3,447 | 353.1 | 89.9 |
| April | 2,013 | 2,028 | 3,372 | 3,506 | 361.2 | 89.4 |
| May | 1,996 | 2,008 | 3,401 | 3,545 | 367.3 | 88.1 |
| June | 1,983 | 1,994 | 3,411 | 3,562 | 369.7 | 87.3 |
| July | 1,977 | 1,988 | 3,405 | 3,562 | 368.3 | 87.6 |
| August | 1,985 | 1,996 | 3,411 | 3,574 | 366.3 | 89.4 |
| September | 2,009 | 2,020 | 3,459 | 3,632 | 370.0 | 92.3 |
| October | 2,034 | 2,046 | 3,529 | 3,719 | 379.2 | 95.8 |
| November | 2,056 | 2,070 | 3,627 | 3,833 | 393.8 | 98.6 |
| December | 2,078 | 2,094 | 3,736 | 3,953 | 410.1 | 99.8 |
| <i>1997</i> | | | | | | |
| January | 2,100 | 2,118 | 3,829 | 4,050 | 424.7 | 99.0 |
| February | 2,115 | 2,135 | 3,900 | 4,115 | 436.5 | 96.8 |
| March | 2,125 | 2,147 | 3,955 | 4,161 | 444.8 | 94.5 |
| April | 2,137 | 2,160 | 3,999 | 4,201 | 450.7 | 92.6 |
| May | 2,144 | 2,167 | 4,031 | 4,233 | 455.4 | 90.0 |

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

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

| Period | New residential building | | | | Alterations and additions to residential buildings | Non-residential building | | Total building | |
|-----------|--------------------------|---------|-----------------------------------|---------|---|--------------------------|---------|-------------------|----------|
| | Houses | | Other residential buildings | Total | | Private sector | Total | Private sector | Total |
| | Private sector | Total | | | | | | | |
| 1993-94 | 2,870.6 | 2,920.5 | 1,640.7 | 4,561.2 | 977.0 | 1,984.8 | 3,021.2 | 7,424.4 | 8,559.4 |
| 1994-95 | 2,849.3 | 2,889.0 | 2,334.3 | 5,223.2 | 1,011.7 | 2,851.1 | 3,789.3 | 8,981.6 | 10,024.2 |
| 1995-96 | 2,424.4 | 2,457.0 | 1,770.3 | 4,227.3 | 934.8 | 2,665.6 | 3,623.6 | 7,742.7 | 8,785.7 |
| 1995-- | | | | | | | | | |
| Dec. qtr | 583.3 | 592.6 | 395.8 | 988.4 | 227.7 | 631.1 | 929.2 | 1,842.9 | 2,145.3 |
| 1996 | | | | | | | | | |
| Mar. qtr | 574.2 | 582.0 | 284.7 | 866.7 | 221.5 | 655.1 | 916.0 | 1,725.0 | 2,004.1 |
| June qtr | 601.8 | 605.5 | 451.0 | 1,056.5 | 240.2 | 572.2 | 831.4 | 1,835.7 | 2,128.1 |
| Sept. qtr | 682.2 | 686.2 | 454.1 | 1,140.3 | 254.4 | 928.8 | 1,232.0 | 2,285.0 | 2,626.7 |
| Dec. qtr | 636.2 | 640.0 | 462.7 | 1,102.6 | 271.7 | 1,777.6 | 2,097.8 | 3,136.2 | 3,472.2 |
| 1997-- | | | | | | | | | |
| Mar. qtr | 567.9 | 574.5 | 495.3 | 1,069.8 | 232.1 | 613.4 | 834.4 | 1,881.9 | 2,136.4 |

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

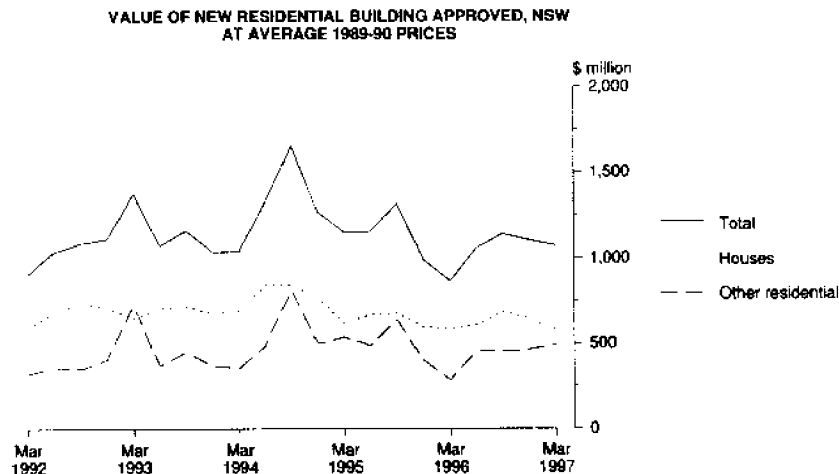
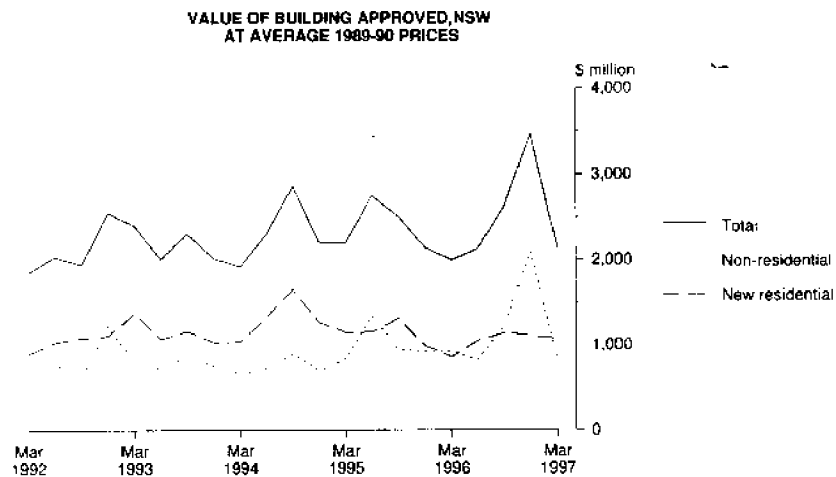


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, NSW
(\$ million)

| Class of building | 1994-95 | 1995-96 | July-May | | 1997 | | |
|--|-----------------|----------------|----------------|-----------------|--------------|--------------|--------------|
| | | | 1995-96 | 1996-97 | March | April | May |
| PRIVATE SECTOR | | | | | | | |
| New houses | 3,101.6 | 2,700.0 | 2,482.5 | 2,782.8 | 215.3 | 264.2 | 411.1 |
| New other residential buildings | 2,106.8 | 1,637.1 | 1,564.4 | 1,653.2 | 130.3 | 175.6 | 189.5 |
| <i>Total new residential building</i> | <i>5,208.3</i> | <i>4,337.1</i> | <i>4,046.9</i> | <i>4,436.1</i> | <i>345.7</i> | <i>439.8</i> | <i>600.7</i> |
| Alterations and additions to residential buildings | 1,093.7 | 1,027.6 | 942.6 | 1,019.6 | 89.1 | 85.8 | 97.3 |
| Hotels, etc. | 284.4 | 99.6 | 90.7 | 288.5 | 7.0 | 12.4 | 16.8 |
| Shops | 587.5 | 562.8 | 514.7 | 741.3 | 23.2 | 87.7 | 30.5 |
| Factories | 381.2 | 351.7 | 338.7 | 398.1 | 21.4 | 38.3 | 27.4 |
| Offices | 348.1 | 432.4 | 410.7 | 1,059.8 | 18.1 | 27.5 | 66.7 |
| Other business premises | 354.2 | 593.8 | 553.3 | 341.4 | 19.4 | 23.2 | 18.7 |
| Educational | 99.2 | 122.5 | 117.6 | 114.0 | 6.3 | 11.3 | 7.4 |
| Religious | 33.7 | 50.5 | 48.7 | 19.2 | 1.9 | 0.3 | 0.5 |
| Health | 75.5 | 83.3 | 77.1 | 143.0 | 11.7 | 15.7 | 13.4 |
| Entertainment and recreational | 574.8 | 300.3 | 289.9 | 673.1 | 18.8 | 33.1 | 10.3 |
| Miscellaneous | 73.7 | 87.7 | 84.9 | 67.0 | 6.1 | 6.9 | 10.5 |
| <i>Total non-residential building</i> | <i>2,872.5</i> | <i>2,684.7</i> | <i>2,526.2</i> | <i>3,845.3</i> | <i>134.0</i> | <i>256.3</i> | <i>202.1</i> |
| Total | 9,114.5 | 8,049.4 | 7,515.8 | 9,301.0 | 568.7 | 781.9 | 900.1 |
| PUBLIC SECTOR | | | | | | | |
| New houses | 43.2 | 36.2 | 35.6 | 22.7 | 3.8 | 4.3 | 2.3 |
| New other residential buildings | 125.0 | 103.7 | 88.6 | 133.2 | 7.3 | 9.8 | 6.2 |
| <i>Total new residential building</i> | <i>168.3</i> | <i>139.9</i> | <i>124.2</i> | <i>155.9</i> | <i>11.1</i> | <i>14.2</i> | <i>8.5</i> |
| Alterations and additions to residential buildings | 7.3 | 13.8 | 12.3 | 15.2 | 0.5 | 0.2 | 4.4 |
| Hotels, etc. | 2.3 | 1.0 | 1.0 | 7.4 | 1.4 | — | 1.3 |
| Shops | 19.4 | 32.3 | 31.4 | 61.0 | 0.7 | 3.4 | 2.2 |
| Factories | 8.3 | 5.5 | 3.8 | 24.3 | — | — | 0.8 |
| Offices | 157.1 | 145.4 | 135.7 | 129.2 | 2.8 | 4.5 | 6.5 |
| Other business premises | 85.2 | 147.2 | 144.3 | 171.6 | 25.0 | 8.9 | 4.0 |
| Educational | 237.7 | 251.9 | 239.2 | 266.5 | 30.4 | 6.7 | 16.0 |
| Religious | — | — | — | 0.1 | — | — | — |
| Health | 239.7 | 256.7 | 180.7 | 75.0 | 6.4 | 2.9 | 20.5 |
| Entertainment and recreational | 51.7 | 83.5 | 78.2 | 180.5 | 0.4 | 15.6 | 1.1 |
| Miscellaneous | 119.5 | 42.0 | 37.4 | 55.2 | 1.4 | 9.0 | 6.2 |
| <i>Total non-residential building</i> | <i>920.9</i> | <i>965.6</i> | <i>851.7</i> | <i>970.9</i> | <i>68.4</i> | <i>51.0</i> | <i>58.4</i> |
| Total | 1,096.5 | 1,119.3 | 988.1 | 1,141.9 | 80.0 | 65.4 | 71.3 |
| TOTAL | | | | | | | |
| New houses | 3,144.8 | 2,736.2 | 2,518.1 | 2,805.6 | 219.1 | 268.5 | 413.4 |
| New other residential buildings | 2,231.8 | 1,740.8 | 1,653.0 | 1,786.4 | 137.7 | 185.5 | 195.7 |
| <i>Total new residential building</i> | <i>5,376.6</i> | <i>4,477.0</i> | <i>4,171.1</i> | <i>4,592.0</i> | <i>356.8</i> | <i>454.0</i> | <i>609.2</i> |
| Alterations and additions to residential buildings | 1,101.0 | 1,041.4 | 954.9 | 1,034.8 | 89.5 | 86.0 | 101.7 |
| Hotels, etc. | 286.7 | 100.6 | 91.7 | 295.8 | 8.4 | 12.4 | 18.1 |
| Shops | 607.0 | 595.1 | 546.1 | 802.3 | 23.9 | 91.1 | 32.7 |
| Factories | 389.5 | 357.2 | 342.4 | 422.4 | 21.4 | 38.3 | 28.1 |
| Offices | 505.2 | 577.8 | 546.4 | 1,189.0 | 20.9 | 32.0 | 73.2 |
| Other business premises | 439.4 | 741.0 | 697.6 | 513.0 | 44.4 | 32.1 | 22.7 |
| Educational | 336.9 | 374.4 | 356.8 | 380.4 | 36.8 | 18.0 | 23.4 |
| Religious | 33.7 | 50.5 | 48.7 | 19.2 | 1.9 | 0.3 | 0.5 |
| Health | 315.2 | 340.1 | 257.8 | 218.0 | 18.0 | 18.6 | 33.9 |
| Entertainment and recreational | 626.5 | 383.8 | 368.2 | 853.7 | 19.2 | 48.7 | 11.3 |
| Miscellaneous | 193.1 | 129.7 | 122.3 | 122.3 | 7.5 | 15.9 | 16.6 |
| <i>Total non-residential building</i> | <i>3,733.4</i> | <i>3,650.2</i> | <i>3,377.9</i> | <i>4,816.2</i> | <i>202.4</i> | <i>307.3</i> | <i>260.5</i> |
| Total | 10,211.0 | 9,168.6 | 8,503.9 | 10,442.9 | 648.7 | 847.3 | 971.3 |

