

EMBARGO: 11:30 AM (CANBERRA TIME) FRI 12 SEPT 1997

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

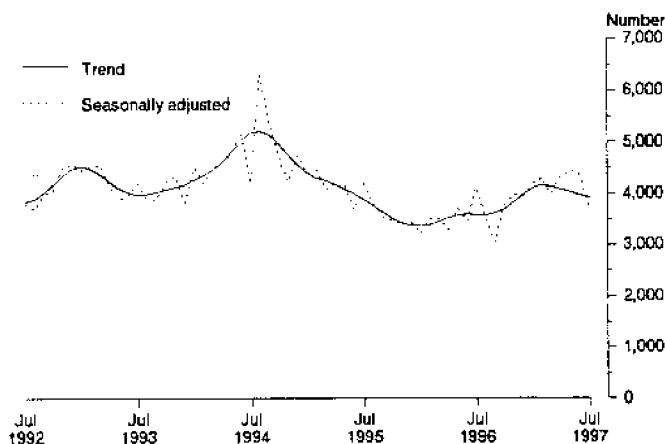
**NEW SOUTH WALES**

**MAIN FEATURES**

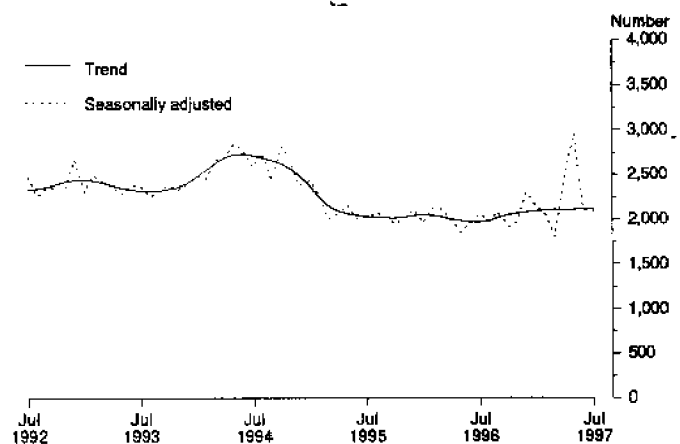
**NUMBER OF DWELLING UNITS APPROVED**

	July 1996	June 1997	July 1997	July 1996 to July 1997 change	June 1997 to July 1997 change
Original series	4,643	4,187	4,189	-9.8%	0.05%
Seasonally adjusted	4,131	4,389	3,744	-9.4%	-14.7%
Trend estimate	3,591	3,986	3,930	9.4%	-1.4%

TOTAL DWELLING UNITS APPROVED, NSW



PRIVATE SECTOR HOUSES APPROVED, NSW



**Residential building**

- The number of dwelling units approved in July was 4,189 which is virtually unchanged from June. However in seasonally adjusted terms the series fell by 14.7% in July.
- The trend for total dwellings has fallen for the last five months and is 5.7% below the February trend estimate.
- The trend for private sector houses remains flat with an increase of just 1.1% over the last six months.
- At average 1989-90 prices the total value of new residential building for the June quarter 1997 was \$1,390.9 million, 28.3% higher than the previous quarter and 31.6% higher than the June quarter 1996.

**Non-residential building**

- The value of non-residential building approved in July was \$584.9 million. Of this total, offices accounted for \$188.2 million and hotels \$116.4 million.
- There were 16 building jobs valued at \$5 million and over and 38 building jobs valued between \$1 million and \$5 million.
- At average 1989-90 prices the value of non-residential building approved for the June quarter 1997 was \$894.0 million, 7.0% higher than the previous quarter.

**Value of total building**

- For July the value of total building work approved was \$1,156.7 million, an increase of 28.1% on June and 28.4% higher than July 1996.
- At average 1989-90 prices the value of total building approved for 1996-97 was \$10,811.4 million, an increase of 23.1% on 1995-96.

