

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

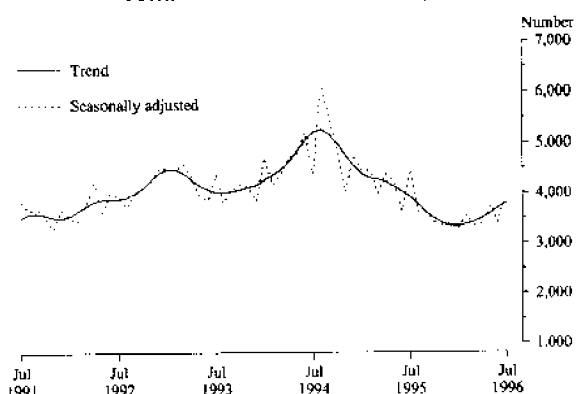
**NEW SOUTH WALES**

**MAIN FEATURES**

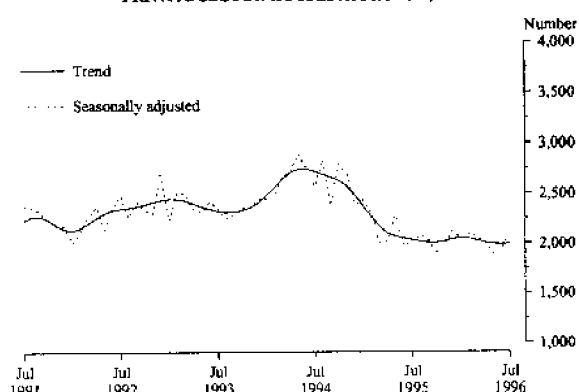
**NUMBER OF DWELLING UNITS APPROVED**

	July 1995	June 1996	July 1996	July 1995 to July 1996 Change	June 1996 to July 1996 Change
Original series	4,438	3,174	4,470	0.7%	40.8%
Seasonally adjusted	4,457	3,407	4,166	-6.5%	22.3%
Trend estimate	3,924	3,701	3,808	-3.0%	2.9%

TOTAL DWELLING UNITS APPROVED, NSW



PRIVATE SECTOR HOUSES APPROVED, NSW



**Residential building**

- In July the trend estimate for total dwelling units approved rose 2.9%. This is the sixth consecutive monthly rise in this series.
- The trend for private sector houses approved rose 0.5%. This follows decreases for each of the previous five months. A fall of more than 10% in the seasonally adjusted estimate next month would be needed for this weak growth to level out.
- In original (unadjusted) terms the total number of dwelling units approved was 4,470. Of this total, 2,304 were private sector house approvals. This is the highest number of private sector house approvals recorded since May 1995.

- The value of new residential building approved for the June Quarter 1996, at average 1989-90 prices, was \$1052.4 million, an increase of 21.6% on the previous quarter, but 8.7% lower than in June 1995 quarter.

**Non-residential building**

- The total value of non-residential building approved in July was \$289.0 million. There were seven projects valued at \$5 million or more and 55 projects in the \$1 million to less than \$5 million category.
- The value of non-residential building approved in the June Quarter 1996, at average 1989-90 prices, was \$820.9 million.

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

**INQUIRIES**

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 8237 7590 or any ABS State Office.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

TABLE 1. DWELLING UNITS APPROVED, NSW

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
<b>SYDNEY STATISTICAL DIVISION</b>										
1993-94	13,691	240	13,931	12,090	1,048	13,138	2,043	27,811	1,301	29,112
1994-95	13,834	255	14,089	16,919	1,012	17,931	1,778	32,513	1,285	33,798
1995-96	12,492	230	12,722	13,092	840	13,932	640	26,219	1,075	27,294
<i>1995—</i>										
May	1,276	22	1,298	1,597	203	1,800	55	2,921	232	3,153
June	931	6	937	885	96	981	83	1,896	105	2,001
July	1,225	6	1,231	1,788	127	1,915	41	3,054	133	3,187
August	1,147	18	1,165	913	200	1,113	38	2,098	218	2,316
September	1,377	74	1,251	1,225	10	1,235	81	2,483	84	2,567
October	1,042	7	1,049	988	33	1,021	51	2,081	40	2,121
November	1,110	38	1,148	1,249	14	1,263	40	2,399	52	2,451
December	871	21	892	873	41	914	22	1,766	62	1,828
<i>1996—</i>										
January	829	26	855	701	78	779	37	1,567	104	1,671
February	986	13	999	954	46	1,000	31	1,967	63	2,030
March	1,082	10	1,092	955	32	987	9	2,046	42	2,088
April	918	5	923	812	30	842	23	1,753	35	1,788
May	1,145	7	1,152	1,918	87	2,005	85	3,147	95	3,242
June	960	5	965	716	142	858	182	1,858	147	2,005
July	1,116	13	1,129	1,273	328	1,601	105	2,494	341	2,835
<b>NEW SOUTH WALES</b>										
1993-94	30,051	561	30,612	17,744	1,554	19,298	2,453	50,234	2,129	52,363
1994-95	28,578	423	29,001	21,979	1,811	23,790	2,073	52,604	2,260	54,864
1995-96	24,090	360	24,450	15,861	1,389	17,250	884	40,809	1,775	42,584
<i>1995—</i>										
May	2,526	38	2,564	2,073	327	2,400	85	4,677	372	5,049
June	2,067	32	2,099	1,193	239	1,432	118	3,370	279	3,649
July	2,132	10	2,142	2,049	174	2,223	73	4,254	184	4,438
August	2,264	32	2,296	1,236	249	1,485	53	3,553	281	3,834
September	2,205	81	2,286	1,427	56	1,483	99	3,731	137	3,868
October	1,992	34	2,026	1,269	75	1,344	63	3,324	109	3,433
November	2,164	49	2,213	1,472	14	1,486	88	3,724	63	3,787
December	1,707	26	1,733	1,095	69	1,164	26	2,828	95	2,923
<i>1996—</i>										
January	1,702	41	1,743	964	139	1,103	50	2,716	180	2,896
February	1,989	13	2,002	1,233	81	1,314	45	3,263	98	3,361
March	2,054	31	2,085	1,086	57	1,143	31	3,155	104	3,259
April	1,881	29	1,910	1,028	98	1,126	61	2,970	127	3,097
May	2,108	8	2,116	2,109	193	2,302	96	4,312	202	4,514
June	1,892	6	1,898	893	184	1,077	199	2,979	195	3,174
July	2,304	17	2,321	1,548	469	2,017	132	3,984	486	4,470

(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					
<b>SYDNEY STATISTICAL DIVISION</b>														
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>1995—</i>														
May	154.0	2.2	156.1	163.0	16.2	179.2	317.0	18.3	335.3	72.6	227.9	251.6	616.9	659.4
June	117.1	0.6	117.6	75.8	7.7	83.6	192.9	8.3	201.2	61.4	200.4	225.8	454.6	488.4
July	149.6	0.7	150.3	305.7	12.1	317.8	455.3	12.8	468.2	64.4	139.3	174.6	658.2	707.1
August	136.2	1.4	137.6	96.5	10.5	107.1	232.7	11.9	244.6	70.1	321.0	363.9	623.7	678.6
September	139.3	8.2	147.6	131.0	1.0	132.0	270.3	9.2	279.5	73.0	170.4	198.9	513.6	551.4
October	121.8	0.8	122.6	104.8	2.9	107.7	226.6	3.7	230.3	63.9	221.3	370.7	511.0	664.9
November	135.2	3.3	138.5	144.3	0.9	145.2	279.5	4.2	283.7	68.9	136.8	187.7	484.9	540.3
December	114.7	2.0	116.7	75.9	2.5	78.4	190.6	4.5	195.1	56.7	110.0	127.7	357.2	379.5
<i>1996—</i>														
January	104.1	2.4	106.5	63.9	7.8	71.6	168.0	10.1	178.1	64.6	161.1	187.5	393.6	430.2
February	116.0	1.2	117.2	74.7	3.8	78.5	190.8	5.0	195.7	58.9	187.8	276.7	436.4	531.4
March	130.1	0.9	131.0	74.2	2.4	76.5	204.3	3.3	207.6	65.5	121.5	182.7	391.0	455.8
April	115.2	0.5	115.8	83.0	2.2	85.2	198.2	2.7	200.9	60.6	160.6	199.2	415.2	460.7
May	139.8	0.6	140.4	216.4	6.6	223.0	356.1	7.2	363.3	78.3	144.5	232.3	576.8	673.9
June	118.1	0.6	118.6	58.7	11.6	70.3	176.7	12.2	188.9	67.5	119.6	214.8	362.5	471.2
July	142.3	1.2	143.5	132.9	28.6	161.5	275.2	29.9	305.0	74.8	132.9	185.6	479.3	565.5
<b>NEW SOUTH WALES</b>														
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>1995</i>														
May	281.0	3.4	284.4	197.7	23.6	221.3	478.7	27.0	505.7	94.6	280.5	313.2	853.1	913.5
June	233.2	3.5	236.8	97.8	17.8	115.5	331.0	21.3	352.3	84.7	262.3	303.9	677.6	740.9
July	244.4	1.2	245.6	323.0	14.9	337.9	567.4	16.1	583.5	84.7	172.1	213.2	823.2	881.3
August	247.2	2.5	249.7	120.2	14.9	135.1	367.4	17.4	384.8	90.8	418.3	481.0	876.3	956.6
September	242.1	9.3	251.3	148.4	4.1	152.4	390.5	13.3	403.8	95.3	219.3	255.6	705.0	754.6
October	213.7	3.4	217.0	124.9	5.4	130.3	338.6	8.8	347.4	86.3	271.1	431.9	695.1	865.5
November	239.3	4.5	243.8	161.8	0.9	162.7	401.1	5.5	406.5	95.1	200.7	310.3	696.7	812.0
December	199.2	2.5	201.7	91.3	4.3	95.6	290.5	6.8	297.3	73.2	163.1	192.7	526.7	563.2
<i>1996—</i>														
January	191.6	4.0	195.6	80.6	11.7	92.3	272.3	15.6	287.9	82.1	240.9	281.9	595.1	651.9
February	221.4	1.2	222.6	92.3	6.6	98.9	313.6	7.8	321.5	79.4	260.9	373.1	652.8	774.0
March	227.2	3.5	230.7	85.3	4.1	89.5	312.6	7.6	320.2	85.5	159.1	269.2	556.4	674.9
April	214.2	2.9	217.2	100.0	7.6	107.6	314.2	10.5	324.8	82.8	216.4	266.9	608.4	674.5
May	242.2	0.6	242.9	236.6	14.0	250.6	478.8	14.7	493.4	99.7	204.3	302.2	779.9	895.3
June	217.5	0.6	218.2	72.7	15.1	87.8	290.2	15.7	305.9	86.5	158.4	272.3	533.6	664.8
July	267.1	1.6	268.8	153.1	39.0	192.1	420.2	40.6	460.9	100.2	212.1	289.0	729.0	850.0