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

| Period | \$50,000 to less than \$200,000 | | \$200,000 to less than \$500,000 | | \$500,000 to less than \$1m | | \$1m to less than \$5m | | \$5m and over | | Total | |
|--------------------------------|---------------------------------|-------------|----------------------------------|-------------|-----------------------------|-------------|------------------------|-------------|---------------|-------------|-------|-------------|
| | No. | Value (\$m) | No. | Value (\$m) | No. | Value (\$m) | No. | Value (\$m) | No. | Value (\$m) | No. | Value (\$m) |
| HOTELS, ETC. | | | | | | | | | | | | |
| 1997— | | | | | | | | | | | | |
| 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 |
| May | 9 | 0.8 | 6 | 2.0 | 2 | 1.2 | 4 | 8.1 | 1 | 6.0 | 22 | 18.1 |
| SHOPS | | | | | | | | | | | | |
| 1997— | | | | | | | | | | | | |
| 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 |
| May | 87 | 7.0 | 25 | 7.9 | 7 | 5.0 | 6 | 12.8 | — | — | 125 | 32.7 |
| FACTORIES | | | | | | | | | | | | |
| 1997— | | | | | | | | | | | | |
| 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 |
| May | 35 | 3.9 | 21 | 6.8 | 15 | 10.0 | 5 | 7.4 | — | — | 76 | 28.1 |
| OFFICES | | | | | | | | | | | | |
| 1997— | | | | | | | | | | | | |
| 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 |
| May | 73 | 6.5 | 21 | 6.2 | 10 | 6.8 | 8 | 13.9 | 5 | 39.8 | 117 | 73.2 |
| OTHER BUSINESS PREMISES | | | | | | | | | | | | |
| 1997— | | | | | | | | | | | | |
| 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 |
| May | 49 | 5.0 | 14 | 4.6 | 5 | 3.1 | 5 | 10.0 | — | — | 73 | 22.7 |
| EDUCATIONAL | | | | | | | | | | | | |
| 1997— | | | | | | | | | | | | |
| 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 |
| May | 27 | 2.6 | 6 | 1.9 | 6 | 4.6 | 5 | 8.8 | 1 | 5.5 | 45 | 23.4 |

**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 | | | | | | | | | | | | |
| <i>1997—</i> | | | | | | | | | | | | |
| March | 6 | 0.5 | — | — | — | — | 1 | 1.4 | — | — | 7 | 1.9 |
| April | 3 | 0.3 | — | — | — | — | — | — | — | — | 3 | 0.3 |
| May | 5 | 0.5 | — | — | — | — | — | — | — | — | 5 | 0.5 |
| HEALTH | | | | | | | | | | | | |
| <i>1997—</i> | | | | | | | | | | | | |
| 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 |
| May | 6 | 0.6 | 5 | 1.6 | 3 | 2.2 | 8 | 15.4 | 1 | 14.0 | 23 | 33.9 |
| ENTERTAINMENT AND RECREATIONAL | | | | | | | | | | | | |
| <i>1997—</i> | | | | | | | | | | | | |
| 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 |
| May | 22 | 2.0 | 6 | 2.1 | 1 | 0.6 | 4 | 6.7 | — | — | 33 | 11.3 |
| MISCELLANEOUS | | | | | | | | | | | | |
| <i>1997—</i> | | | | | | | | | | | | |
| 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 |
| May | 31 | 3.2 | 11 | 3.3 | 1 | 0.7 | 3 | 4.3 | 1 | 5.0 | 47 | 16.6 |
| TOTAL NON-RESIDENTIAL BUILDING | | | | | | | | | | | | |
| <i>1997—</i> | | | | | | | | | | | | |
| 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 |
| May | 344 | 32.1 | 115 | 36.5 | 50 | 34.3 | 48 | 87.4 | 9 | 70.3 | 566 | 260.5 |

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

| Dwelling unit classification | Private sector | | Public sector | | Total | |
|---------------------------------------|----------------|----------------|---------------|----------------|--------------|----------------|
| | Number | Value (\$'000) | Number | Value (\$'000) | Number | Value (\$'000) |
| SYDNEY STATISTICAL DIVISION | | | | | | |
| Houses | 2,302 | 297,705 | 2 | 130 | 2,304 | 297,835 |
| Brick, stone, or concrete | 177 | 28,749 | — | — | 177 | 28,749 |
| Brick-veneer | 832 | 100,627 | 1 | 70 | 833 | 100,697 |
| Timber | 25 | 2,155 | — | — | 25 | 2,155 |
| Fibre cement | 511 | 41,575 | — | — | 511 | 41,575 |
| Other materials | 757 | 124,599 | 1 | 60 | 758 | 124,659 |
| Other residential buildings | 1,613 | 176,786 | 53 | 4,663 | 1,666 | 181,450 |
| Total residential buildings | 3,915 | 474,491 | 55 | 4,793 | 3,970 | 479,285 |
| HUNTER STATISTICAL DIVISION | | | | | | |
| Houses | 242 | 26,475 | 4 | 480 | 246 | 26,955 |
| Brick, stone, or concrete | 6 | 808 | 2 | 200 | 8 | 1,007 |
| Brick-veneer | 207 | 23,008 | 2 | 280 | 209 | 23,288 |
| Timber | 10 | 870 | — | — | 10 | 870 |
| Fibre cement | 14 | 1,388 | — | — | 14 | 1,388 |
| Other materials | 5 | 402 | — | — | 5 | 402 |
| Other residential buildings | 55 | 4,615 | 4 | 290 | 59 | 4,905 |
| Total residential buildings | 297 | 31,090 | 8 | 769 | 305 | 31,860 |
| ILLAWARRA STATISTICAL DIVISION | | | | | | |
| Houses | 242 | 28,136 | — | — | 242 | 28,136 |
| Brick, stone, or concrete | 14 | 2,975 | — | — | 14 | 2,975 |
| Brick-veneer | 196 | 22,240 | — | — | 196 | 22,240 |
| Timber | 9 | 1,003 | — | — | 9 | 1,003 |
| Fibre cement | 12 | 736 | — | — | 12 | 736 |
| Other materials | 11 | 1,182 | — | — | 11 | 1,182 |
| Other residential buildings | 24 | 1,875 | — | — | 24 | 1,875 |
| Total residential buildings | 266 | 30,010 | — | — | 266 | 30,010 |
| BALANCE OF NEW SOUTH WALES | | | | | | |
| Houses | 548 | 58,811 | 11 | 1,696 | 559 | 60,507 |
| Brick, stone, or concrete | 78 | 10,090 | 7 | 919 | 85 | 11,009 |
| Brick-veneer | 318 | 35,427 | 1 | 150 | 319 | 35,577 |
| Timber | 63 | 5,349 | 1 | 30 | 64 | 5,379 |
| Fibre cement | 35 | 2,864 | — | — | 35 | 2,864 |
| Other materials | 54 | 5,082 | 2 | 596 | 56 | 5,679 |
| Other residential buildings | 86 | 6,248 | 13 | 1,255 | 99 | 7,504 |
| Total residential buildings | 634 | 65,060 | 24 | 2,951 | 658 | 68,011 |
| NEW SOUTH WALES | | | | | | |
| Houses | 3,334 | 411,128 | 17 | 2,305 | 3,351 | 413,433 |
| Brick, stone, or concrete | 275 | 42,621 | 9 | 1,119 | 284 | 43,740 |
| Brick-veneer | 1,553 | 181,302 | 4 | 500 | 1,557 | 181,802 |
| Timber | 107 | 9,376 | 1 | 30 | 108 | 9,406 |
| Fibre cement | 572 | 46,562 | — | — | 572 | 46,562 |
| Other materials | 827 | 131,266 | 3 | 656 | 830 | 131,922 |
| Other residential buildings | 1,778 | 189,524 | 70 | 6,209 | 1,848 | 195,733 |
| Total residential buildings | 5,112 | 600,652 | 87 | 8,514 | 5,199 | 609,166 |