**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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.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
<b>SYDNEY STATISTICAL DIVISION</b>										
1994-95	13,834	255	14,089	16,919	1,012	17,931	1,778	32,513	1,285	33,798
1995-96	12,492	230	12,722	13,092	840	13,932	640	26,219	1,075	27,294
1996-97	13,767	117	13,884	15,308	1,360	16,668	1,797	30,849	1,500	32,349
<i>1996 -</i>										
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	1,590	89	1,679	37	2,446	100	2,546
March	978	29	1,007	1,253	93	1,346	159	2,386	126	2,512
April	1,207	30	1,237	1,545	72	1,617	49	2,795	108	2,903
May	2,302	2	2,304	1,613	53	1,666	31	3,945	56	4,001
June	1,095	5	1,100	1,193	186	1,379	435	2,723	191	2,914
July	1,217	9	1,226	1,487	27	1,514	57	2,761	36	2,797
<b>NEW SOUTH WALES</b>										
1994-95	28,578	423	29,001	21,979	1,811	23,790	2,073	52,604	2,260	54,864
1995-96	24,090	360	24,450	15,861	1,389	17,250	884	40,809	1,775	42,584
1996-97	25,837	206	26,043	17,999	1,862	19,861	1,980	45,791	2,093	47,884
<i>1996</i>										
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	1,806	160	1,966	76	3,682	190	3,872
March	1,808	34	1,842	1,425	93	1,518	182	3,411	131	3,542
April	2,259	38	2,297	1,808	107	1,915	60	4,121	151	4,272
May	3,334	17	3,351	1,778	70	1,848	43	5,154	88	5,242
June	2,114	8	2,122	1,391	235	1,626	439	3,944	243	4,187
July	2,343	16	2,359	1,690	60	1,750	80	4,108	81	4,189

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
SYDNEY STATISTICAL DIVISION														
1994-95	1,639.9	26.4	1,666.3	1,745.0	76.7	1,821.7	3,384.9	103.0	3,488.0	852.4	2,206.4	2,896.8	6,437.1	7,237.2
1995-96	1,520.2	22.6	1,542.8	1,429.0	64.2	1,493.2	2,949.2	86.8	3,036.0	792.4	1,994.0	2,716.5	5,724.2	6,544.9
1996-97	1,764.2	13.0	1,777.2	1,605.2	116.5	1,721.8	3,369.4	129.5	3,499.0	904.8	3,452.1	4,163.1	7,713.1	8,566.8
<i>1996</i>														
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	165.3	8.0	173.2	273.2	9.1	282.2	56.0	132.9	153.0	462.0	491.3
March	126.7	3.2	129.9	117.4	7.3	124.7	244.1	10.6	254.7	71.0	89.4	137.4	404.1	463.1
April	153.4	3.1	156.5	156.8	6.7	163.5	310.1	9.8	319.9	65.9	167.7	201.3	543.5	587.2
May	297.7	0.1	297.8	176.8	4.7	181.4	474.5	4.8	479.3	77.2	751.1	179.8	700.4	736.3
June	140.5	0.5	141.0	138.0	19.8	157.8	278.5	20.3	298.8	104.2	269.9	310.6	651.9	713.6
July	159.2	1.0	160.1	159.2	2.3	161.5	318.4	3.2	321.7	82.5	468.9	501.6	869.3	905.8
NEW SOUTH WALES														
1994-95	3,101.6	43.2	3,144.8	2,106.8	125.0	2,231.8	5,208.3	168.3	5,376.6	1,101.0	2,812.5	3,733.4	9,114.5	10,211.0
1995-96	2,700.0	36.2	2,736.2	1,637.1	103.7	1,740.8	4,337.1	139.9	4,477.0	1,041.4	2,684.7	3,650.2	8,049.4	9,168.6
1996-97	3,031.8	23.5	3,055.3	1,817.7	157.4	1,975.1	4,849.4	181.0	5,030.4	1,158.0	4,143.2	5,169.1	10,134.2	11,357.5
<i>1996</i>														
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	184.7	14.0	198.7	395.4	17.0	412.4	80.9	204.4	241.5	680.4	734.7
March	215.3	3.8	219.1	130.3	7.3	137.7	345.7	11.1	356.8	89.5	134.0	202.4	568.7	648.7
April	264.2	4.3	268.5	175.6	9.8	185.5	439.8	14.2	454.0	86.0	256.3	307.3	781.9	847.3
May	411.1	2.3	413.4	189.5	6.2	195.7	600.7	8.5	609.2	101.7	202.1	260.5	900.1	971.3
June	248.9	0.8	249.7	152.9	24.2	177.1	401.8	25.1	426.9	123.2	297.9	353.0	821.7	903.0
July	282.3	1.8	284.1	176.9	5.3	182.1	459.2	7.1	466.2	105.6	525.5	584.9	1,089.7	1,156.7