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		
<b>SEASONALLY ADJUSTED</b>						
1995—						
May	2,282	2,329	4,030	4,228	441.7	83.6
June	1,960	1,977	3,525	3,642	356.4	82.1
July	2,030	2,090	4,008	4,457	534.6	85.4
August	2,075	2,102	3,351	3,621	382.0	82.4
September	2,043	2,147	3,449	3,619	365.3	81.4
October	1,906	1,961	3,255	3,405	355.2	81.2
November	1,977	2,001	3,314	3,363	363.9	88.7
December	2,117	2,182	3,322	3,387	344.3	92.1
1996.						
January	2,050	2,052	3,115	3,284	325.6	95.5
February	2,101	2,105	3,412	3,545	347.3	86.5
March	2,063	2,066	3,245	3,348	322.1	89.1
April	2,002	1,981	3,235	3,387	352.0	86.5
May	1,895	1,920	3,719	3,738	425.2	88.6
June	1,905	1,953	3,288	3,407	326.6	90.4
July	2,150	2,155	3,534	4,166	404.5	93.5
<b>TREND ESTIMATES</b>						
1995—						
May	2,072	2,105	3,883	4,137	423.7	88.8
June	2,053	2,095	3,766	4,037	423.5	86.8
July	2,037	2,087	3,656	3,924	418.5	84.3
August	2,022	2,078	3,537	3,778	405.9	82.7
September	2,007	2,067	3,427	3,624	388.7	82.9
October	2,005	2,062	3,338	3,492	369.4	84.8
November	2,022	2,070	3,277	3,400	350.3	87.5
December	2,046	2,080	3,249	3,353	339.0	89.3
1996—						
January	2,056	2,074	3,252	3,345	335.9	90.1
February	2,051	2,059	3,283	3,378	340.6	90.0
March	2,031	2,036	3,323	3,428	347.2	89.3
April	2,007	2,014	3,371	3,503	356.8	88.9
May	1,991	2,002	3,417	3,596	367.1	89.1
June	1,986	2,001	3,459	3,701	376.8	89.7
July	1,995	2,017	3,499	3,808	385.3	90.5

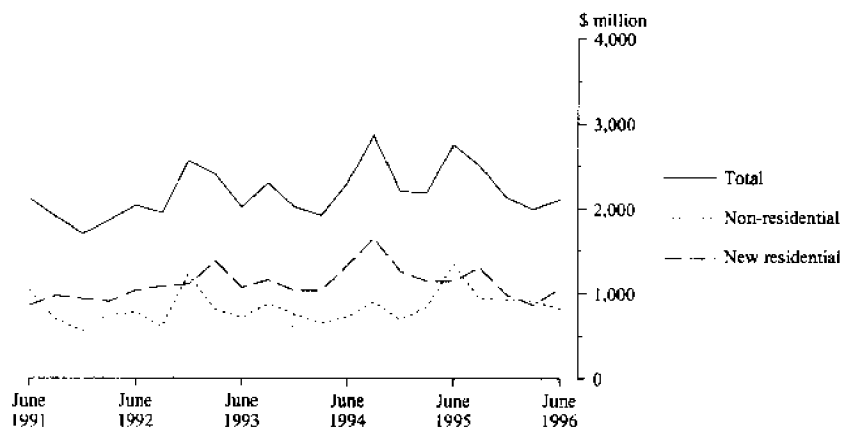
(a) See paragraphs 17-24 of the Explanatory Notes. (b) Series have been revised due to annual re-analysis of seasonal adjustment factors. (c) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

**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	1,765.3	4,222.3	934.8	2,653.2	3,605.8	7,723.8	8,762.9
1995 ...									
Mar. qtr	605.5	614.4	536.7	1,151.1	204.7	481.4	841.6	1,823.1	2,197.4
June qtr	659.6	668.4	484.4	1,152.8	256.6	1,241.6	1,345.5	2,595.3	2,754.9
Sept. qtr	665.2	676.9	638.8	1,315.7	245.4	807.2	947.0	2,339.0	2,508.1
Dec. qtr	583.3	592.6	395.8	988.4	227.7	629.9	927.4	1,841.2	2,143.5
1996--									
Mar. qtr	574.2	582.0	283.8	865.8	221.5	651.2	910.5	1,720.1	1,997.8
June qtr	601.8	605.5	446.9	1,052.4	240.2	565.0	820.9	1,823.5	2,113.5

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

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



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

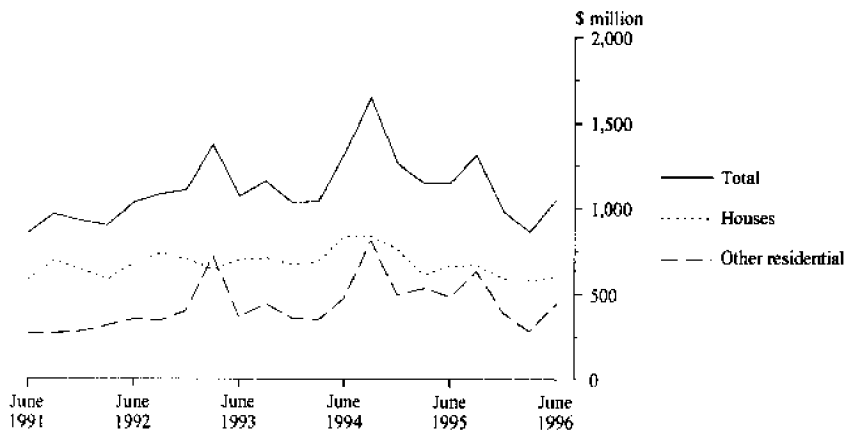


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, NSW  
(\$ million)