(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,
MAY 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 | Total | | |
| | | 1 storey | 2 or more storeys | Total | 1-2 storeys | 3 storeys | 4 or more storeys | | | | Total |
| | | | | | | | | | | | |
| NUMBER OF DWELLING UNITS | | | | | | | | | | | |
| Sydney | 2,304 | 149 | 502 | 651 | 104 | 392 | 519 | 1,015 | 1,666 | 3,970 | |
| Hunter | 246 | 38 | 8 | 46 | 13 | — | — | 13 | 59 | 305 | |
| Illawarra | 242 | 16 | 8 | 24 | — | — | — | — | 24 | 266 | |
| Richmond — Tweed | 109 | 20 | 13 | 33 | 17 | — | — | 17 | 50 | 159 | |
| Mid-North Coast | 150 | 24 | 6 | 30 | 2 | — | — | 2 | 32 | 182 | |
| Northern | 33 | — | — | — | — | — | — | — | — | 33 | |
| North Western | 38 | — | — | — | 2 | — | — | 2 | 2 | 40 | |
| Central West | 61 | 4 | — | 4 | — | — | — | — | 4 | 65 | |
| South Eastern | 87 | 4 | 2 | 6 | — | — | — | — | 6 | 93 | |
| Murrumbidgee | 41 | 2 | — | 2 | — | — | — | — | 2 | 43 | |
| Murray | 39 | 3 | — | 3 | — | — | — | — | 3 | 42 | |
| Far West | 1 | — | — | — | — | — | — | — | — | 1 | |
| New South Wales | 3,351 | 260 | 539 | 799 | 138 | 392 | 519 | 1,049 | 1,848 | 5,199 | |
| VALUE (\$'000) | | | | | | | | | | | |
| Sydney | 297,835 | 12,637 | 55,744 | 68,381 | 7,904 | 38,423 | 66,742 | 113,069 | 181,450 | 479,285 | |
| Hunter | 26,955 | 2,605 | 1,080 | 3,685 | 1,220 | — | — | 1,220 | 4,905 | 31,860 | |
| Illawarra | 28,136 | 1,060 | 815 | 1,875 | — | — | — | — | 1,875 | 30,010 | |
| Richmond — Tweed | 11,562 | 1,326 | 1,245 | 2,572 | 1,087 | — | — | 1,087 | 3,658 | 15,221 | |
| Mid-North Coast | 14,819 | 1,663 | 681 | 2,343 | 130 | — | — | 130 | 2,473 | 17,293 | |
| Northern | 3,768 | — | — | — | — | — | — | — | — | 3,768 | |
| North Western | 3,728 | — | — | — | 130 | — | — | 130 | 130 | 3,858 | |
| Central West | 6,196 | 227 | — | 227 | — | — | — | — | 227 | 6,422 | |
| South Eastern | 9,949 | 406 | 260 | 666 | — | — | — | — | 666 | 10,615 | |
| Murrumbidgee | 5,251 | 160 | — | 160 | — | — | — | — | 160 | 5,411 | |
| Murray | 4,785 | 190 | — | 190 | — | — | — | — | 190 | 4,975 | |
| Far West | 449 | — | — | — | — | — | — | — | — | 449 | |
| New South Wales | 413,433 | 20,273 | 59,824 | 80,097 | 10,471 | 38,423 | 66,742 | 115,636 | 195,733 | 609,166 | |

(a) Excludes Conversions, etc.

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

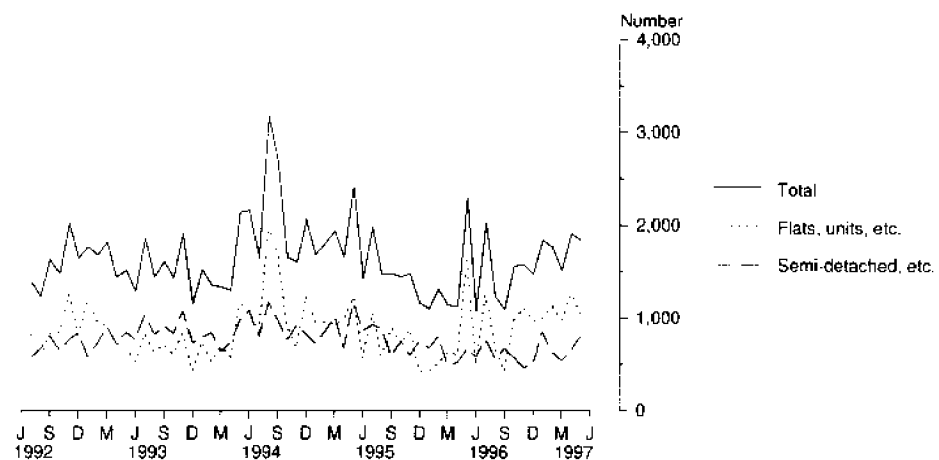


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, MAY 1997

| 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) | 3 | — | 384 | — | — | — | 980 | 4,090 | 4,939 | 6,303 |
| Leichhardt (A) | 5 | — | 850 | 64 | — | 8,600 | 2,627 | 480 | 480 | 12,557 |
| Marrickville (A) | 4 | — | 530 | — | — | — | 939 | 4,316 | 4,427 | 5,896 |
| South Sydney (C) | — | — | — | 26 | — | 1,860 | 2,936 | 2,987 | 10,297 | 15,093 |
| Sydney (C) — Inner & Remainder | — | — | — | — | — | — | 30 | 43,146 | 43,407 | 43,437 |
| Inner Sydney (SSD) | 12 | — | 1,764 | 90 | — | 10,460 | 7,512 | 55,019 | 63,550 | 83,286 |
| Randwick (C) | 8 | — | 2,052 | 43 | — | 5,329 | 3,441 | 2,430 | 3,248 | 14,070 |
| Waverley (A) | 2 | — | 700 | — | — | — | 2,113 | 1,468 | 1,468 | 4,281 |
| Woolahra (A) | 5 | — | 2,200 | 6 | — | 2,100 | 3,816 | 240 | 240 | 8,356 |
| Eastern Suburbs (SSD) | 15 | — | 4,952 | 49 | — | 7,429 | 9,370 | 4,138 | 4,956 | 26,707 |
| Hurstville (C) | 23 | — | 3,072 | 41 | — | 3,230 | 538 | 584 | 816 | 7,656 |
| Kogarah (A) | 5 | — | 1,996 | 2 | — | 250 | 923 | — | 1,300 | 3,569 |
| Rockdale (C) | 13 | — | 1,981 | 18 | — | 1,395 | 1,134 | 1,342 | 1,342 | 5,852 |
| Sutherland Shire (A) | 52 | — | 7,253 | 147 | — | 12,154 | 5,118 | 3,430 | 3,585 | 28,111 |
| St George — Sutherland (SSD) | 93 | — | 13,402 | 208 | — | 17,029 | 7,714 | 5,356 | 7,042 | 45,188 |
| Bankstown (C) | 29 | — | 3,803 | 91 | — | 6,772 | 2,451 | 4,276 | 6,996 | 20,022 |
| Canterbury (A) | 11 | — | 1,934 | 46 | — | 3,998 | 2,795 | 1,626 | 1,750 | 10,478 |
| Canterbury — Bankstown (SSD) | 40 | — | 5,737 | 137 | — | 10,770 | 5,245 | 5,902 | 8,747 | 30,500 |
| Fairfield (C) | 55 | — | 6,999 | 24 | — | 1,600 | 1,094 | 4,630 | 4,779 | 14,472 |
| Liverpool (C) | 212 | — | 21,661 | 29 | 11 | 3,437 | 558 | 70 | 1,835 | 27,492 |
| Fairfield — Liverpool (SSD) | 267 | — | 28,659 | 53 | 11 | 5,037 | 1,653 | 4,700 | 6,614 | 41,964 |
| Camden (A) | 47 | — | 5,252 | — | — | — | 548 | 3,270 | 3,270 | 9,070 |
| Campbelltown (C) | 45 | — | 5,173 | — | — | — | 780 | 9,502 | 10,705 | 16,658 |
| Wollondilly (A) | 28 | — | 3,722 | — | — | — | 301 | 50 | 50 | 4,073 |
| Outer South Western Sydney (SSD) | 120 | — | 14,147 | — | — | — | 1,629 | 12,822 | 14,025 | 29,801 |
| Ashfield (A) | — | — | — | — | — | — | 712 | 83 | 1,115 | 1,827 |
| Burwood (A) | 2 | — | 329 | — | — | — | 683 | 375 | 375 | 1,387 |
| Concord (A) | 2 | — | 394 | — | — | — | 1,064 | — | — | 1,458 |
| Drummoyne (A) | 2 | — | 700 | 18 | — | 1,870 | 945 | 485 | 485 | 4,000 |
| Strathfield (A) | 1 | — | 330 | — | — | — | 342 | 310 | 462 | 1,134 |
| Inner Western Sydney (SSD) | 7 | — | 1,753 | 18 | — | 1,870 | 3,746 | 1,253 | 2,438 | 9,807 |