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

Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
<i>1996-</i>						
May	1,854	1,863	3,587	3,709	429.5	88.3
June	1,958	1,963	3,325	3,461	314.0	90.3
July	2,062	2,077	3,791	4,131	399.3	89.8
August	1,977	1,990	3,422	3,489	372.4	85.1
September	2,085	2,095	2,977	3,061	335.7	84.9
October	1,918	1,937	3,585	3,781	383.8	87.7
November	1,979	1,982	3,736	3,984	393.2	126.3
December	2,299	2,321	3,700	3,957	407.1	89.3
<i>1997</i>						
January	2,148	2,154	3,967	4,191	442.2	100.0
February	2,045	2,089	4,072	4,308	479.4	93.0
March	1,805	1,825	3,849	3,995	375.9	96.8
April	2,445	2,470	4,203	4,326	505.6	91.2
May	2,961	2,980	4,390	4,442	527.9	91.9
June	2,112	2,119	4,219	4,389	436.9	125.7
July	2,095	2,109	3,687	3,744	355.3	92.7
TREND ESTIMATES						
<i>1996</i>						
May	1,984	1,996	3,435	3,578	367.3	88.1
June	1,973	1,983	3,446	3,597	369.7	87.3
July	1,971	1,982	3,434	3,591	368.3	87.6
August	1,986	1,997	3,421	3,584	366.0	89.4
September	2,022	2,033	3,443	3,618	369.6	92.3
October	2,050	2,062	3,507	3,698	379.2	95.8
November	2,068	2,082	3,625	3,836	395.1	98.6
December	2,082	2,099	3,765	3,989	413.4	99.2
<i>1997—</i>						
January	2,096	2,116	3,888	4,112	430.6	98.3
February	2,105	2,128	3,962	4,166	442.9	96.8
March	2,109	2,132	3,970	4,137	445.0	96.1
April	2,110	2,132	3,952	4,087	439.6	97.2
May	2,115	2,134	3,926	4,036	429.6	99.5
June	2,117	2,132	3,896	3,986	416.8	102.1
July	2,128	2,141	3,853	3,930	401.7	103.3

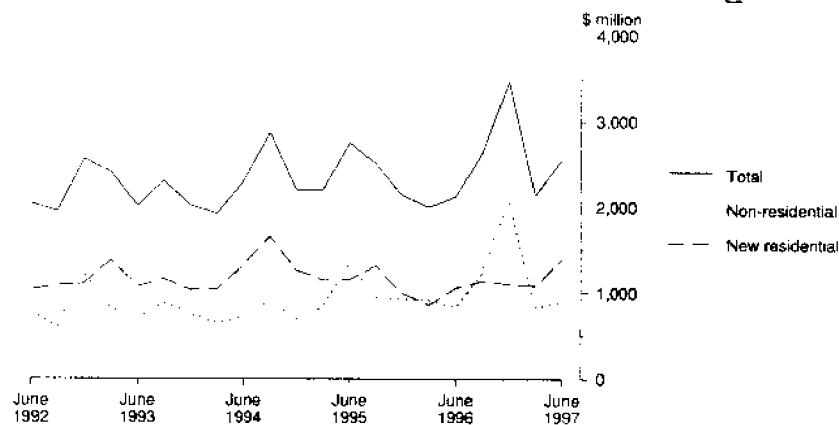
(a) See paragraphs 17-24 of the Explanatory Notes. (b) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