Class of building	1993-94	1994-95	1995-96	1996			
				April	May	June	July
<b>PRIVATE SECTOR</b>							
New houses	3,065.8	3,101.6	2,700.0	214.2	242.2	217.5	267.1
New other residential buildings	1,424.1	2,106.8	1,637.1	100.0	236.6	72.7	153.1
<i>Total new residential building</i>	<i>4,489.9</i>	<i>5,208.3</i>	<i>4,337.1</i>	<i>314.2</i>	<i>478.8</i>	<i>290.2</i>	<i>420.2</i>
Alterations and additions to residential buildings	1,034.9	1,093.7	1,027.6	77.8	96.8	85.0	96.6
Hotels, etc.	75.2	284.4	99.6	20.7	13.7	8.9	25.7
Shops	301.4	587.5	562.8	51.9	22.5	48.1	37.3
Factories	272.9	381.2	351.7	18.5	27.3	13.1	28.5
Offices	362.5	348.1	432.4	21.7	21.3	21.7	17.6
Other business premises	287.5	354.2	593.8	56.0	50.3	40.5	44.5
Educational	102.2	99.2	122.5	5.7	5.0	4.9	15.0
Religious	34.2	33.7	50.5	10.1	8.2	1.8	2.1
Health	208.2	75.5	83.3	15.1	10.3	6.2	4.6
Entertainment and recreational	151.0	574.8	300.3	10.0	40.2	10.4	31.9
Miscellaneous	100.5	73.7	87.7	6.8	5.6	2.8	4.9
<i>Total non-residential building</i>	<i>1,895.6</i>	<i>2,812.5</i>	<i>2,684.7</i>	<i>216.4</i>	<i>204.3</i>	<i>158.4</i>	<i>212.1</i>
<b>Total</b>	<b>7,420.5</b>	<b>9,114.5</b>	<b>8,049.4</b>	<b>608.4</b>	<b>779.9</b>	<b>533.6</b>	<b>729.0</b>
<b>PUBLIC SECTOR</b>							
New houses	53.3	43.2	36.2	2.9	0.6	0.6	1.6
New other residential buildings	99.9	125.0	103.7	7.6	14.0	15.1	39.0
<i>Total new residential building</i>	<i>153.1</i>	<i>168.3</i>	<i>139.9</i>	<i>10.5</i>	<i>14.7</i>	<i>15.7</i>	<i>40.6</i>
Alterations and additions to residential buildings	8.1	7.3	13.8	5.0	2.9	1.5	3.6
Hotels, etc.	2.7	2.3	1.0	—	0.2	—	0.1
Shops	21.2	19.4	32.3	1.7	4.3	0.9	0.6
Factories	21.2	8.3	5.5	0.5	0.5	1.7	7.9
Offices	208.9	157.1	145.4	5.4	5.9	9.7	11.8
Other business premises	106.8	85.2	147.2	5.6	26.7	2.9	3.0
Educational	326.2	237.7	251.9	30.2	20.2	12.7	36.6
Religious	—	—	—	—	—	—	0.1
Health	187.8	239.7	256.7	2.5	29.7	76.1	3.5
Entertainment and recreational	33.6	51.7	83.5	3.1	3.9	5.3	4.2
Miscellaneous	80.0	119.5	42.0	1.5	6.6	4.6	9.1
<i>Total non-residential building</i>	<i>988.5</i>	<i>920.9</i>	<i>965.6</i>	<i>50.5</i>	<i>97.9</i>	<i>113.9</i>	<i>76.8</i>
<b>Total</b>	<b>1,149.8</b>	<b>1,096.5</b>	<b>1,119.3</b>	<b>66.0</b>	<b>115.5</b>	<b>131.2</b>	<b>121.0</b>
<b>TOTAL</b>							
New houses	3,119.1	3,144.8	2,736.2	217.2	242.9	218.2	268.8
New other residential buildings	1,523.9	2,231.8	1,740.8	107.6	250.6	87.8	192.1
<i>Total new residential building</i>	<i>4,643.1</i>	<i>5,376.6</i>	<i>4,477.0</i>	<i>324.8</i>	<i>493.4</i>	<i>305.9</i>	<i>460.9</i>
Alterations and additions to residential buildings	1,043.1	1,101.0	1,041.4	82.8	99.7	86.5	100.2
Hotels, etc.	78.0	286.7	100.6	20.7	14.0	8.9	25.8
Shops	322.6	607.0	595.1	53.5	26.7	49.0	37.9
Factories	294.0	389.5	357.2	19.0	27.8	14.8	36.4
Offices	571.4	505.2	577.8	27.2	27.2	31.4	29.5
Other business premises	394.3	439.4	741.0	61.6	77.0	43.4	47.5
Educational	428.5	336.9	374.4	35.9	25.2	17.6	51.6
Religious	34.2	33.7	50.5	10.1	8.2	1.8	2.2
Health	396.0	315.2	340.1	17.6	39.9	82.3	8.1
Entertainment and recreational	184.5	626.5	383.8	13.1	44.2	15.7	36.0
Miscellaneous	180.5	193.3	129.7	8.3	12.2	7.4	14.0
<i>Total non-residential building</i>	<i>2,884.1</i>	<i>3,733.4</i>	<i>3,650.2</i>	<i>266.9</i>	<i>302.2</i>	<i>272.3</i>	<i>289.0</i>
<b>Total</b>	<b>8,570.2</b>	<b>10,211.0</b>	<b>9,168.6</b>	<b>674.5</b>	<b>895.3</b>	<b>664.8</b>	<b>850.0</b>

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>HOTELS, ETC.</b>												
<i>1996—</i>												
May	8	0.7	5	1.7	2	1.5	1	3.7	1	6.3	17	14.0
June	5	0.5	6	1.7	4	2.4	1	4.3	—	—	16	8.9
July	14	1.2	2	0.8	3	2.0	1	1.8	1	20.0	21	25.8
<b>SHOPS</b>												
<i>1996—</i>												
May	84	7.6	23	6.9	2	1.5	5	10.8	—	—	114	26.7
June	78	6.2	16	5.6	5	3.2	3	5.9	1	28.2	103	49.0
July	89	7.2	21	6.2	12	8.8	3	5.8	1	10.0	126	37.9
<b>FACTORIES</b>												
<i>1996—</i>												
May	33	3.3	26	7.7	7	5.2	7	11.7	—	—	73	27.8
June	26	2.5	13	3.6	3	2.2	4	6.5	—	—	46	14.8
July	34	3.7	12	4.1	4	2.6	11	20.8	1	5.3	62	36.4
<b>OFFICES</b>												
<i>1996—</i>												
May	71	6.7	22	6.6	9	5.5	5	8.4	—	—	107	27.2
June	57	5.5	21	6.4	8	5.0	6	9.5	1	5.0	93	31.4
July	74	6.7	18	4.9	10	5.9	7	12.0	—	—	109	29.5
<b>OTHER BUSINESS PREMISES</b>												
<i>1996—</i>												
May	43	3.7	25	7.2	6	4.4	12	27.7	2	34.0	88	77.0
June	24	2.1	13	4.2	8	5.6	5	9.3	2	22.3	52	43.4
July	49	4.6	28	9.1	3	2.7	10	21.3	1	9.9	91	47.5
<b>EDUCATIONAL</b>												
<i>1996—</i>												
May	12	1.2	8	2.2	4	3.2	5	11.2	1	7.4	30	25.2
June	14	1.6	7	2.2	8	5.3	2	2.7	1	5.8	32	17.6
July	17	1.5	9	2.8	12	8.7	9	23.7	2	15.0	49	51.6

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>RELIGIOUS</b>												
1996—												
May	2	0.2	2	0.6	2	1.3	1	1.1	1	5.0	8	8.2
June	2	0.3	3	0.7	1	0.9	—	—	—	—	6	1.8
July	3	0.2	1	0.3	—	—	1	1.7	—	—	5	2.2
<b>HEALTH</b>												
1996—												
May	18	1.8	5	1.5	2	1.2	3	9.5	2	26.0	30	39.9
June	6	0.7	4	1.0	1	0.7	4	6.8	1	73.0	16	82.3
July	11	1.0	6	1.7	4	2.5	2	2.9	—	—	23	8.1
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1996—												
May	28	3.2	7	2.2	6	4.4	8	14.9	2	19.5	51	44.2
June	15	1.5	5	1.6	4	2.6	3	9.9	—	—	27	15.7
July	14	1.2	13	4.2	6	4.9	7	13.5	1	12.3	41	36.0
<b>MISCELLANEOUS</b>												
1996—												
May	21	2.0	10	2.6	7	4.9	2	2.6	—	—	40	12.2
June	14	1.3	8	2.1	4	2.7	1	1.3	—	—	27	7.4
July	19	1.6	5	1.3	3	1.8	4	9.3	—	—	31	14.0
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1996—												
May	320	30.3	133	39.2	47	33.0	49	101.5	9	98.2	558	302.2
June	241	22.2	96	29.0	46	30.6	29	56.2	6	134.3	418	272.3
July	324	28.9	115	35.3	57	39.7	55	112.6	7	72.5	558	289.0



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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
<b>SYDNEY STATISTICAL DIVISION</b>						
<i>Houses</i>	1,116	142,300	13	1,243	1,129	143,542
Brick, stone, or concrete	123	21,187	6	609	129	21,796
Brick-veneer	877	103,055	7	633	884	103,689
Timber	29	2,868	—	—	29	2,868
Fibre cement	7	580	—	—	7	580
Other materials	80	14,610	—	—	80	14,610
Other residential buildings	1,273	132,860	328	28,640	1,601	161,500
<b>Total residential buildings</b>	<b>2,389</b>	<b>275,160</b>	<b>341</b>	<b>29,883</b>	<b>2,730</b>	<b>305,042</b>
<b>HUNTER STATISTICAL DIVISION</b>						
<i>Houses</i>	342	35,370	—	—	342	35,370
Brick, stone, or concrete	40	3,608	—	—	40	3,608
Brick-veneer	248	27,326	—	—	248	27,326
Timber	19	1,467	—	—	19	1,467
Fibre cement	24	1,628	—	—	24	1,628
Other materials	11	1,341	—	—	11	1,341
Other residential buildings	145	9,785	4	216	149	10,001
<b>Total residential buildings</b>	<b>487</b>	<b>45,155</b>	<b>4</b>	<b>216</b>	<b>491</b>	<b>45,371</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>						
<i>Houses</i>	278	30,055	1	100	279	30,155
Brick, stone, or concrete	12	1,200	—	—	12	1,200
Brick-veneer	231	26,216	1	100	232	26,316
Timber	7	615	—	—	7	615
Fibre cement	13	753	—	—	13	753
Other materials	15	1,271	—	—	15	1,271
Other residential buildings	29	2,583	59	5,289	88	7,872
<b>Total residential buildings</b>	<b>307</b>	<b>32,637</b>	<b>60</b>	<b>5,389</b>	<b>367</b>	<b>38,027</b>
<b>BALANCE OF NEW SOUTH WALES</b>						
<i>Houses</i>	568	59,395	3	288	571	59,683
Brick, stone, or concrete	72	8,233	—	—	72	8,233
Brick-veneer	339	38,196	1	141	340	38,337
Timber	58	4,368	1	73	59	4,441
Fibre cement	44	3,139	—	—	44	3,139
Other materials	55	5,458	1	75	56	5,533
Other residential buildings	101	7,902	78	4,841	179	12,744
<b>Total residential buildings</b>	<b>669</b>	<b>67,297</b>	<b>81</b>	<b>5,130</b>	<b>750</b>	<b>72,427</b>
<b>NEW SOUTH WALES</b>						
<i>Houses</i>	2,304	267,119	17	1,631	2,321	268,750
Brick, stone, or concrete	247	34,228	6	609	253	34,837
Brick-veneer	1,695	194,794	9	874	1,704	195,668
Timber	113	9,317	1	73	114	9,390
Fibre cement	88	6,100	—	—	88	6,100
Other materials	161	22,681	1	75	162	22,755
Other residential buildings	1,548	153,129	469	38,987	2,017	192,116
<b>Total residential buildings</b>	<b>3,852</b>	<b>420,249</b>	<b>486</b>	<b>40,618</b>	<b>4,338</b>	<b>460,866</b>