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, MAY 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) | 1,034 | — | 133,243 | 540 | 16 | 74,358 | 101 | 7,640 | 13,140 | 220,843 |
| Holroyd (C) | 9 | — | 1,275 | 153 | — | 9,720 | 530 | 718 | 1,518 | 13,043 |
| Parramatta (C) | 19 | — | 2,609 | 26 | — | 2,032 | 1,190 | 9,066 | 9,630 | 15,461 |
| Central Western Sydney (SSD) | 1,062 | — | 137,127 | 719 | 16 | 86,110 | 1,821 | 17,424 | 24,288 | 249,347 |
| Blue Mountains (C) | 33 | — | 4,286 | — | 4 | 448 | 1,484 | 221 | 480 | 6,698 |
| Hawkesbury (C) | 43 | — | 5,347 | — | — | — | 1,433 | 310 | 2,618 | 9,398 |
| Penrith (C) | 44 | — | 4,314 | 27 | 14 | 3,393 | 2,023 | 2,877 | 3,176 | 12,907 |
| Outer Western Sydney (SSD) | 120 | — | 13,947 | 27 | 18 | 3,842 | 4,940 | 3,408 | 6,274 | 29,003 |
| Baulkham Hills (A) | 96 | — | 15,415 | 20 | — | 2,122 | 1,903 | 560 | 615 | 20,055 |
| Blacktown (C) | 133 | — | 14,983 | 39 | 8 | 3,499 | 1,836 | 6,754 | 6,754 | 27,072 |
| Blacktown — Baulkham Hills (SSD) | 229 | — | 30,398 | 59 | 8 | 5,621 | 3,739 | 7,314 | 7,369 | 47,127 |
| Hunter's Hill (A) | 3 | — | 1,212 | — | — | — | 538 | 88 | 88 | 1,838 |
| Lane Cove (A) | 1 | — | 220 | — | — | — | 1,955 | 400 | 400 | 2,575 |
| Mosman (A) | 1 | — | 400 | — | — | — | 723 | — | — | 1,123 |
| North Sydney (A) | 2 | — | 385 | 99 | — | 18,100 | 2,272 | 1,805 | 1,805 | 22,562 |
| Ryde (C) | 6 | — | 938 | 51 | — | 4,725 | 1,518 | 13,432 | 13,432 | 20,613 |
| Willoughby (C) | 1 | — | 250 | 2 | — | 250 | 3,682 | 5,240 | 5,240 | 9,422 |
| Lower Northern Sydney (SSD) | 14 | — | 3,405 | 152 | — | 23,075 | 10,687 | 20,965 | 20,965 | 58,132 |
| Hornsby (A) | 63 | — | 10,118 | 17 | — | 1,515 | 2,379 | 1,450 | 1,550 | 15,562 |
| Ku-ring-gai (A) | 10 | — | 2,097 | 2 | — | 400 | 5,168 | 190 | 190 | 7,855 |
| Hornsby — Ku-ring-gai (SSD) | 73 | — | 12,215 | 19 | — | 1,915 | 7,547 | 1,640 | 1,740 | 23,417 |
| Manly (A) | 6 | — | 1,490 | — | — | — | 1,621 | 1,750 | 1,750 | 4,861 |
| Pittwater (A) | 13 | — | 3,240 | — | — | — | 3,069 | 1,440 | 1,440 | 7,749 |
| Warringah (A) | 25 | — | 4,557 | 35 | — | 4,062 | 2,993 | 640 | 1,212 | 12,825 |
| Northern Beaches (SSD) | 44 | — | 9,287 | 35 | — | 4,062 | 7,683 | 3,830 | 4,402 | 25,434 |
| Gosford (C) | 76 | — | 8,425 | 32 | — | 3,321 | 2,320 | 2,062 | 2,143 | 16,210 |
| Wyong (A) | 130 | 2 | 12,615 | 15 | — | 908 | 1,574 | 5,240 | 5,240 | 20,337 |
| Gosford — Wyong (SSD) | 206 | 2 | 21,040 | 47 | — | 4,229 | 3,894 | 7,302 | 7,383 | 36,547 |
| Sydney (SD) | 2,302 | 2 | 297,835 | 1,613 | 53 | 181,450 | 77,181 | 151,072 | 179,793 | 736,259 |

(a) Excludes Conversions, etc.

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

| Statistical area | New residential building (a) | | | | | | Alterations and additions to residential buildings (\$'000) | Non-residential building | | |
|--|------------------------------|------------------------|----------------------|-----------------------------|------------------------|----------------------|---|--------------------------|----------------|-------------------------|
| | Houses | | | Other residential buildings | | | | Private sector (\$'000) | Total (\$'000) | Total building (\$'000) |
| | Private sector (number) | Public sector (number) | Total value (\$'000) | Private sector (number) | Public sector (number) | Total value (\$'000) | | | | |
| HUNTER STATISTICAL DIVISION | | | | | | | | | | |
| Cessnock (C) | 9 | 2 | 1,180 | 2 | — | 120 | 290 | 50 | 430 | 2,021 |
| Lake Macquarie (C) | 80 | — | 8,479 | 6 | 4 | 650 | 4,474 | 1,520 | 3,140 | 16,744 |
| Maitland (C) | 23 | — | 2,072 | 2 | — | 120 | 369 | 1,435 | 1,934 | 4,495 |
| Newcastle (C) Inner & Remainder | 24 | — | 2,670 | 31 | — | 3,105 | 2,304 | 3,666 | 5,659 | 13,738 |
| Port Stephens (A) | 33 | — | 3,805 | 14 | — | 910 | 462 | 5,383 | 5,710 | 10,887 |
| Newcastle (SSD) | 169 | 2 | 18,206 | 55 | 4 | 4,905 | 7,900 | 12,054 | 16,873 | 47,884 |
| Dungog (A) | 1 | — | 150 | — | — | — | 84 | 100 | 100 | 334 |
| Gloucester (A) | 1 | — | 100 | — | — | — | 24 | — | — | 124 |
| Great Lakes (A) | 40 | — | 4,308 | — | — | — | 476 | 290 | 446 | 5,231 |
| Merriwa (A) | — | — | — | — | — | — | — | — | — | — |
| Murrumbidgee (A) | — | — | — | — | — | — | — | — | — | — |
| Muswellbrook (A) | 7 | — | 728 | — | — | — | 60 | 300 | 300 | 1,089 |
| Scone (A) | 6 | 2 | 924 | — | — | — | 80 | 250 | 250 | 1,254 |
| Singleton (A) | 18 | — | 2,538 | — | — | — | 112 | 742 | 809 | 3,459 |
| Hunter SD Balance (SSD) | 73 | 2 | 8,749 | — | — | — | 836 | 1,682 | 1,905 | 11,490 |
| Hunter (SD) | 242 | 4 | 26,955 | 55 | 4 | 4,905 | 8,736 | 13,736 | 18,778 | 59,374 |
| ILLAWARRA STATISTICAL DIVISION | | | | | | | | | | |
| Kiama (A) | 9 | — | 1,076 | — | — | — | 592 | 270 | 270 | 1,938 |
| Shellharbour (A) | 52 | — | 6,039 | 7 | — | 490 | 499 | — | — | 7,029 |
| Wollongong (C) | 60 | — | 6,700 | 9 | — | 810 | 1,890 | 320 | 620 | 10,020 |
| Wollongong (SSD) | 121 | — | 13,815 | 16 | — | 1,300 | 2,982 | 590 | 890 | 18,987 |
| Shoalhaven (C) | 78 | — | 7,998 | 5 | — | 295 | 849 | 1,177 | 1,429 | 10,571 |
| Wingecarribee (A) | 43 | — | 6,323 | 3 | — | 280 | 883 | 1,250 | 1,250 | 8,735 |
| Illawarra SD Balance (SSD) | 121 | — | 14,320 | 8 | — | 575 | 1,732 | 2,427 | 2,679 | 19,306 |
| Illawarra (SD) | 242 | — | 28,136 | 24 | — | 1,875 | 4,714 | 3,017 | 3,569 | 38,293 |
| RICHMOND—TWEED STATISTICAL DIVISION | | | | | | | | | | |
| Tweed (A) Pt A | 25 | — | 2,722 | 16 | — | 970 | 266 | — | — | 3,958 |
| Tweed Heads (SSD) | 25 | — | 2,722 | 16 | — | 970 | 266 | — | — | 3,958 |
| Ballina (A) | 22 | — | 2,971 | 3 | — | 237 | 168 | 2,506 | 2,506 | 5,883 |
| Byron (A) | 29 | — | 2,635 | 16 | — | 1,409 | 219 | 2,300 | 2,860 | 7,123 |
| Casino (A) | 1 | — | 77 | 2 | 5 | 557 | 69 | 128 | 128 | 831 |
| Kyogle (A) | 4 | — | 252 | — | — | — | — | — | — | 252 |
| Lismore (C) | 13 | 1 | 1,323 | — | — | — | 308 | 1,250 | 2,630 | 4,261 |
| Richmond River (A) | 4 | — | 510 | 6 | — | 340 | 10 | — | — | 860 |
| Tweed (A) Pt B | 10 | — | 1,072 | 2 | — | 145 | 225 | 205 | 205 | 1,647 |
| Richmond—Tweed SD Balance (SSD) | 83 | 1 | 8,841 | 29 | 5 | 2,688 | 999 | 6,390 | 8,330 | 20,858 |
| Richmond—Tweed (SD) | 108 | 1 | 11,562 | 45 | 5 | 3,658 | 1,265 | 6,390 | 8,330 | 24,816 |