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

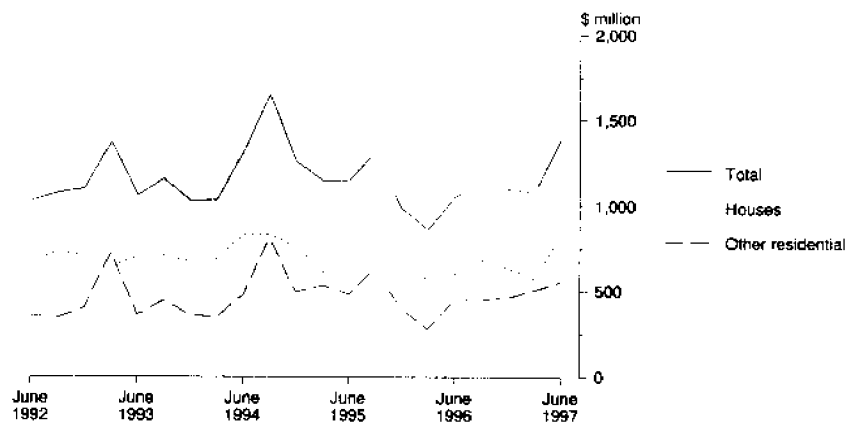
Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1994-95	2,849.2	2,888.8	2,334.3	5,223.1	1,011.6	2,850.6	3,788.6	8,981.6	10,023.3
1995-96	2,424.0	2,456.6	1,770.7	4,227.3	934.7	2,665.6	3,623.6	7,744.5	8,785.6
1996-97	2,711.4	2,732.5	1,986.1	4,718.6	1,035.9	4,053.2	5,056.9	9,682.9	10,811.4
<i>1996</i>									
Mar. qtr	573.9	581.7	284.7	866.4	221.4	655.1	916.0	1,725.0	2,003.8
June qtr	602.0	605.8	451.4	1,057.2	240.3	572.2	831.4	1,837.5	2,128.9
Sept. qtr	682.4	686.5	454.1	1,140.5	254.5	928.8	1,232.0	2,285.0	2,627.1
Dec. qtr	636.0	639.7	463.1	1,102.9	271.6	1,775.9	2,095.8	3,133.2	3,470.3
<i>1997</i>									
Mar. qtr	568.2	574.8	509.4	1,084.2	232.2	614.0	835.2	1,898.4	2,151.7
June qtr	824.8	831.5	559.4	1,390.9	277.5	734.4	894.0	2,366.3	2,562.3