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

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

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Sydney	1,129	194	347	541	281	211	568	1,060	1,601	2,730
Hunter	342	77	12	89	28	28	4	60	149	491
Illawarra	279	39	16	55	17	—	16	33	88	367
Richmond — Tweed	94	14	7	21	61	—	—	61	82	176
Mid-North Coast	156	11	13	24	3	—	—	3	27	183
Northern	40	—	—	—	—	—	—	—	—	40
North Western	43	6	—	6	4	—	—	4	10	53
Central West	49	8	—	8	18	—	—	18	26	75
South Eastern	108	9	7	16	3	7	—	10	26	134
Murrumbidgee	46	6	—	6	—	—	—	—	6	52
Murray	34	2	—	2	—	—	—	—	2	36
Far West	1	—	—	—	—	—	—	—	—	1
<b>New South Wales</b>	<b>2,321</b>	<b>366</b>	<b>402</b>	<b>768</b>	<b>415</b>	<b>246</b>	<b>588</b>	<b>1,249</b>	<b>2,017</b>	<b>4,338</b>
VALUE (\$'000)										
Sydney	143,542	16,268	31,745	48,013	19,683	21,465	72,339	113,487	161,500	305,042
Hunter	35,370	4,899	1,085	5,984	1,827	1,700	490	4,017	10,001	45,371
Illawarra	30,155	3,836	1,081	4,917	1,339	—	1,617	2,955	7,872	38,027
Richmond — Tweed	10,237	986	620	1,606	3,700	—	—	3,700	5,306	15,543
Mid-North Coast	15,727	753	1,500	2,253	350	—	—	350	2,603	18,330
Northern	4,136	—	—	—	—	—	—	—	—	4,136
North Western	4,426	428	—	428	241	—	—	241	669	5,095
Central West	4,606	600	—	600	981	—	—	981	1,581	6,187
South Eastern	11,760	822	420	1,242	220	550	—	770	2,012	13,772
Murrumbidgee	4,937	400	—	400	—	—	—	—	400	5,337
Murray	3,694	172	—	172	—	—	—	—	172	3,866
Far West	160	—	—	—	—	—	—	—	—	160
<b>New South Wales</b>	<b>268,750</b>	<b>29,164</b>	<b>36,451</b>	<b>65,615</b>	<b>28,341</b>	<b>23,715</b>	<b>74,446</b>	<b>126,502</b>	<b>192,116</b>	<b>460,866</b>

(a) Excludes Conversions, etc.

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE

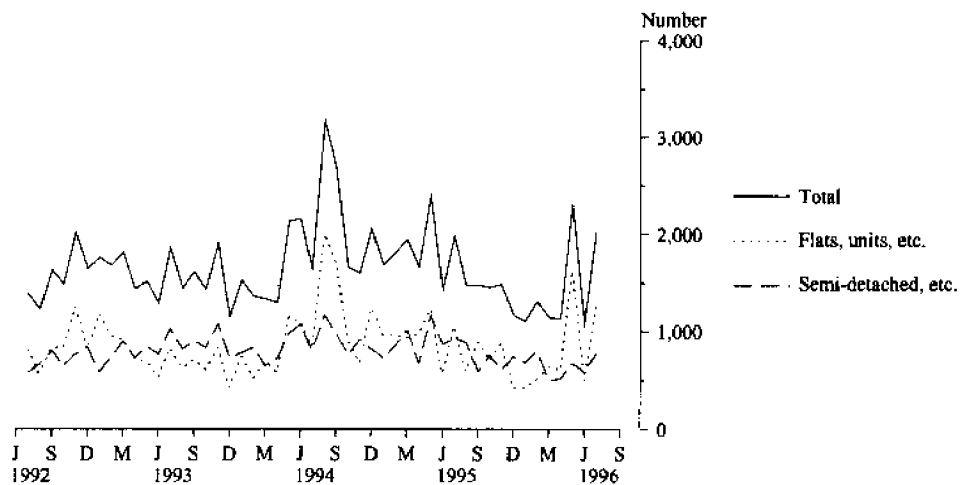


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, JULY 1996

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SYDNEY STATISTICAL DIVISION</b>										
Botany (A)	—	—	—	—	8	426	288	2,500	2,500	3,214
Leichhardt (A)	2	—	500	11	—	935	3,120	2,230	2,230	6,785
Marrickville (A)	1	—	50	15	—	1,475	1,063	1,800	1,800	4,388
South Sydney (C)	1	—	120	17	52	9,375	1,013	25,706	29,364	39,873
Sydney (C) — Inner & Remainder	1	—	150	356	—	44,389	5,211	5,775	11,457	61,207
Inner Sydney (SSD)	5	—	820	399	60	56,600	10,695	38,011	47,351	115,467
Randwick (C)	10	—	2,138	76	14	7,874	3,497	1,734	4,550	18,060
Waverley (A)	3	—	510	34	—	7,000	1,624	625	625	9,759
Woollabra (A)	2	—	1,750	17	—	5,400	4,187	2,515	9,515	20,852
Eastern Suburbs (SSD)	15	—	4,398	127	14	20,274	9,308	4,874	14,690	48,670
Hurstville (C)	14	—	1,775	23	34	3,815	456	140	2,955	9,001
Kogarah (A)	15	—	2,828	17	—	1,330	866	—	51	5,075
Rockdale (C)	13	—	1,966	4	2	620	1,497	1,600	2,040	6,123
Sutherland Shire (A)	58	—	6,994	82	—	6,607	3,217	10,261	11,822	28,640
St George - Sutherland (SSD)	100	—	13,563	126	36	12,372	6,036	12,001	16,868	48,838
Bankstown (C)	26	3	3,449	40	17	4,144	2,069	4,733	7,603	17,264
Canterbury (A)	8	—	1,351	19	—	1,480	1,501	590	1,590	5,922
Canterbury - Bankstown (SSD)	34	3	4,799	59	17	5,624	3,570	5,323	9,193	23,186
Fairfield (C)	34	—	4,505	38	32	5,430	1,153	4,380	6,282	17,370
Liverpool (C)	215	7	23,285	24	—	1,860	683	5,360	11,480	37,308
Fairfield — Liverpool (SSD)	249	7	27,790	62	32	7,290	1,835	9,740	17,762	54,677
Camden (A)	58	—	7,097	—	—	—	192	1,040	1,440	8,728
Campbelltown (C)	63	1	6,324	20	14	2,277	938	4,948	5,625	15,164
Wollondilly (A)	28	—	2,778	—	—	—	199	260	1,082	4,059
Outer South Western Sydney (SSD)	149	1	16,199	20	14	2,277	1,329	6,248	8,147	27,951
Ashfield (A)	—	—	—	—	—	—	903	766	766	1,669
Burwood (A)	—	—	—	—	—	—	105	950	950	1,055
Concord (A)	9	—	1,246	60	—	7,395	257	280	280	9,178
Drumoyne (A)	—	—	—	15	—	1,895	681	90	90	2,666
Strathfield (A)	7	—	1,360	6	—	600	305	600	600	2,866
Inner Western Sydney (SSD)	16	—	2,606	81	—	9,890	2,252	2,686	2,686	17,434

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SYDNEY STATISTICAL DIVISION—continued</b>										
Auburn (A)	6	1	841	25	13	2,619	443	1,823	1,823	5,726
Holroyd (C)	14	—	1,517	39	—	2,740	739	5,575	5,575	10,571
Parramatta (C)	5	1	577	10	6	1,122	1,364	842	1,239	4,302
Central Western Sydney (SSD)	25	2	2,935	74	19	6,481	2,547	8,240	8,636	20,599
Blue Mountains (C)	27	—	3,044	17	18	3,979	1,476	525	525	9,025
Hawkesbury (C)	32	—	3,462	4	—	370	680	1,090	6,679	11,191
Penrith (C)	28	—	3,867	24	16	3,153	2,045	6,677	9,926	18,991
Outer Western Sydney (SSD)	87	—	10,373	45	34	7,503	4,201	8,292	17,130	39,206
Baulkham Hills (A)	106	—	16,353	30	12	2,517	2,094	5,440	5,440	26,405
Blacktown (C)	85	—	8,848	16	17	3,058	1,094	1,505	1,505	14,505
Blacktown — Baulkham Hills (SSD)	191	—	25,201	46	29	5,575	3,189	6,945	6,945	40,910
Hunter's Hill (A)	2	—	578	—	—	—	1,562	—	—	2,140
Lane Cove (A)	2	—	504	2	—	55	1,794	—	—	2,354
Mosman (A)	—	—	—	8	—	665	518	—	—	1,183
North Sydney (A)	2	—	420	63	—	4,900	1,531	1,611	2,370	9,221
Ryde (C)	5	—	666	28	51	5,270	1,721	12,740	15,740	23,398
Willoughby (C)	6	—	1,620	2	18	1,469	1,385	2,501	2,710	7,184
Lower Northern Sydney (SSD)	17	—	3,789	103	69	12,359	8,511	16,852	20,820	45,479
Hornsby (A)	44	—	5,696	24	—	1,705	1,654	3,625	4,374	13,429
Ku-ring-gai (A)	30	—	7,380	5	—	660	8,215	4,250	4,250	20,505
Hornsby — Ku-ring-gai (SSD)	74	—	13,076	29	—	2,365	9,869	7,875	8,624	33,934
Manly (A)	6	—	1,042	16	—	2,835	1,921	882	882	6,679
Pittwater (A)	16	—	2,940	4	—	474	2,713	2,000	2,217	8,344
Warringah (A)	13	—	1,924	35	4	5,555	2,866	1,617	1,617	11,963
Northern Beaches (SSD)	35	—	5,906	55	4	8,864	7,500	4,499	4,716	26,986
Gosford (C)	54	—	5,747	33	—	3,091	2,290	842	842	11,970
Wyong (A)	65	—	6,340	14	—	936	1,653	455	1,225	10,154
Gosford — Wyong (SSD)	119	—	12,087	47	—	4,027	3,943	1,297	2,067	22,124
<b>Sydney (SD)</b>	<b>1,116</b>	<b>13</b>	<b>143,542</b>	<b>1,273</b>	<b>328</b>	<b>161,500</b>	<b>74,784</b>	<b>132,882</b>	<b>185,634</b>	<b>565,461</b>