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, MAY 1997 - continued

| Statistical area | New residential building (a) | | | | | | Alterations and additions to residential buildings (\$'000) | Non-residential building | | |
|---|------------------------------|------------------------|----------------------|-----------------------------|------------------------|----------------------|---|--------------------------|----------------|-------------------------|
| | Houses | | | Other residential buildings | | | | Private sector (\$'000) | Total (\$'000) | Total building (\$'000) |
| | Private sector (number) | Public sector (number) | Total value (\$'000) | Private sector (number) | Public sector (number) | Total value (\$'000) | | | | |
| MID-NORTH COAST STATISTICAL DIVISION | | | | | | | | | | |
| Bellingen (A) | 5 | — | 320 | — | 6 | 681 | 114 | — | — | 1,114 |
| Coffs Harbour (C) | 33 | — | 3,745 | 4 | — | 360 | 326 | 1,446 | 1,446 | 5,877 |
| Copmanhurst (A) | 2 | — | 120 | — | — | — | — | — | — | 120 |
| Grafton (C) | 2 | — | 260 | — | — | — | 251 | 200 | 337 | 848 |
| Maclean (A) | 8 | — | 652 | 4 | — | 275 | 108 | 60 | 60 | 1,095 |
| Nambucca (A) | 2 | 2 | 384 | — | — | — | 45 | 60 | 60 | 489 |
| Nymboida (A) | — | — | — | — | — | — | 108 | — | — | 108 |
| Ulmara (A) | 3 | — | 378 | — | — | — | 32 | — | — | 410 |
| Clarence (SSD) | 55 | 2 | 5,859 | 8 | 6 | 1,316 | 983 | 1,766 | 1,903 | 10,060 |
| Greater Taree (C) | 25 | — | 2,468 | — | — | — | 552 | 223 | 223 | 3,243 |
| Hastings (A) | 57 | 4 | 5,738 | 14 | — | 978 | 200 | 265 | 375 | 7,290 |
| Kempsey (A) | 7 | — | 754 | 4 | — | 180 | 211 | — | 220 | 1,365 |
| Lord Howe Island | — | — | — | — | — | — | — | — | — | — |
| Hastings (SSD) | 89 | 4 | 8,960 | 18 | — | 1,158 | 963 | 488 | 818 | 11,898 |
| Mid-North Coast (SD) | 144 | 6 | 14,819 | 26 | 6 | 2,473 | 1,945 | 2,254 | 2,721 | 21,959 |
| NORTHERN STATISTICAL DIVISION | | | | | | | | | | |
| Barraba (A) | — | — | — | — | — | — | — | — | — | — |
| Bingara (A) | — | — | — | — | — | — | — | — | — | — |
| Gunnedah (A) | 5 | — | 614 | — | — | — | 125 | — | 500 | 1,239 |
| Inverell (A) Pt A | — | — | — | — | — | — | 39 | — | — | 39 |
| Manilla (A) | 1 | — | 87 | — | — | — | 20 | — | — | 107 |
| Nundle (A) | — | — | — | — | — | — | — | — | — | — |
| Parry (A) | 2 | — | 298 | — | — | — | 141 | — | — | 439 |
| Quirindi (A) | 1 | — | 57 | — | — | — | 14 | — | — | 70 |
| Tamworth (C) | 5 | — | 554 | — | — | — | 149 | 1,555 | 1,555 | 2,258 |
| Yallaroi (A) | 1 | — | 150 | — | — | — | 17 | — | 117 | 284 |
| Northern Slopes (SSD) | 15 | — | 1,760 | — | — | — | 503 | 1,555 | 2,172 | 4,435 |
| Armidale (C) | 4 | — | 489 | — | — | — | 173 | 2,552 | 2,552 | 3,214 |
| Dumaresq (A) | 1 | — | 130 | — | — | — | — | — | — | 130 |
| Glen Innes (A) | 1 | — | 110 | — | — | — | 51 | — | — | 161 |
| Guyra (A) | 1 | — | 45 | — | — | — | 30 | — | — | 75 |
| Inverell (A) Pt B | 2 | — | 170 | — | — | — | — | 90 | 90 | 260 |
| Severn (A) | — | — | — | — | — | — | 30 | — | — | 30 |
| Tenterfield (A) | 1 | — | 100 | — | — | — | — | — | — | 100 |
| Uralla (A) | 1 | — | 37 | — | — | — | 36 | — | — | 73 |
| Walcha (A) | — | — | — | — | — | — | 54 | — | — | 54 |
| Northern Tablelands (SSD) | 11 | — | 1,081 | — | — | — | 374 | 2,642 | 2,642 | 4,097 |
| Moree Plains (A) | 3 | — | 370 | — | — | — | 112 | — | — | 482 |
| Narrabri (A) | 4 | — | 557 | — | — | — | 62 | 1,310 | 1,610 | 2,228 |
| North Central Plain (SSD) | 7 | — | 927 | — | — | — | 173 | 1,310 | 1,610 | 2,710 |
| Northern (SD) | 33 | — | 3,768 | — | — | — | 1,051 | 5,507 | 6,423 | 11,242 |

(a) Excludes Conversions, etc.

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

| Statistical area | New residential building (a) | | | | | | Alterations and additions to residential buildings (\$'000) | Non-residential building | | |
|--|------------------------------|------------------------|----------------------|-----------------------------|------------------------|----------------------|---|--------------------------|----------------|-------------------------|
| | Houses | | | Other residential buildings | | | | Private sector (\$'000) | Total (\$'000) | Total building (\$'000) |
| | Private sector (number) | Public sector (number) | Total value (\$'000) | Private sector (number) | Public sector (number) | Total value (\$'000) | | | | |
| NORTH WESTERN STATISTICAL DIVISION | | | | | | | | | | |
| Coolah (A) | — | — | — | — | — | — | — | 90 | 90 | 90 |
| Coonabarabran (A) | 2 | — | 249 | 2 | — | 130 | 15 | — | — | 394 |
| Dubbo (C) | 10 | — | 1,232 | — | — | — | 195 | 1,208 | 15,982 | 17,409 |
| Gilgandra (A) | — | — | — | — | — | — | 72 | 121 | 121 | 193 |
| Mudgee (A) | 13 | — | 1,133 | — | — | — | 94 | 100 | 1,600 | 2,827 |
| Narramine (A) | 2 | — | 137 | — | — | — | — | — | — | 137 |
| Wellington (A) | 2 | — | 240 | — | — | — | 24 | — | — | 264 |
| Central Macquarie (SSD) | 29 | — | 2,991 | 2 | — | 130 | 400 | 1,519 | 17,792 | 21,313 |
| Bogan (A) | — | — | — | — | — | — | — | — | — | — |
| Coonamble (A) | — | — | — | — | — | — | — | 600 | 600 | 600 |
| Walgett (A) | 2 | — | 147 | — | — | — | 46 | 100 | 237 | 430 |
| Warren (A) | — | — | — | — | — | — | 60 | — | — | 60 |
| Macquarie — Barwan (SSD) | 2 | — | 147 | — | — | — | 106 | 700 | 837 | 1,090 |
| Bourke (A) | 1 | — | 69 | — | — | — | 50 | 120 | 175 | 294 |
| Brewarrina (A) | — | — | — | — | — | — | 96 | — | — | 96 |
| Cobar (A) | 6 | — | 521 | — | — | — | 91 | 570 | 570 | 1,182 |
| Upper Darling (SSD) | 7 | — | 590 | — | — | — | 237 | 690 | 745 | 1,572 |
| North Western (SD) | 38 | — | 3,728 | 2 | — | 130 | 743 | 2,909 | 19,374 | 23,975 |
| CENTRAL WEST STATISTICAL DIVISION | | | | | | | | | | |
| Bathurst (C) | 24 | — | 2,663 | — | — | — | 422 | 1,718 | 1,850 | 4,935 |
| Blayney (A) Pt A | — | — | — | — | — | — | 25 | 50 | 163 | 188 |
| Cabonne (A) Pt A | 3 | — | 254 | — | — | — | — | — | — | 254 |
| Evans (A) Pt A | — | — | — | — | — | — | — | — | — | — |
| Orange (C) | 6 | — | 666 | — | — | — | 194 | 58 | 58 | 917 |
| Bathurst — Orange (SSD) | 33 | — | 3,583 | — | — | — | 641 | 1,826 | 2,071 | 6,294 |
| Blayney (A) Pt B | — | — | — | — | — | — | — | — | — | — |
| Cabonne (A) Pt B | — | — | — | — | — | — | — | — | — | — |
| Evans (A) Pt B | 4 | — | 333 | — | — | — | 121 | — | — | 454 |
| Greater Lithgow (C) | 6 | — | 498 | — | — | — | 222 | 342 | 342 | 1,062 |
| Oberon (A) | 1 | — | 80 | — | 2 | 130 | 372 | — | — | 581 |
| Rylstone (A) | 2 | — | 110 | — | — | — | — | — | — | 110 |
| Central Tablelands (excl. Bathurst — Orange) (SSD) | 13 | — | 1,021 | — | 2 | 130 | 714 | 342 | 342 | 2,207 |
| Bland (A) | — | — | — | — | — | — | 61 | — | — | 61 |
| Cabonne (A) Pt C | 6 | — | 854 | — | — | — | 310 | — | — | 1,164 |
| Cowra (A) | 1 | — | 115 | — | — | — | 38 | 127 | 1,838 | 1,990 |
| Forbes (A) | 2 | — | 147 | — | — | — | 69 | 244 | 244 | 459 |
| Lachlan (A) | 1 | — | 35 | — | — | — | 88 | — | — | 123 |
| Parkes (A) | 3 | — | 269 | 2 | — | 97 | 161 | 343 | 343 | 870 |
| Weddin (A) | 2 | — | 173 | — | — | — | — | — | — | 173 |
| Lachlan (SSD) | 15 | — | 1,592 | 2 | — | 97 | 726 | 713 | 2,424 | 4,839 |
| Central West (SD) | 61 | — | 6,196 | 2 | 2 | 227 | 2,081 | 2,881 | 4,836 | 13,340 |

(a) Excludes Conversions, etc.