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

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



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



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

Class of building	1994-95	1995-96	1996-97	1997			
				April	May	June	July
<b>PRIVATE SECTOR</b>							
New houses	3,101.6	2,700.0	3,031.8	264.2	411.1	248.9	282.3
New other residential buildings	2,106.8	1,637.1	1,817.7	175.6	189.5	152.9	176.9
<b>Total new residential building</b>	<b>5,208.3</b>	<b>4,337.1</b>	<b>4,849.4</b>	<b>439.8</b>	<b>600.7</b>	<b>401.8</b>	<b>459.2</b>
Alterations and additions to residential buildings	1,093.7	1,027.6	1,141.6	85.8	97.3	121.9	105.0
Hotels, etc.	284.4	99.6	302.3	12.4	16.8	13.8	116.4
Shops	587.5	562.8	830.0	87.7	30.5	88.7	61.5
Factories	381.2	351.7	414.1	38.3	27.4	16.0	47.3
Offices	348.1	432.4	1,092.2	27.5	66.7	32.4	181.2
Other business premises	354.2	593.8	409.5	23.2	18.7	68.0	56.7
Educational	99.2	122.5	127.2	11.3	7.4	13.3	30.3
Religious	33.7	50.5	21.9	0.3	0.5	2.8	3.1
Health	75.5	83.3	156.9	15.7	13.4	13.9	6.7
Entertainment and recreational	574.8	300.3	717.7	33.1	10.3	44.6	12.7
Miscellaneous	73.7	87.7	71.6	6.9	10.5	4.5	9.7
<b>Total non-residential building</b>	<b>2,812.5</b>	<b>2,684.7</b>	<b>4,143.2</b>	<b>256.3</b>	<b>202.1</b>	<b>297.9</b>	<b>525.5</b>
<b>Total</b>	<b>9,114.5</b>	<b>8,049.4</b>	<b>10,134.2</b>	<b>781.9</b>	<b>900.1</b>	<b>821.7</b>	<b>1,049.7</b>
<b>PUBLIC SECTOR</b>							
New houses	43.2	36.2	23.5	4.3	2.3	0.8	1.8
New other residential buildings	125.0	103.7	157.4	9.8	6.2	24.2	5.3
<b>Total new residential building</b>	<b>168.3</b>	<b>139.9</b>	<b>181.0</b>	<b>14.2</b>	<b>8.5</b>	<b>25.1</b>	<b>7.1</b>
Alterations and additions to residential buildings	7.3	13.8	16.4	0.2	4.4	1.2	0.6
Hotels, etc.	2.3	1.0	7.4	—	1.3	—	—
Shops	19.4	32.3	61.4	3.4	2.2	0.4	1.4
Factories	8.3	5.5	24.6	—	0.8	0.3	0.1
Offices	157.1	145.4	136.8	4.5	6.5	7.5	7.1
Other business premises	85.2	147.2	185.0	8.9	4.0	13.4	4.1
Educational	237.7	251.9	283.2	6.7	16.0	16.7	8.8
Religious	—	—	0.1	—	—	0.1	—
Health	239.7	256.7	77.3	2.9	20.5	2.3	9.8
Entertainment and recreational	51.7	83.5	189.1	15.6	1.1	8.5	20.9
Miscellaneous	119.5	42.0	61.0	9.0	6.2	5.8	7.3
<b>Total non-residential building</b>	<b>920.9</b>	<b>965.6</b>	<b>1,025.9</b>	<b>51.0</b>	<b>58.4</b>	<b>55.0</b>	<b>59.4</b>
<b>Total</b>	<b>1,096.5</b>	<b>1,119.3</b>	<b>1,223.3</b>	<b>65.4</b>	<b>71.3</b>	<b>81.3</b>	<b>67.0</b>
<b>TOTAL</b>							
New houses	3,144.8	2,736.2	3,055.3	268.5	413.4	249.7	284.1
New other residential buildings	2,231.8	1,740.8	1,975.1	185.5	195.7	177.1	182.1
<b>Total new residential building</b>	<b>5,376.6</b>	<b>4,477.0</b>	<b>5,030.4</b>	<b>454.0</b>	<b>609.2</b>	<b>426.9</b>	<b>466.2</b>
Alterations and additions to residential buildings	1,101.0	1,041.4	1,158.0	86.0	101.7	123.2	105.6
Hotels, etc.	286.7	100.6	309.6	12.4	18.1	13.8	116.4
Shops	607.0	595.1	891.3	91.1	32.7	89.1	62.8
Factories	389.5	357.2	438.7	38.3	28.1	16.3	47.3
Offices	505.2	577.8	1,229.0	32.0	73.2	39.9	188.2
Other business premises	439.4	741.0	594.5	32.1	22.7	81.5	60.8
Educational	336.9	374.4	410.5	18.0	23.4	30.0	39.1
Religious	33.7	50.5	22.1	0.3	0.5	2.8	3.1
Health	315.2	340.1	234.2	18.6	33.9	16.1	16.6
Entertainment and recreational	626.5	383.8	906.7	48.7	11.3	53.1	33.6
Miscellaneous	193.3	129.7	132.6	15.9	16.6	10.3	17.0
<b>Total non-residential building</b>	<b>3,733.4</b>	<b>3,650.2</b>	<b>5,169.1</b>	<b>307.3</b>	<b>260.5</b>	<b>353.0</b>	<b>584.9</b>
<b>Total</b>	<b>10,211.0</b>	<b>9,168.6</b>	<b>11,357.5</b>	<b>847.3</b>	<b>971.3</b>	<b>903.0</b>	<b>1,156.7</b>