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>HUNTER STATISTICAL DIVISION</b>										
Cessnock (C)	28	—	2,606	2	—	150	461	190	190	3,407
Lake Macquarie (C)	168	—	17,109	59	—	3,657	2,986	6,590	6,780	30,531
Maitland (C)	21	—	1,993	—	—	—	402	1,150	1,150	3,545
Newcastle (C) — Inner & Remainder	36	—	4,550	60	4	4,267	2,894	1,380	6,357	18,068
Port Stephens (A)	43	—	4,307	18	—	1,477	403	758	1,467	7,654
Newcastle (SSD)	296	—	30,566	139	4	9,551	7,145	10,067	15,943	63,205
Dungog (A)	2	—	209	—	—	—	20	150	150	378
Gloucester (A)	2	—	220	—	—	—	39	100	100	359
Great Lakes (A)	23	—	2,598	2	—	160	234	140	195	3,187
Merriwa (A)	1	—	53	—	—	—	—	104	104	157
Murrumbidgee (A)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (A)	5	—	514	—	—	—	198	59	59	772
Scone (A)	4	—	296	—	—	—	72	2,050	2,100	2,468
Singleton (A)	9	—	913	4	—	290	197	2,520	3,000	4,401
Hunter SD Balance (SSD)	46	—	4,804	6	—	450	760	5,123	5,708	11,722
<b>Hunter (SD)</b>	<b>342</b>	<b>—</b>	<b>35,370</b>	<b>145</b>	<b>4</b>	<b>10,001</b>	<b>7,905</b>	<b>15,191</b>	<b>21,651</b>	<b>74,927</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>										
Kiama (A)	13	—	1,898	5	—	279	361	1,125	1,125	3,662
Shellharbour (A)	57	1	6,260	7	—	462	612	12,250	12,250	19,583
Wollongong (C)	75	—	8,928	15	41	4,799	2,244	10,004	19,390	35,361
Wollongong (SSD)	145	1	17,086	27	41	5,540	3,216	23,379	32,765	58,606
Shoalhaven (C)	101	—	9,033	2	8	1,437	1,495	553	618	12,582
Wingecarribee (A)	32	—	4,037	—	10	896	1,078	300	300	6,310
Illawarra SD Balance (SSD)	133	—	13,069	2	18	2,332	2,572	853	918	18,891
<b>Illawarra (SD)</b>	<b>278</b>	<b>1</b>	<b>30,155</b>	<b>29</b>	<b>59</b>	<b>7,872</b>	<b>5,788</b>	<b>24,232</b>	<b>33,683</b>	<b>77,498</b>
<b>RICHMOND — TWEED STATISTICAL DIVISION</b>										
Tweed (A) Pt A	17	—	1,755	8	47	3,369	275	13,615	13,615	19,014
Tweed Heads (SSD)	17	—	1,755	8	47	3,369	275	13,615	13,615	19,014
Ballina (A)	19	—	1,899	11	—	868	387	395	395	3,549
Byron (A)	22	—	3,200	9	—	665	425	340	840	5,130
Casino (A)	1	—	104	5	—	284	20	240	240	648
Kyogle (A)	4	1	483	—	—	—	150	—	60	693
Lismore (C)	15	—	1,450	2	—	120	512	498	1,273	3,355
Richmond River (A)	4	—	367	—	—	—	110	—	—	477
Tweed (A) Pt B	11	—	979	—	—	—	107	110	1,710	2,796
Richmond — Tweed SD Balance (SSD)	76	1	8,482	27	—	1,937	1,711	1,583	4,578	16,648
<b>Richmond — Tweed (SD)</b>	<b>93</b>	<b>1</b>	<b>10,237</b>	<b>35</b>	<b>47</b>	<b>5,306</b>	<b>1,986</b>	<b>15,198</b>	<b>18,133</b>	<b>35,662</b>

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>MID-NORTH COAST STATISTICAL DIVISION</b>										
Bellingen (A)	1	—	161	—	—	—	53	—	—	214
Coffs Harbour (C)	36	—	4,191	2	—	220	603	2,541	2,666	7,680
Copmanhurst (A)	8	—	716	—	—	—	34	—	—	750
Grafton (C)	10	—	1,038	—	—	—	114	750	880	2,032
Maclean (A)	16	—	1,405	3	—	350	95	360	360	2,210
Nambucca (A)	2	—	120	—	—	—	20	—	—	140
Nymboida (A)	5	—	386	—	—	—	181	490	490	1,057
Ulmara (A)	2	—	151	—	—	—	43	69	69	263
Clarence (SSD)	80	—	8,168	5	—	570	1,143	4,210	4,463	14,346
Greater Taree (C)	17	—	1,629	—	—	—	478	1,424	1,424	3,530
Hastings (A)	44	—	4,606	7	—	458	428	150	770	6,262
Kempsey (A)	15	—	1,325	15	—	1,575	293	113	113	3,306
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	76	—	7,559	22	—	2,033	1,198	1,687	2,307	13,098
<b>Mid-North Coast (SD)</b>	<b>156</b>	<b>—</b>	<b>15,727</b>	<b>27</b>	<b>—</b>	<b>2,603</b>	<b>2,342</b>	<b>5,897</b>	<b>6,772</b>	<b>27,444</b>
<b>NORTHERN STATISTICAL DIVISION</b>										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	—	—	—	—	—	—	—	—	—	—
Gunnedah (A)	5	—	480	—	—	—	112	80	180	772
Inverell (A) Pt A	2	—	198	—	—	—	72	90	90	360
Manilla (A)	—	—	—	—	—	—	15	—	—	15
Nundle (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	1	—	126	—	—	—	101	96	96	323
Quirindi (A)	1	—	90	—	—	—	20	—	—	110
Tamworth (C)	15	—	1,706	—	—	—	401	833	1,483	3,590
Yallaroi (A)	—	—	—	—	—	—	—	—	—	—
Northern Slopes (SSD)	24	—	2,600	—	—	—	721	1,099	1,849	5,170
Armidale (C)	—	—	—	—	—	—	231	—	1,000	1,231
Dumaresq (A)	—	—	—	—	—	—	—	—	—	—
Glen Innes (A)	1	—	90	—	—	—	24	—	—	114
Guyra (A)	—	—	—	—	—	—	29	—	—	29
Inverell (A) Pt B	—	—	—	—	—	—	12	—	—	12
Severn (A)	1	—	55	—	—	—	85	—	—	140
Tenterfield (A)	1	—	80	—	—	—	15	—	—	95
Uralla (A)	4	—	355	—	—	—	22	—	—	377
Walcha (A)	1	—	76	—	—	—	—	—	—	76
Northern Tablelands (SSD)	8	—	656	—	—	—	418	—	1,006	2,074
Moree Plains (A)	5	—	569	—	—	—	55	153	233	857
Narrabri (A)	2	1	311	—	—	—	19	—	—	330
North Central Plain (SSD)	7	1	880	—	—	—	74	153	233	1,187
<b>Northern (SD)</b>	<b>39</b>	<b>1</b>	<b>4,136</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,212</b>	<b>1,251</b>	<b>3,081</b>	<b>8,430</b>