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

| Statistical area | New residential building (a) | | | | | | Alterations and additions to residential buildings (\$'000) | Non-residential building | | |
|---|------------------------------|------------------------|----------------------|-----------------------------|------------------------|----------------------|---|--------------------------|----------------|-------------------------|
| | Houses | | | Other residential buildings | | | | Private sector (\$'000) | Total (\$'000) | Total building (\$'000) |
| | Private sector (number) | Public sector (number) | Total value (\$'000) | Private sector (number) | Public sector (number) | Total value (\$'000) | | | | |
| SOUTH EASTERN STATISTICAL DIVISION | | | | | | | | | | |
| Queanbeyan (C) | 14 | — | 1,874 | — | — | — | 265 | 2,100 | 2,197 | 4,336 |
| Yarrowlumla (A) Pt A | 13 | — | 2,007 | 2 | — | 156 | 316 | 70 | 220 | 2,698 |
| <i>Queanbeyan (SSD)</i> | 27 | — | 3,881 | 2 | — | 156 | 580 | 2,170 | 2,417 | 7,034 |
| Boorowa (A) | 1 | — | 100 | — | — | — | — | — | — | 100 |
| Crookwell (A) | — | — | — | — | — | — | — | — | — | — |
| Goulburn (C) | 7 | — | 694 | — | — | — | 52 | — | — | 746 |
| Gunning (A) | 1 | — | 80 | — | — | — | 136 | — | — | 216 |
| Harden (A) | — | — | — | — | — | — | — | — | — | — |
| Mulwaree (A) | 6 | — | 535 | 2 | — | 260 | 136 | — | — | 930 |
| Tailaganda (A) | 1 | 1 | 233 | — | — | — | 43 | — | — | 276 |
| Yarrowlumla (A) — Pt B | — | — | — | — | — | — | 20 | — | — | 20 |
| Yass (A) | 5 | — | 520 | — | — | — | 26 | — | 119 | 665 |
| Young (A) | 2 | — | 157 | — | — | — | 50 | — | — | 207 |
| <i>Southern Tablelands (excl. Queanbeyan) (SSD)</i> | 23 | 1 | 2,319 | 2 | — | 260 | 462 | — | 119 | 3,160 |
| Bega Valley (A) | 13 | — | 1,393 | — | — | — | 420 | 230 | 230 | 2,043 |
| Eurobodalla (A) | 13 | 2 | 1,830 | 2 | — | 250 | 164 | 60 | 60 | 2,304 |
| <i>Lower South Coast (SSD)</i> | 26 | 2 | 3,222 | 2 | — | 250 | 584 | 290 | 290 | 4,346 |
| Bombala (A) | 2 | — | 101 | — | — | — | — | 235 | 235 | 336 |
| Cooma-Monaro (A) | 1 | — | 50 | — | — | — | 134 | 300 | 300 | 484 |
| Snowy River (A) | 5 | — | 377 | — | — | — | 301 | 2,120 | 2,240 | 2,918 |
| <i>Snowy (SSD)</i> | 8 | — | 528 | — | — | — | 435 | 2,655 | 2,775 | 3,738 |
| South Eastern (SD) | 84 | 3 | 9,949 | 6 | — | 666 | 2,062 | 5,115 | 5,601 | 18,278 |
| MURRUMBIDGEE STATISTICAL DIVISION | | | | | | | | | | |
| Coolamon (A) | 1 | — | 100 | — | — | — | 72 | — | — | 172 |
| Cootamundra (A) | — | — | — | — | — | — | 70 | 89 | 89 | 159 |
| Gundagai (A) | 1 | — | 240 | — | — | — | 76 | — | — | 316 |
| Junee (A) | 1 | — | 190 | — | — | — | 70 | 2,000 | 2,000 | 2,260 |
| Lockhart (A) | — | — | — | — | — | — | 34 | — | — | 34 |
| Narrandera (A) | 5 | — | 622 | — | — | — | 15 | — | — | 637 |
| Temora (A) | — | — | — | — | — | — | 15 | 250 | 300 | 315 |
| Tumut (A) | 1 | — | 82 | — | — | — | 39 | — | 57 | 178 |
| Wagga Wagga (C) | 14 | — | 1,520 | — | — | — | 279 | 445 | 2,034 | 3,833 |
| <i>Central Murrumbidgee (SSD)</i> | 23 | — | 2,754 | — | — | — | 671 | 2,784 | 4,481 | 7,905 |
| Carrathool (A) | 1 | — | 185 | — | — | — | 41 | — | — | 226 |
| Griffith (C) | 10 | — | 1,497 | 2 | — | 160 | 180 | 447 | 447 | 2,284 |
| Hay (A) | — | — | — | — | — | — | 35 | — | — | 35 |
| Leeton (A) | 5 | — | 320 | — | — | — | 191 | — | — | 511 |
| Murrumbidgee (A) | 2 | — | 495 | — | — | — | — | — | — | 495 |
| <i>Lower Murrumbidgee (SSD)</i> | 18 | — | 2,497 | 2 | — | 160 | 447 | 447 | 447 | 3,551 |
| Murrumbidgee (SD) | 41 | — | 5,251 | 2 | — | 160 | 1,118 | 3,231 | 4,928 | 11,456 |

(a) Excludes Conversions, etc.

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

| Statistical area | New residential building (a) | | | | | | Alterations and additions to residential buildings (\$'000) | Non-residential building | | |
|--------------------------------------|------------------------------|------------------------|----------------------|-----------------------------|------------------------|----------------------|---|--------------------------|----------------|-------------------------|
| | Houses | | | Other residential buildings | | | | Private sector (\$'000) | Total (\$'000) | Total building (\$'000) |
| | Private sector (number) | Public sector (number) | Total value (\$'000) | Private sector (number) | Public sector (number) | Total value (\$'000) | | | | |
| MURRAY STATISTICAL DIVISION | | | | | | | | | | |
| Albury (C) | 14 | — | 1,488 | — | — | — | 134 | 1,980 | 1,980 | 3,602 |
| Hume (A) | 7 | — | 920 | — | — | — | 134 | — | — | 1,055 |
| Albury (SSD) | 21 | — | 2,409 | — | — | — | 268 | 1,980 | 1,980 | 4,657 |
| Corowa (A) | 7 | — | 764 | — | — | — | 117 | 190 | 190 | 1,071 |
| Culcairn (A) | — | — | — | — | — | — | — | — | — | — |
| Holbrook (A) | 1 | — | 80 | — | — | — | 75 | — | — | 155 |
| Tumbarumba (A) | 1 | — | 40 | — | — | — | 68 | — | — | 108 |
| Urana (A) | 1 | — | 85 | — | — | — | 30 | — | — | 115 |
| Upper Murray (excl. Albury) (SSD) | 10 | — | 969 | — | — | — | 290 | 190 | 190 | 1,449 |
| Berrigan (A) | 3 | — | 260 | — | — | — | 16 | — | 91 | 367 |
| Conargo (A) | — | — | — | — | — | — | — | — | — | — |
| Deniliquin (A) | 1 | — | 180 | — | — | — | 10 | 3,710 | 3,710 | 3,900 |
| Jerilderie (A) | — | — | — | — | — | — | — | — | — | — |
| Murray (A) | — | — | — | 3 | — | 190 | — | — | — | 190 |
| Wakool (A) | — | — | — | — | — | — | — | 120 | 120 | 120 |
| Windouran (A) | — | — | — | — | — | — | — | — | — | — |
| Central Murray (SSD) | 4 | — | 440 | 3 | — | 190 | 26 | 3,830 | 3,921 | 4,577 |
| Balranald (A) | — | — | — | — | — | — | — | — | — | — |
| Wentworth (A) | 4 | — | 968 | — | — | — | 132 | — | — | 1,100 |
| Murray — Darling (SSD) | 4 | — | 968 | — | — | — | 132 | — | — | 1,100 |
| Murray (SD) | 39 | — | 4,785 | 3 | — | 190 | 716 | 6,000 | 6,091 | 11,783 |
| FAR WEST STATISTICAL DIVISION | | | | | | | | | | |
| Broken Hill (C) | — | 1 | 449 | — | — | — | 51 | — | 58 | 558 |
| Central Darling (A) | — | — | — | — | — | — | — | — | — | — |
| Unincorp. Far West | — | — | — | — | — | — | — | — | — | — |
| Far West (SD) | — | 1 | 449 | — | — | — | 51 | — | 58 | 558 |
| NEW SOUTH WALES | | | | | | | | | | |
| New South Wales | 3,334 | 17 | 413,433 | 1,778 | 70 | 195,733 | 101,663 | 202,110 | 260,503 | 971,332 |

(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 December 1996 to May 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 (June 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 June 1997, the trend estimate for that month would be 2,196, a movement of 0.9%. The monthly movement in the trend estimates for March, April and May 1997, which is currently estimated to be 0.5%, 0.6% and 0.3% respectively, would be revised to 0.8%, 1.0% and 1.2%. On the other hand, a 7% seasonally adjusted decline in the number of private houses in June 1997 would produce a trend for June 1997 of 2,078, a movement of -1.0% with the movements in the trend estimates for March, April and May 1997 being revised to -0.1%, -0.4% and -0.5% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

| | Trend estimate | | Revised trend estimate if June 1997 seasonally adjusted estimate | | | |
|----------|----------------|-------------------------------|---|-------------------------------|------------------------|-------------------------------|
| | | | is up 7% on May 1997 | | is down 7% on May 1997 | |
| | No. | % change on previous month | No. | % change on previous month | No. | % change on previous month |
| 1996— | | | | | | |
| December | 2,078 | 1.1 | 2,076 | 1.0 | 2,081 | 1.2 |
| 1997— | | | | | | |
| January | 2,100 | 1.1 | 2,096 | 1.0 | 2,105 | 1.2 |
| February | 2,115 | 0.7 | 2,113 | 0.8 | 2,118 | 0.6 |
| March | 2,125 | 0.5 | 2,129 | 0.8 | 2,117 | -0.1 |
| April | 2,137 | 0.6 | 2,151 | 1.0 | 2,109 | -0.4 |
| May | 2,144 | 0.3 | 2,177 | 1.2 | 2,099 | -0.5 |
| June | n.y.a. | n.y.a. | 2,196 | 0.9 | 2,078 | -1.0 |

TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

| | Trend estimate | | Revised trend estimate if June 1997 seasonally adjusted estimate | | | |
|----------|----------------|-------------------------------|---|-------------------------------|------------------------|-------------------------------|
| | | | is up 7% on May 1997 | | is down 7% on May 1997 | |
| | No. | % change on previous month | No. | % change on previous month | No. | % change on previous month |
| 1996— | | | | | | |
| December | 2,094 | 1.2 | 2,092 | 1.1 | 2,097 | 1.3 |
| 1997— | | | | | | |
| January | 2,118 | 1.2 | 2,114 | 1.1 | 2,124 | 1.3 |
| February | 2,135 | 0.8 | 2,134 | 0.9 | 2,139 | 0.7 |
| March | 2,147 | 0.6 | 2,151 | 0.8 | 2,138 | -0.0 |
| April | 2,160 | 0.6 | 2,172 | 1.0 | 2,130 | -0.4 |
| May | 2,167 | 0.3 | 2,198 | 1.2 | 2,117 | -0.6 |
| June | n.y.a. | n.y.a. | 2,215 | 0.8 | 2,093 | -1.1 |

TOTAL NUMBER OF DWELLING UNITS APPROVED: RELIABILITY OF TREND ESTIMATES

| | Trend estimate | | Revised trend estimate if June 1997 seasonally adjusted estimate | | | |
|----------|----------------|-------------------------------|---|-------------------------------|------------------------|-------------------------------|
| | | | is up 8% on May 1997 | | is down 8% on May 1997 | |
| | No. | % change on previous month | No. | % change on previous month | No. | % change on previous month |
| 1996— | | | | | | |
| December | 3,953 | 3.1 | 3,950 | 3.1 | 3,963 | 3.4 |
| 1997— | | | | | | |
| January | 4,050 | 2.5 | 4,045 | 2.4 | 4,068 | 2.7 |
| February | 4,115 | 1.6 | 4,113 | 1.7 | 4,124 | 1.4 |
| March | 4,161 | 1.1 | 4,165 | 1.3 | 4,135 | 0.3 |
| April | 4,201 | 1.0 | 4,230 | 1.6 | 4,132 | -0.1 |
| May | 4,233 | 0.8 | 4,300 | 1.7 | 4,115 | -0.4 |
| June | n.y.a. | n.y.a. | 4,369 | 1.6 | 4,090 | -0.6 |

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

| | Trend estimate | | Revised trend estimate if June 1997 seasonally adjusted estimate | | | |
|----------|----------------|-------------------------------|---|-------------------------------|------------------------|-------------------------------|
| | | | is up 9% on May 1997 | | is down 9% on May 1997 | |
| | No. | % change on previous month | No. | % change on previous month | No. | % change on previous month |
| 1996— | | | | | | |
| December | 410.1 | 4.1 | 410.0 | 4.1 | 411.5 | 4.5 |
| 1997— | | | | | | |
| January | 424.7 | 3.6 | 424.3 | 3.5 | 426.9 | 3.7 |
| February | 436.5 | 2.8 | 436.4 | 2.9 | 437.7 | 2.5 |
| March | 444.8 | 1.9 | 444.9 | 1.9 | 441.4 | 0.8 |
| April | 450.7 | 1.4 | 452.5 | 1.7 | 440.9 | -0.1 |
| May | 455.4 | 1.0 | 459.7 | 1.6 | 438.0 | -0.7 |
| June | n.y.a. | n.y.a. | 465.2 | 1.2 | 432.4 | -1.3 |

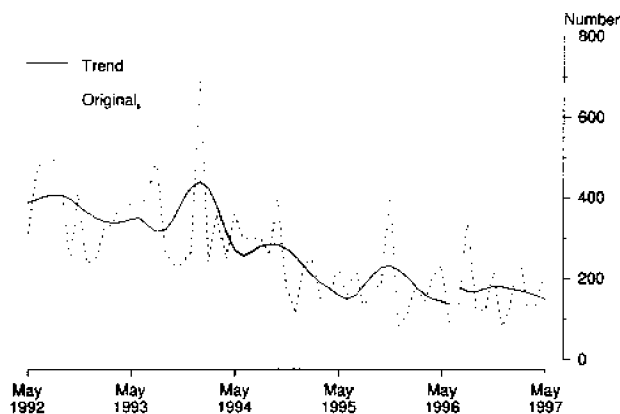
VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING: RELIABILITY OF TREND ESTIMATES

| | Trend estimate | | Revised trend estimate if June 1997 seasonally adjusted estimate | | | |
|----------|----------------|-------------------------------|---|-------------------------------|------------------------|-------------------------------|
| | | | is up 8% on May 1997 | | is down 8% on May 1997 | |
| | No. | % change on previous month | No. | % change on previous month | No. | % change on previous month |
| 1996— | | | | | | |
| December | 99.8 | 1.2 | 99.7 | 1.1 | 100.0 | 1.4 |
| 1997— | | | | | | |
| January | 99.0 | -0.8 | 98.9 | -0.8 | 99.4 | -0.6 |
| February | 96.8 | -2.2 | 96.8 | -2.2 | 97.0 | -2.4 |
| March | 94.5 | -2.4 | 94.7 | -2.1 | 94.1 | -3.0 |
| April | 92.6 | -2.0 | 93.8 | -1.0 | 91.6 | -2.6 |
| May | 90.0 | -2.8 | 93.3 | -0.5 | 89.3 | -2.6 |
| June | n.y.a. | n.y.a. | 95.1 | 1.9 | 89.0 | -0.3 |

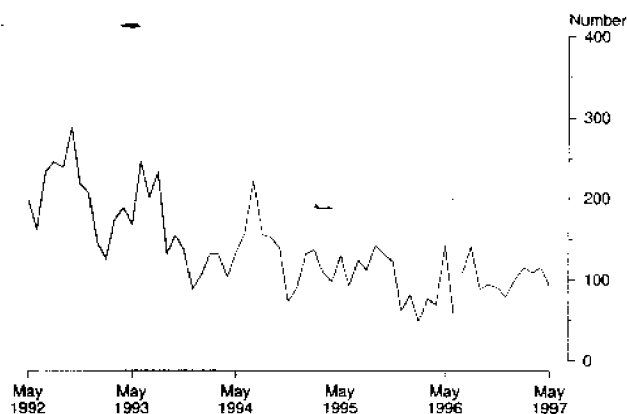
AUSTRALIAN CAPITAL TERRITORY

MAIN FEATURES

TOTAL DWELLING UNITS APPROVED,
ACT



PRIVATE SECTOR HOUSES APPROVED,
ACT



Residential building

- The trend for the total number of dwelling units approved decreased by 6.3 % during May following falls of 3.6% in April and 3.5% in March.
- In original terms the total number of dwelling units approved in May was 216, comprised mostly of private sector houses (91) and private other residential units (123). The houses were concentrated in Ngunnawal (31), Conder (21), Amaroo (17) and Nicholls (10). One large project located in Braddon involved 120 other residential units.
- The value of new residential building approved was \$24.2 million with the Braddon apartment building contributing \$13.5 million.
- The value of alterations and additions to residential buildings was \$3.9 million.

Non-residential building

- The value of non-residential building approved in May was \$30.1 million. More than half of this total came from 4 projects, being two shopping centres (\$13.5 million), an office development (\$5.1 million) and a warehouse (\$2.8 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 (h) | 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-May | 1,110 | 38 | 1,148 | 783 | 57 | 840 | 85 | 1,893 | 180 | 2,073 | .. |
| 1996-97 | | | | | | | | | | | |
| July-May | 1,131 | 39 | 1,170 | 717 | 10 | 727 | 6 | 1,854 | 49 | 1,903 | .. |
| 1996— | | | | | | | | | | | |
| 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 | 143 |
| June | 58 | 2 | 60 | 9 | 8 | 17 | — | 67 | 10 | 77 | 136 |
| 1996— | | | | | | | | | | | |
| July | 109 | — | 109 | 27 | — | 27 | 1 | 137 | — | 137 | 178 |
| August | 140 | — | 140 | 205 | — | 205 | — | 345 | — | 345 | 168 |
| September | 88 | — | 88 | 38 | — | 38 | — | 126 | — | 126 | 168 |
| October | 94 | — | 94 | 24 | — | 24 | 1 | 119 | — | 119 | 175 |
| November | 90 | 16 | 106 | 111 | — | 111 | — | 201 | 16 | 217 | 181 |
| December | 79 | — | 79 | — | — | — | 2 | 81 | — | 81 | 180 |
| 1997— | | | | | | | | | | | |
| January | 99 | 16 | 115 | 16 | 4 | 20 | — | 115 | 20 | 135 | 175 |
| February | 116 | — | 116 | 151 | — | 151 | — | 267 | — | 267 | 171 |
| March | 109 | 7 | 116 | — | 6 | 6 | — | 109 | 13 | 122 | 165 |
| April | 116 | — | 116 | 22 | — | 22 | — | 138 | — | 138 | 159 |
| May | 91 | — | 91 | 123 | — | 123 | 2 | 216 | — | 216 | 149 |

(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— | | | | | | | | | | | | | | |
| 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 |
| May | 10,433 | — | 10,433 | 13,766 | — | 13,766 | 24,199 | — | 24,199 | 3,900 | 26,282 | 30,137 | 54,381 | 58,236 |