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>HOTELS, ETC.</b>												
1997—												
May	9	0.8	6	2.0	2	1.2	4	8.1	1	6.0	22	18.1
June	9	0.9	1	0.3	1	0.5	1	3.0	1	9.0	13	13.8
July	9	0.8	2	0.7	—	—	—	—	2	115.0	13	116.4
<b>SHOPS</b>												
1997—												
May	87	7.0	25	7.9	7	5.0	6	12.8			125	32.7
June	70	6.0	14	4.2	6	4.2	7	14.2	2	60.5	99	89.1
July	91	8.1	29	8.1	16	10.1	5	11.8	3	24.7	144	62.8
<b>FACTORIES</b>												
1997												
May	35	3.9	21	6.8	15	10.0	5	7.4	—	—	76	28.1
June	33	3.5	13	4.4	6	4.2	3	4.3	—	—	55	16.3
July	25	2.8	13	4.0	9	5.9	5	11.2	2	23.4	54	47.3
<b>OFFICES</b>												
1997												
May	73	6.5	21	6.2	10	6.8	8	13.9	5	39.8	117	73.2
June	59	5.9	23	6.9	8	5.4	6	11.8	1	10.0	97	39.9
July	82	8.1	21	6.4	6	3.4	4	5.7	3	164.6	116	188.2
<b>OTHER BUSINESS PREMISES</b>												
1997												
May	49	5.0	14	4.6	5	3.1	5	10.0	—	—	73	22.7
June	31	2.7	16	4.5	11	7.7	7	14.0	4	52.5	69	81.5
July	46	4.5	27	7.7	10	6.0	6	9.5	2	33.1	91	60.8
<b>EDUCATIONAL</b>												
1997—												
May	27	2.6	6	1.9	6	4.6	5	8.8	1	5.5	45	23.4
June	22	2.6	9	3.3	5	3.6	7	15.0	1	5.5	44	30.0
July	19	2.0	7	2.5	8	5.5	5	15.2	2	13.9	41	39.1

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>RELIGIOUS</b>												
1997—												
May	5	0.5	—	—	—	—	—	—	—	—	5	0.5
June	4	0.4	2	0.5	—	—	1	2.0	—	—	7	2.8
July	3	0.3	3	0.8	1	0.9	1	1.1	—	—	8	3.1
<b>HEALTH</b>												
1997—												
May	6	0.6	5	1.6	3	2.2	8	15.4	1	14.0	23	33.9
June	8	0.8	6	1.7	2	1.6	3	5.3	1	6.7	20	16.1
July	10	1.0	4	1.0	2	1.5	5	8.1	1	5.0	22	16.6
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1997—												
May	22	2.0	6	2.1	1	0.6	4	6.7	—	—	33	11.3
June	17	1.9	8	2.7	6	4.2	6	12.9	3	31.4	40	53.1
July	10	0.9	12	3.7	7	4.8	4	9.5	1	14.7	34	33.6
<b>MISCELLANEOUS</b>												
1997—												
May	31	3.2	11	3.3	1	0.7	3	4.3	1	5.0	47	16.6
June	15	1.5	9	2.2	4	3.0	2	3.6	—	—	30	10.3
July	23	2.7	15	4.1	2	1.2	3	9.1	—	—	43	17.0
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1997—												
May	344	32.1	115	36.5	50	34.3	48	87.4	9	70.3	566	260.5
June	268	26.3	101	30.6	49	34.3	43	86.1	13	175.6	474	353.0
July	318	31.2	133	39.0	61	39.1	38	81.1	16	394.5	566	584.9