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>NORTH WESTERN STATISTICAL DIVISION</b>										
Coolah (A)	—	—	—	—	—	—	—	—	—	—
Coonabarabran (A)	4	—	240	—	—	—	29	60	350	619
Dubbo (C)	18	—	2,114	—	—	—	243	50	119	2,476
Gilgandra (A)	—	—	—	—	—	—	27	—	—	27
Mudgee (A)	10	—	973	2	—	153	178	70	70	1,374
Narromine (A)	3	—	226	—	—	—	37	—	—	263
Wellington (A)	2	—	182	—	—	—	—	—	—	182
Central Macquarie (SSD)	37	—	3,735	2	—	153	514	180	539	4,941
Bogan (A)	—	—	—	—	—	—	—	—	—	—
Coonamble (A)	—	—	—	—	—	—	—	—	—	—
Walgett (A)	—	1	75	—	—	—	44	150	209	328
Warren (A)	1	—	92	—	—	—	12	—	—	104
Macquarie — Barwon (SSD)	1	1	167	—	—	—	56	150	209	432
Bourke (A)	—	—	—	—	—	—	—	750	823	823
Brewarrina (A)	1	—	130	—	4	275	—	—	70	475
Cobar (A)	3	—	395	—	4	241	175	—	—	811
Upper Darling (SSD)	4	—	525	—	8	516	175	750	893	2,109
North Western (SD)	42	1	4,426	2	8	669	745	1,080	1,641	7,481
<b>CENTRAL WEST STATISTICAL DIVISION</b>										
Bathurst (C)	7	—	632	—	—	—	48	715	774	1,454
Blayney (A) Pt A	—	—	—	—	—	—	32	140	140	172
Cabonne (A) Pt A	—	—	—	—	—	—	—	50	50	50
Evans (A) Pt A	2	—	306	—	—	—	—	—	—	306
Orange (C)	11	—	1,133	2	18	1,181	300	2,228	2,378	4,992
Bathurst — Orange (SSD)	20	—	2,072	2	18	1,181	379	3,133	3,342	6,975
Blayney (A) Pt B	1	—	42	—	—	—	—	—	—	42
Cabonne (A) Pt B	2	—	226	—	—	—	80	—	60	366
Evans (A) Pt B	3	—	179	—	—	—	—	—	—	179
Greater Lithgow (C)	6	—	526	2	—	145	210	560	560	1,441
Oberon (A)	2	—	215	—	—	—	80	—	—	295
Ryistone (A)	—	—	—	—	—	—	—	—	—	—
Central Tablelands (excl. Bathurst — Orange) (SSD)	14	—	1,188	2	—	145	370	560	620	2,323
Bland (A)	—	—	—	—	—	—	19	—	—	19
Cabonne (A) Pt C	5	—	397	—	—	—	80	—	—	477
Cowra (A)	3	—	310	—	—	—	131	197	197	638
Forbes (A)	—	—	—	—	—	—	31	—	—	31
Lachlan (A)	1	—	132	4	—	255	25	—	—	412
Parkes (A)	6	—	507	—	—	—	30	—	—	537
Weddin (A)	—	—	—	—	—	—	—	—	—	—
Lachlan (SSD)	15	—	1,346	4	—	255	316	197	197	2,113
Central West (SD)	49	—	4,606	8	18	1,581	1,065	3,890	4,159	11,411

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SOUTH EASTERN STATISTICAL DIVISION</b>										
Queanbeyan (C)	8	—	935	7	—	420	174	1,525	1,525	3,054
Yarrowlumla (A) — Pt A	8	—	979	—	—	—	349	—	—	1,328
Queanbeyan (SSD)	16	—	1,914	7	—	420	523	1,525	1,525	4,382
Boorowa (A)	1	—	90	—	—	—	150	—	—	240
Crookwell (A)	—	—	—	—	—	—	49	—	—	49
Goulburn (C)	6	—	377	—	5	534	164	—	—	1,075
Gunning (A)	1	—	112	—	—	—	—	—	—	112
Harden (A)	1	—	50	—	—	—	58	—	—	108
Mulwaree (A)	5	—	367	2	—	126	17	2,488	2,488	2,998
Tallaganda (A)	4	—	376	—	—	—	—	—	—	376
Yarrowlumla (A) — Pt B	—	—	—	—	—	—	—	—	—	—
Yass (A)	9	—	1,089	—	—	—	145	850	850	2,084
Young (A)	9	—	988	—	—	—	23	850	850	1,861
Southern Tablelands (excl. Queanbeyan) (SSD)	36	—	3,450	2	5	660	605	4,188	4,188	8,902
Bega Valley (A)	20	—	2,382	10	—	770	317	1,050	1,105	4,574
Eurobodalla (A)	25	—	2,828	2	—	163	522	—	—	3,512
Lower South Coast (SSD)	45	—	5,210	12	—	933	839	1,050	1,105	8,087
Bombala (A)	—	—	—	—	—	—	35	—	—	35
Cooma-Monaro (A)	7	—	568	—	—	—	—	68	68	636
Snowy River (A)	4	—	617	—	—	—	—	260	485	1,102
Snowy (SSD)	11	—	1,185	—	—	—	35	328	553	1,773
<b>South Eastern (SD)</b>	<b>108</b>	<b>—</b>	<b>11,760</b>	<b>21</b>	<b>5</b>	<b>2,012</b>	<b>2,001</b>	<b>7,091</b>	<b>7,371</b>	<b>23,144</b>
<b>MURRUMBIDGEE STATISTICAL DIVISION</b>										
Coolamon (A)	—	—	—	—	—	—	15	—	—	15
Cootamundra (A)	3	—	302	—	—	—	45	—	—	347
Gundagai (A)	3	—	209	—	—	—	25	—	—	234
Junee (A)	1	—	78	—	—	—	—	—	—	78
Lockhart (A)	1	—	79	—	—	—	—	—	—	79
Narrandera (A)	3	—	325	2	—	80	38	—	—	443
Temora (A)	2	—	210	—	—	—	45	—	—	255
Tumut (A)	2	—	191	—	—	—	25	—	—	216
Wagga Wagga (C)	20	—	2,017	2	—	180	576	1,740	2,518	5,291
Central Murrumbidgee (SSD)	35	—	3,410	4	—	260	768	1,740	2,518	6,957
Carrathool (A)	—	—	—	—	—	—	—	—	—	—
Griffith (C)	9	—	1,247	2	—	140	153	1,340	1,410	2,950
Hay (A)	1	—	170	—	—	—	15	120	120	305
Leeton (A)	1	—	110	—	—	—	169	838	925	1,203
Murrumbidgee (A)	—	—	—	—	—	—	—	—	—	—
Lower Murrumbidgee (SSD)	11	—	1,527	2	—	140	337	2,298	2,453	4,458
<b>Murrumbidgee (SD)</b>	<b>46</b>	<b>—</b>	<b>4,937</b>	<b>6</b>	<b>—</b>	<b>400</b>	<b>1,105</b>	<b>4,038</b>	<b>4,973</b>	<b>11,415</b>

(a) Excludes Conversions, etc.



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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>MURRAY STATISTICAL DIVISION</b>										
Albury (C)	22	—	2,234	2	—	172	508	1,040	1,415	4,328
Hume (A)	3	—	459	—	—	—	92	—	—	551
Albury (SSD)	25	—	2,693	2	—	172	600	1,040	1,415	4,880
Corowa (A)	—	—	—	—	—	—	—	—	—	—
Culcairn (A)	—	—	—	—	—	—	—	—	—	—
Holbrook (A)	—	—	—	—	—	—	—	—	—	—
Tumbarumba (A)	—	—	—	—	—	—	—	—	—	—
Urana (A)	—	—	—	—	—	—	—	—	110	110
Upper Murray (excl. Albury) (SSD)	—	—	—	—	—	—	—	—	110	110
Berrigan (A)	2	—	250	—	—	—	200	120	120	570
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	1	—	80	—	—	—	65	—	—	145
Jenilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	2	—	233	—	—	—	207	170	170	610
Wakool (A)	1	—	60	—	—	—	50	70	70	180
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	6	—	623	—	—	—	522	360	360	1,505
Bairnald (A)	1	—	118	—	—	—	—	—	—	118
Wentworth (A)	2	—	261	—	—	—	30	—	—	291
Murray—Darling (SSD)	3	—	378	—	—	—	30	—	—	408
<b>Murray (SD)</b>	<b>34</b>	<b>—</b>	<b>3,694</b>	<b>2</b>	<b>—</b>	<b>172</b>	<b>1,152</b>	<b>1,400</b>	<b>1,885</b>	<b>6,902</b>
<b>FAR WEST STATISTICAL DIVISION</b>										
Broken Hill (C)	1	—	160	—	—	—	76	—	—	236
Central Darling (A)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
<b>Far West (SD)</b>	<b>1</b>	<b>—</b>	<b>160</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>76</b>	<b>—</b>	<b>—</b>	<b>236</b>
<b>NEW SOUTH WALES</b>										
<b>New South Wales</b>	<b>2,304</b>	<b>17</b>	<b>268,750</b>	<b>1,548</b>	<b>469</b>	<b>192,116</b>	<b>100,161</b>	<b>212,149</b>	<b>288,983</b>	<b>850,011</b>

(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 February to July 1996.

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

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

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

4. For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 7% in August 1996, the trend estimate for that month would be 2,127, a movement of 2.4%. The monthly movements in the trend estimates for May, June and July 1996, which are currently estimated to be -0.8%, -0.2% and 0.4% respectively, would be revised to 0.1%, 1.4% and 2.2%. On the other hand, a 7% seasonally adjusted decline in the number of private houses approved in August 1996 would produce a trend estimate for August 1996 of 2,007 a movement of 0.5%, with the movements in the trend estimates for May, June and July 1996 being revised to -0.8%, -0.1% and 0.4% respectively.