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

TABLE 12. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, ACT

| Statistical area | New residential building | | | | | | Alterations and additions to residential buildings (\$'000) | Non-residential building | | |
|---|--------------------------|------------------------|----------------------|-----------------------------|------------------------|----------------------|---|--------------------------|----------------|-------------------------|
| | Houses | | | Other residential buildings | | | | Private sector (\$'000) | Total (\$'000) | Total building (\$'000) |
| | Private sector (number) | Public sector (number) | Total value (\$'000) | Private sector (number) | Public sector (number) | Total value (\$'000) | | | | |
| NORTH CANBERRA STATISTICAL SUBDIVISION | | | | | | | | | | |
| Acton | — | — | — | — | — | — | — | — | 120 | 120 |
| Ainslie | 1 | — | 148 | — | — | — | — | — | — | 148 |
| Braddon | — | — | — | 120 | — | 13,489 | 26 | 280 | 280 | 13,796 |
| Campbell | — | — | — | — | — | — | 96 | — | — | 96 |
| City | — | — | — | — | — | — | — | 1,755 | 1,819 | 1,819 |
| Dickson | — | — | — | 3 | — | 277 | — | — | — | 277 |
| Downer | — | — | — | — | — | — | 10 | — | — | 10 |
| Duntroon | — | — | — | — | — | — | — | — | — | — |
| Hackett | — | — | — | — | — | — | 295 | — | — | 295 |
| Kowen | — | — | — | — | — | — | — | — | — | — |
| Lynham | — | — | — | — | — | — | 10 | 80 | 80 | 90 |
| Majura | — | — | — | — | — | — | — | — | — | — |
| O'Connor | — | — | — | — | — | — | 219 | — | — | 219 |
| Reid | — | — | — | — | — | — | 87 | — | — | 87 |
| Russell | — | — | — | — | — | — | — | — | — | — |
| Turner | — | — | — | — | — | — | — | — | — | — |
| Watson | — | — | — | — | — | — | — | — | — | — |
| Total | 1 | — | 148 | 123 | — | 13,766 | 743 | 2,115 | 2,299 | 16,957 |
| BELCONNEN STATISTICAL SUBDIVISION | | | | | | | | | | |
| Aranda | — | — | — | — | — | — | 102 | — | — | 102 |
| Belconnen Town Centre | — | — | — | — | — | — | — | 6,065 | 6,456 | 6,456 |
| Belconnen — SSD Balance | — | — | — | — | — | — | — | — | — | — |
| Bruce | — | — | — | — | — | — | 12 | — | — | 12 |
| Charnwood | — | — | — | — | — | — | — | — | — | — |
| Cook | — | — | — | — | — | — | 11 | — | — | 11 |
| Dunlop | 6 | — | 685 | — | — | — | — | — | — | 685 |
| Evatt | — | — | — | — | — | — | 93 | — | — | 93 |
| Florey | — | — | — | — | — | — | — | — | — | — |
| Flynn | — | — | — | — | — | — | 91 | — | — | 91 |
| Fraser | — | — | — | — | — | — | 95 | — | — | 95 |
| Giralang | — | — | — | — | — | — | 15 | — | — | 15 |
| Hawker | — | — | — | — | — | — | — | — | — | — |
| Higgins | — | — | — | — | — | — | 32 | — | — | 32 |
| Holt | — | — | — | — | — | — | 12 | 681 | 681 | 693 |
| Kaleen | — | — | — | — | — | — | 59 | — | — | 59 |
| Latham | — | — | — | — | — | — | — | — | — | — |
| McKellar | — | — | — | — | — | — | 17 | — | — | 17 |
| Macgregor | — | — | — | — | — | — | — | — | — | — |
| Macquarie | — | — | — | — | — | — | 60 | — | — | 60 |
| Melba | — | — | — | — | — | — | 55 | — | — | 55 |
| Page | — | — | — | — | — | — | — | — | — | — |
| Scullin | — | — | — | — | — | — | 76 | — | — | 76 |
| Spence | — | — | — | — | — | — | — | — | — | — |
| Weetangera | — | — | — | — | — | — | 96 | — | — | 96 |
| Total | 6 | — | 685 | — | — | — | 828 | 6,746 | 7,137 | 8,650 |

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 | | | | | | | 35 | | | 35 |
| Curtin | | | | | | | 142 | 70 | 70 | 212 |
| Farrer | | | | | | | | | | |
| Garran | | | | | | | 387 | | | 387 |
| Hughes | | | | | | | 20 | | | 20 |
| Isaacs | 1 | | 111 | | | | | | | 111 |
| Lyons | | | | | | | | | | |
| Mawson | | | | | | | | | | |
| O'Malley | | | | | | | | | | |
| Pearce | | | | | | | 40 | | | 40 |
| Phillip | | | | | | | | | | |
| Torrens | | | | | | | | | 90 | 90 |
| Total | 1 | | 111 | | | | 625 | 70 | 160 | 896 |
| WESTON CREEK-STROMLO STATISTICAL SUBDIVISION | | | | | | | | | | |
| Chapman | | | | | | | | | | |
| Duffy | | | | | | | 46 | | | 46 |
| Fisher | | | | | | | 102 | | | 102 |
| Holder | | | | | | | 55 | | | 55 |
| Rivett | | | | | | | | | | |
| Stirling | | | | | | | | | | |
| Stromlo | | | | | | | | | | |
| Waramanga | | | | | | | | | | |
| Weston | | | | | | | 50 | | | 50 |
| Weston Creek-Stromlo — SSD Balance | | | | | | | | | | |
| Total | | | | | | | 252 | | | 252 |
| TUGGERANONG STATISTICAL SUBDIVISION | | | | | | | | | | |
| Banks | | | | | | | | | | |
| Bonython | | | | | | | | | | |
| Calwell | | | | | | | 103 | | | 103 |
| Chisholm | | | | | | | | 64 | 64 | 64 |
| Conder | 21 | | 2,089 | | | | | 7,500 | 7,500 | 9,589 |
| Fadden | | | | | | | | | | |
| Gilmore | | | | | | | | | | |
| Gordon | 2 | | 161 | | | | 77 | | | 238 |
| Gowrie | | | | | | | 107 | | | 107 |
| Greenway | | | | | | | | 300 | 700 | 700 |
| Isabella Plains | | | | | | | 182 | | | 182 |
| Kambah | 1 | | 259 | | | | 208 | | | 467 |
| Macarthur | | | | | | | | | | |
| Monash | | | | | | | 26 | | | 26 |
| Oxley | | | | | | | | | | |
| Richardson | | | | | | | 90 | 679 | 679 | 768 |
| Theodore | | | | | | | 61 | | | 61 |
| Tuggeranong — SSD Balance | | | | | | | | | | |
| Wanniassa | | | | | | | 64 | | | 64 |
| Total | 24 | | 2,509 | | | | 917 | 8,543 | 8,943 | 12,368 |

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 | — | — | — | — | — | — | — | 1,437 | 1,437 | — |
| Deakin | — | — | — | — | — | — | — | — | — | — |
| Forrest | — | — | — | — | — | — | 20 | — | — | 20 |
| Fyshwick | — | — | — | — | — | — | — | 3,226 | 3,226 | 3,226 |
| Griffith | — | — | — | — | — | — | 164 | 5,130 | 5,130 | 5,294 |
| Harman | — | — | — | — | — | — | — | — | — | — |
| Hume | — | — | — | — | — | — | — | — | — | — |
| Jerrabomberra | — | — | — | — | — | — | — | — | — | — |
| Kingston | — | — | — | — | — | — | — | — | — | — |
| Narrabundah | — | — | — | — | — | — | 192 | — | — | 192 |
| Oaks Estate | — | — | — | — | — | — | — | — | — | — |
| Parke | — | — | — | — | — | — | — | — | 1,353 | 1,353 |
| Pialligo | — | — | — | — | — | — | — | — | — | — |
| Red Hill | — | — | — | — | — | — | 67 | 110 | 110 | 177 |
| Symonston | — | — | — | — | — | — | — | — | — | — |
| Yarralumla | 1 | — | 230 | — | — | — | 15 | 70 | 70 | 315 |
| Total | 1 | — | 230 | — | — | — | 458 | 8,536 | 11,327 | 12,015 |
| GUNGAILIN-HALL STATISTICAL SUBDIVISION | | | | | | | | | | |
| Amaroo | 17 | — | 1,791 | — | — | — | — | — | — | 1,791 |
| Gungahlin-Hall — SSD Balance | — | — | — | — | — | — | — | — | — | — |
| Hall | — | — | — | — | — | — | 32 | — | — | 32 |
| Mitchell | — | — | — | — | — | — | — | 272 | 272 | 272 |
| Ngunnawal | 31 | — | 3,333 | — | — | — | 23 | — | — | 3,356 |
| Nicholls | 10 | — | 1,625 | — | — | — | — | — | — | 1,625 |
| Palmerston | — | — | — | — | — | — | 22 | — | — | 22 |
| Total | 58 | — | 6,749 | — | — | — | 77 | 272 | 272 | 7,098 |
| AUSTRALIAN CAPITAL TERRITORY | | | | | | | | | | |
| AUSTRALIAN CAPITAL TERRITORY | 91 | — | 10,433 | 123 | — | 13,766 | 3,900 | 26,282 | 30,137 | 58,236 |

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 normally shown in the July issue each year, but have been brought forward this year and shown in this issue. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

Trend Estimates

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

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

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

Estimates at Constant Prices

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

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

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

Australian Standard Geographical Classification (ASGC)

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

- (a) There have been some minor area changes to four SLAs in the ACT (Acton, Belconnen – SSD Bal, Majura and Pialligo); and Gungahlin – Bal and Weston Creek – SSD Bal SLAs have been renamed to Gungahlin-Hill – SSD Bal and Weston Creek-Stromlo – SSD Bal respectively. In addition the Statistical Subdivisions in the Canberra Statistical Division have been redefined.
- (b) Yarrowlumla (A) has been split to form two smaller SLAs: Yarrowlumla (A) – Pt A and Yarrowlumla (A) – Pt B.
- (c) The boundary of the Canberra-Queanbeyan Statistical District has been extended to include the part of Yarrowlumla (A) mainly east of the ACT (Yarrowlumla (A) – Pt A). There are consequential changes to the areas of the Queanbeyan SSD and Southern Tablelands (excluding Queanbeyan) SSD.
- (d) Randwick (C) overall area has decreased by approximately 3.55 ha with the transfer of land to and from South Sydney (C). Consequently, South Sydney (C) area enlarged by approximately 3.55 ha. There are consequential changes to Inner Sydney and Eastern Suburbs SSDs.
- (e) Dumaresq (A) area has increased with the transfer of approximately 3 ha from Nymboida (A) and Nymboida (A) area decreased by approximately 3 ha. There are consequential changes to Northern and Mid-North SDs and Northern Tablelands and Clarence Statistical SSDs.

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

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

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

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

Unpublished Data and Related Publications

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

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

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

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

Symbols and Other Usages

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

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

Gregory W. Bray
 Regional Director
 New South Wales

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