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

	Trend estimate		Revised trend estimate if August 1996 seasonally adjusted estimate			
			is up 7% on July 1996		is down 7% on July 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
February	2,051	-0.3	2,045	-0.5	2,051	-0.2
March	2,031	-0.9	2,022	-1.1	2,032	-0.9
April	2,007	-1.2	2,002	-1.0	2,007	-1.2
May	1,991	-0.8	2,004	0.1	1,991	-0.8
June	1,986	-0.2	2,032	1.4	1,990	-0.1
July	1,995	0.4	2,077	2.2	1,998	0.4
August	n.y.a.	n.y.a.	2,127	2.4	2,007	0.5

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

	Trend estimate		Revised trend estimate if August 1996 seasonally adjusted estimate			
			is up 7% on July 1996		is down 7% on July 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
February	2,059	-0.7	2,053	-1.0	2,059	-0.7
March	2,036	-1.1	2,027	-1.3	2,036	-1.1
April	2,014	-1.1	2,009	-0.9	2,014	-1.1
May	2,002	-0.6	2,015	0.3	2,002	-0.6
June	2,001	0.0	2,046	1.6	2,004	0.1
July	2,017	0.8	2,095	2.4	2,015	0.6
August	n.y.a.	n.y.a.	2,145	2.4	2,025	0.5

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

	Trend estimate		Revised trend estimate if August 1996 seasonally adjusted estimate			
			is up 8% on July 1996		is down 8% on July 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
February	3,378	1.0	3,361	0.5	3,375	0.9
March	3,428	1.5	3,401	1.2	3,425	1.5
April	3,503	2.2	3,491	2.6	3,502	2.3
May	3,596	2.7	3,628	3.9	3,597	2.7
June	3,701	2.9	3,803	4.8	3,700	2.9
July	3,808	2.9	3,993	5.0	3,800	2.7
August	n.y.a.	n.y.a.	4,171	4.5	3,879	2.1

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

	Trend estimate		Revised trend estimate if August 1996 seasonally adjusted estimate			
			is up 9% on July 1996		is down 9% on July 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
February	340.6	1.4	339.1	1.0	340.5	1.4
March	347.2	2.0	344.9	1.7	347.3	2.0
April	356.8	2.8	355.7	3.1	356.9	2.8
May	367.1	2.9	369.8	4.0	366.7	2.7
June	376.8	2.6	384.7	4.0	374.3	2.1
July	385.3	2.3	399.3	3.8	379.8	1.5
August	n.y.a.	n.y.a.	412.2	3.2	382.6	0.8

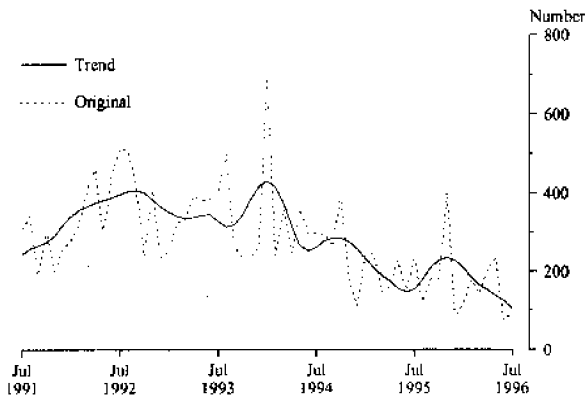
## VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if August 1996 seasonally adjusted estimate			
			is up 8% on July 1996		is down 8% on July 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
February	90.0	-0.1	89.8	-0.3	90.1	0.0
March	89.3	-0.7	89.0	-0.9	89.5	-0.6
April	88.9	-0.5	88.7	-0.4	89.0	-0.6
May	89.1	0.3	89.6	1.0	88.9	-0.1
June	89.7	0.7	91.3	2.0	89.2	0.3
July	90.5	0.9	93.5	2.3	89.4	0.3
August	n.y.a.	n.y.a.	96.0	2.7	89.9	0.5

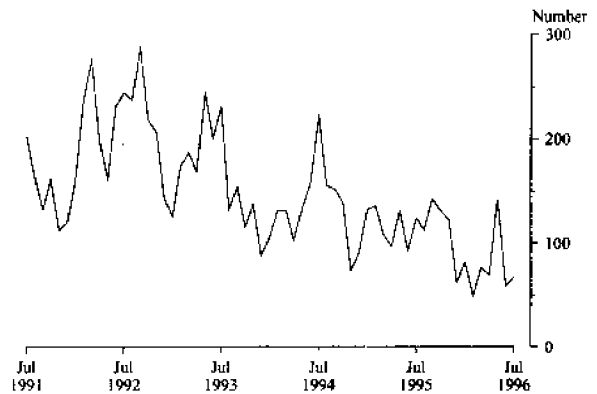
## AUSTRALIAN CAPITAL TERRITORY

### MAIN FEATURES

TOTAL DWELLING UNITS APPROVED,  
ACT



PRIVATE SECTOR HOUSES  
ORIGINAL



#### Residential building

- The trend estimate for total number of dwelling units approved in July decreased 16.7%. This follows decreases of 9.4% in June and 8.6% in May. The series has fallen for each of the last 8 months from a peak in November 1995.
- The original (unadjusted) number of dwelling units approved was 95. Of the total, 68 were private sector houses.

- The value of new residential building approved was \$10.5 million, a rise of 27.7% on last month.
- Alterations and additions to residential buildings was \$4.3 million.

#### Non-residential building

- The value of non-residential building approved in July was \$35.5 million. There was one approved project valued at \$5 million or more and five projects in the \$1 million to \$5 million range.

TABLE 10. DWELLING UNITS APPROVED, ACT

Period	New houses			New other residential buildings			Conv- ersions, 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--											
May	130	1	131	71	26	97	..	201	27	228	158
June	92	1	93	33	27	60	..	125	28	153	147
July	124	..	124	105	3	108	..	229	3	232	155
August	112	..	112	10	..	10	..	122	..	122	181
September	142	..	142	38	..	38	..	180	..	180	209
October	131	1	132	50	..	50	..	181	1	182	229
November	122	1	123	277	..	277	..	399	1	400	235
December	62	..	62	18	..	18	..	80	..	80	227
1996--											
January	81	14	95	21	..	21	..	102	14	116	209
February	49	..	49	121	9	130	..	170	9	179	186
March	76	1	77	66	..	66	..	142	1	143	165
April	69	7	76	..	45	45	85	69	137	206	152
May	142	14	156	77	..	77	..	219	14	233	139
June	58	2	60	9	8	17	..	67	10	77	126
July	68	..	68	27	..	27	..	95	..	95	105

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
1993-94	185,417	4,538	189,954	175,730	6,802	182,532	361,147	11,339	372,486	64,131	88,303	290,188	513,581	726,804
1994-95	167,590	813	168,403	94,633	9,682	104,315	262,223	10,496	272,718	60,354	91,722	275,174	412,184	608,246
1995-96	132,947	3,534	136,481	72,090	9,466	81,556	205,037	13,000	218,037	56,702	125,323	492,533	377,392	767,272
1995--														
May	14,508	171	14,679	5,281	2,067	7,348	19,790	2,238	22,027	4,597	5,114	16,734	29,335	43,357
June	10,024	166	10,190	3,297	2,301	5,598	13,321	2,467	15,788	3,164	8,553	12,157	25,039	31,109
July	13,738	..	13,738	14,240	235	14,475	27,977	235	28,212	4,665	5,404	12,346	38,047	45,223
August	13,309	..	13,309	710	..	710	14,019	..	14,019	6,138	24,043	34,572	44,200	54,729
September	15,378	..	15,378	3,340	..	3,340	18,718	..	18,718	4,690	6,249	14,445	29,623	37,853
October	13,442	350	13,792	4,704	..	4,704	18,146	350	18,496	5,612	6,824	17,110	30,582	41,218
November	15,407	178	15,585	24,884	..	24,884	40,292	178	40,470	5,097	10,260	18,380	55,629	63,946
December	7,549	..	7,549	1,847	..	1,847	9,397	..	9,397	2,408	14,966	19,156	26,688	30,961
1996--														
January	9,235	1,069	10,304	1,651	..	1,651	10,886	1,069	11,955	2,561	7,838	12,793	21,285	27,309
February	5,473	..	5,473	9,721	766	10,487	15,195	766	15,960	3,348	7,197	161,953	25,740	181,261
March	8,070	80	8,150	3,971	..	3,971	12,040	80	12,121	2,729	2,443	14,760	16,751	29,610
April	8,042	460	8,502	..	7,785	7,785	8,042	8,245	16,287	12,173	7,612	18,358	18,784	46,818
May	16,547	1,204	17,752	6,393	..	6,393	22,941	1,204	24,145	4,054	5,966	109,258	32,961	137,457
June	6,756	192	6,948	629	680	1,309	7,385	872	8,257	3,228	26,521	59,402	37,104	70,887
July	8,132	..	8,132	2,412	..	2,412	10,544	..	10,544	4,339	10,936	35,516	25,799	50,399

TABLE 12. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, ACT

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>NORTH CANBERRA STATISTICAL SUBDIVISION</b>										
Acton	—	—	—	—	—	—	—	—	—	—
Ainslie	—	—	—	—	—	—	127	—	—	127
Braddon	—	—	—	—	—	—	—	—	485	485
Campbell City	—	—	—	—	—	—	—	85	245	245
Dickson	—	—	—	—	—	—	—	1,019	1,019	1,019
Downer	—	—	—	—	—	—	—	—	—	—
Duntroon	—	—	—	—	—	—	—	—	84	84
Hackett	—	—	—	—	—	—	95	—	—	95
Kowen	—	—	—	—	—	—	—	—	—	—
Lyneham	—	—	—	—	—	—	66	—	—	66
Majura	—	—	—	—	—	—	—	—	219	219
O'Connor	—	—	—	—	—	—	226	—	—	226
Reid	—	—	—	—	—	—	113	—	1,305	1,418
Russell	—	—	—	—	—	—	—	—	108	108
Turner	—	—	—	—	—	—	—	—	117	117
Watson	—	—	—	—	—	—	—	—	—	—
<b>Total</b>	—	—	—	—	—	—	<b>627</b>	<b>1,104</b>	<b>3,582</b>	<b>4,208</b>
<b>BELCONNEN STATISTICAL SUBDIVISION</b>										
Aranda	—	—	—	—	—	—	—	—	—	—
Belconnen Town Centre	—	—	—	—	—	—	—	800	1,136	1,136
Belconnen — SSD Balance	—	—	—	—	—	—	—	—	—	—
Bruce	—	—	—	—	—	—	13	—	—	13
Charwood	—	—	—	—	—	—	—	—	—	—
Cook	—	—	—	—	—	—	10	—	—	10
Dunlop	4	—	398	—	—	—	—	—	—	398
Evatt	—	—	—	—	—	—	52	224	224	276
Fiorey	—	—	—	—	—	—	36	—	—	36
Flynn	—	—	—	—	—	—	20	—	—	20
Fraser	—	—	—	—	—	—	73	—	—	73
Giralang	—	—	—	—	—	—	36	—	—	36
Hawker	—	—	—	—	—	—	31	—	—	31
Higgins	—	—	—	—	—	—	—	—	—	—
Holt	6	—	428	—	—	—	—	550	550	978
Kaleen	—	—	—	—	—	—	53	—	—	53
Latham	—	—	—	—	—	—	178	—	—	178
McKellar	—	—	—	—	—	—	31	—	—	31
Macgregor	—	—	—	—	—	—	—	—	—	—
Macquarie	—	—	—	—	—	—	—	—	—	—
Melba	—	—	—	—	—	—	28	—	—	28
Page	—	—	—	—	—	—	—	—	—	—
Scullin	—	—	—	—	—	—	—	—	—	—
Spence	—	—	—	—	—	—	33	—	—	33
Weetangera	—	—	—	—	—	—	65	—	—	65
<b>Total</b>	<b>10</b>	—	<b>826</b>	—	—	—	<b>658</b>	<b>1,574</b>	<b>1,910</b>	<b>3,395</b>

TABLE 12. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, ACT

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>WODEN VALLEY STATISTICAL SUBDIVISION</b>										
Chifley	—	—	—	—	—	—	161	—	—	161
Curtin	—	—	—	—	—	—	143	—	—	143
Farrer	—	—	—	—	—	—	84	—	—	84
Garran	—	—	—	—	—	—	71	—	—	71
Hughes	—	—	—	—	—	—	51	—	—	51
Isaacs	—	—	—	—	—	—	35	—	—	35
Lyons	—	—	—	—	—	—	54	—	—	54
Mawson	—	—	—	—	—	—	76	780	780	856
O'Malley	—	—	—	—	—	—	—	—	—	—
Pearce	—	—	—	—	—	—	123	400	400	523
Phillip	—	—	—	—	—	—	—	—	20,000	20,000
Torrens	—	—	—	—	—	—	24	—	—	24
<b>Total</b>	—	—	—	—	—	—	<b>822</b>	<b>1,180</b>	<b>21,180</b>	<b>22,002</b>
<b>WESTON CREEK-STROMLO STATISTICAL SUBDIVISION</b>										
Chapman	—	—	—	—	—	—	—	—	—	—
Duffy	—	—	—	—	—	—	66	—	—	66
Fisher	—	—	—	—	—	—	—	—	—	—
Holder	—	—	—	—	—	—	—	—	—	—
Rivett	—	—	—	—	—	—	42	—	—	42
Stirling	—	—	—	—	—	—	65	—	—	65
Stromlo	—	—	—	—	—	—	—	—	—	—
Waramanga	—	—	—	—	—	—	—	—	—	—
Weston	—	—	—	—	—	—	—	—	—	—
Weston Creek-Stromlo --- SSD Balance	—	—	—	—	—	—	—	460	460	460
<b>Total</b>	—	—	—	—	—	—	<b>173</b>	<b>460</b>	<b>460</b>	<b>633</b>
<b>TUGGERANONG STATISTICAL SUBDIVISION</b>										
Banks	1	—	107	—	—	—	203	—	—	310
Bonython	—	—	—	—	—	—	84	—	—	84
Calwell	1	—	204	—	—	—	65	—	—	269
Chisholm	—	—	—	—	—	—	139	—	—	139
Conder	3	—	350	—	—	—	20	1,100	1,100	1,470
Fadden	—	—	—	—	—	—	—	—	—	—
Gilmore	—	—	—	—	—	—	—	—	—	—
Gordon	5	—	667	—	—	—	97	—	—	764
Gowrie	—	—	—	—	—	—	45	—	—	45
Greenway	—	—	—	—	—	—	—	—	—	—
Isabella Plains	—	—	—	—	—	—	141	—	—	141
Kambah	5	—	858	—	—	—	232	180	180	1,270
Macarthur	—	—	—	—	—	—	58	—	—	58
Monash	1	—	140	15	—	1,422	32	—	—	1,594
Oxley	—	—	—	—	—	—	10	—	—	10
Richardson	—	—	—	—	—	—	73	—	—	73
Theodore	—	—	—	—	—	—	100	—	—	100
Tuggeranong --- SSD Balance	—	—	—	—	—	—	—	—	—	—
Wanniassa	—	—	—	—	—	—	25	—	—	25
<b>Total</b>	<b>16</b>	—	<b>2,326</b>	<b>15</b>	—	<b>1,422</b>	<b>1,323</b>	<b>1,280</b>	<b>1,280</b>	<b>6,351</b>

TABLE 12. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, ACT

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SOUTH CANBERRA STATISTICAL SUBDIVISION</b>										
Barton	—	—	—	—	—	—	—	—	730	730
Deakin	—	—	—	—	—	—	80	1,716	1,716	1,796
Forrest	—	—	—	—	—	—	—	320	320	320
Fyshwick	—	—	—	—	—	—	—	584	584	584
Griffith	—	—	—	—	—	—	199	177	177	376
Harman	—	—	—	—	—	—	—	—	—	—
Hume	—	—	—	—	—	—	—	1,241	1,241	1,241
Jerrabomberra	—	—	—	—	—	—	—	—	—	—
Kingston	—	—	—	—	—	—	—	—	—	—
Narrabundah	—	—	—	—	—	—	20	—	—	20
Oaks Estate	—	—	—	—	—	—	—	—	—	—
Parkes	—	—	—	—	—	—	—	—	1,036	1,036
Pialligo	—	—	—	—	—	—	—	—	—	—
Red Hill	—	—	—	—	—	—	205	1,300	1,300	1,505
Symonston	—	—	—	—	—	—	—	—	—	—
Yarralumla	1	—	190	—	—	—	219	—	—	410
<b>Total</b>	<b>1</b>	<b>—</b>	<b>190</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>724</b>	<b>5,337</b>	<b>7,104</b>	<b>8,018</b>
<b>GUNGAHLIN-HALL STATISTICAL SUBDIVISION</b>										
Amaroo	9	—	1,087	—	—	—	—	—	—	1,087
Gungahlin-Hall — SSD Balance	—	—	—	—	—	—	—	—	—	—
Hall	—	—	—	—	—	—	—	—	—	—
Mitchell	—	—	—	—	—	—	—	—	—	—
Ngunnawal	23	—	2,351	12	—	990	—	—	—	3,341
Nicholls	8	—	1,142	—	—	—	—	—	—	1,142
Palmerston	1	—	210	—	—	—	11	—	—	221
<b>Total</b>	<b>41</b>	<b>—</b>	<b>4,790</b>	<b>12</b>	<b>—</b>	<b>990</b>	<b>11</b>	<b>—</b>	<b>—</b>	<b>5,791</b>
<b>AUSTRALIAN CAPITAL TERRITORY</b>										
<b>AUSTRALIAN CAPITAL TERRITORY</b>	<b>68</b>	<b>—</b>	<b>8,132</b>	<b>27</b>	<b>—</b>	<b>2,412</b>	<b>4,339</b>	<b>10,936</b>	<b>35,516</b>	<b>50,399</b>



## EXPLANATORY NOTES

### Introduction

This publication contains monthly details of building work approved.

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

### Scope and Coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

### Definitions

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

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

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

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

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

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

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

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

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

### Building Classification

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

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

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

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

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

### Seasonal Adjustment

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

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

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

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

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

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

### Trend Estimates

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

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

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

### Estimates at Constant Prices

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

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

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

#### Australian Standard Geographical Classification (ASGC)

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

- (a) There have been some minor area changes to four SLAs in the ACT (Acton, Belconnen – SSD Bal, Majura and Pialligo); and Gungahlin – Bal and Weston Creek – SSD Bal SLAs have been renamed to Gungahlin-Hall – SSD Bal and Weston Creek-Stromlo – SSD Bal respectively. In addition the Statistical Subdivisions in the Canberra Statistical Division have been redefined.
- (b) 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
- Dwelling Unit Commencements Reported by Approving Authorities, New South Wales* (8741.1) – issued monthly
- Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0) – issued quarterly
- Building Activity, New South Wales* (8752.1) – issued quarterly
- Building Activity, Australian Capital Territory* (8752.8) – issued quarterly
- Housing Finance for Owner Occupation, Australia* (5609.0) – issued monthly
- Price Index of Materials Used in House Building* (6408.0) – issued monthly

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

#### Symbols and Other Usages

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

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

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Deputy Commonwealth Statistician

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