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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$ '000)	Number	Value (\$ '000)	Number	Value (\$ '000)
<b>SYDNEY STATISTICAL DIVISION</b>						
<i>Houses</i>	1,217	159,182	9	963	1,226	160,145
Brick, stone, or concrete	116	19,948	—	—	116	19,948
Brick-veneer	778	96,971	8	832	786	97,803
Timber	18	1,791	—	—	18	1,791
Fibre cement	23	1,967	—	—	23	1,967
Other materials	282	38,505	1	131	283	38,636
Other residential buildings	1,487	159,249	27	2,275	1,514	161,524
<b>Total residential buildings</b>	<b>2,704</b>	<b>318,431</b>	<b>36</b>	<b>3,238</b>	<b>2,740</b>	<b>321,669</b>
<b>HUNTER STATISTICAL DIVISION</b>						
<i>Houses</i>	282	31,590	1	132	283	31,722
Brick, stone, or concrete	8	1,063	1	132	9	1,195
Brick-veneer	220	25,485	—	—	220	25,485
Timber	20	1,620	—	—	20	1,620
Fibre cement	18	1,562	—	—	18	1,562
Other materials	16	1,859	—	—	16	1,859
Other residential buildings	71	8,028	—	—	71	8,028
<b>Total residential buildings</b>	<b>353</b>	<b>39,618</b>	<b>1</b>	<b>132</b>	<b>354</b>	<b>39,750</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>						
<i>Houses</i>	235	26,627	—	—	235	26,627
Brick, stone, or concrete	12	1,581	—	—	12	1,581
Brick-veneer	173	19,433	—	—	173	19,433
Timber	7	821	—	—	7	821
Fibre cement	3	211	—	—	3	211
Other materials	40	4,582	—	—	40	4,582
Other residential buildings	23	1,722	25	2,088	48	3,810
<b>Total residential buildings</b>	<b>258</b>	<b>28,349</b>	<b>25</b>	<b>2,088</b>	<b>283</b>	<b>30,438</b>
<b>BALANCE OF NEW SOUTH WALES</b>						
<i>Houses</i>	609	64,911	6	715	615	65,626
Brick, stone, or concrete	90	11,105	—	—	90	11,105
Brick-veneer	333	38,407	2	250	335	38,657
Timber	57	4,350	—	—	57	4,350
Fibre cement	51	3,885	—	—	51	3,885
Other materials	78	7,164	4	465	82	7,629
Other residential buildings	109	7,854	8	900	117	8,754
<b>Total residential buildings</b>	<b>718</b>	<b>72,765</b>	<b>14</b>	<b>1,615</b>	<b>732</b>	<b>74,380</b>
<b>NEW SOUTH WALES</b>						
<i>Houses</i>	2,343	282,310	16	1,811	2,359	284,121
Brick, stone, or concrete	226	33,697	1	132	227	33,829
Brick-veneer	1,504	180,296	10	1,082	1,514	181,378
Timber	102	8,582	—	—	102	8,582
Fibre cement	95	7,626	—	—	95	7,626
Other materials	416	52,110	5	596	421	52,706
Other residential buildings	1,690	176,853	60	5,263	1,750	182,116
<b>Total residential buildings</b>	<b>4,033</b>	<b>459,163</b>	<b>76</b>	<b>7,074</b>	<b>4,109</b>	<b>466,237</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 1997**

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Sydney	1,226	138	407	545	169	253	547	969	1,514	2,740
Hunter	283	42	20	62	9	—	—	9	71	354
Illawarra	235	28	3	31	17	—	—	17	48	283
Richmond — Tweed	100	35	2	37	8	18	—	26	63	163
Mid-North Coast	174	13	6	19	—	—	—	—	19	193
Northern	39	6	—	6	—	—	—	—	6	45
North Western	30	9	—	9	6	—	—	6	15	45
Central West	94	2	—	2	4	—	—	4	6	100
South Eastern	81	2	4	6	—	—	—	—	6	87
Murrumbidgee	53	2	—	2	—	—	—	—	2	55
Murray	41	—	—	—	—	—	—	—	—	41
Far West	3	—	—	—	—	—	—	—	—	3
<b>New South Wales</b>	<b>2,359</b>	<b>277</b>	<b>442</b>	<b>719</b>	<b>213</b>	<b>271</b>	<b>547</b>	<b>1,031</b>	<b>1,750</b>	<b>4,109</b>
VALUE (\$'000)										
Sydney	160,145	10,996	45,306	56,302	14,336	22,025	68,860	105,221	161,524	321,669
Hunter	31,722	3,208	3,855	7,063	965	—	—	965	8,028	39,750
Illawarra	26,627	2,288	258	2,546	1,264	—	—	1,264	3,810	30,438
Richmond — Tweed	9,593	2,340	195	2,535	770	990	—	1,760	4,295	13,888
Mid-North Coast	18,148	980	540	1,520	—	—	—	—	1,520	19,668
Northern	4,247	650	—	650	—	—	—	—	650	4,896
North Western	3,507	645	—	645	395	—	—	395	1,040	4,547
Central West	10,362	150	—	150	304	—	—	304	454	10,816
South Eastern	8,316	140	485	625	—	—	—	—	625	8,941
Murrumbidgee	5,788	170	—	170	—	—	—	—	170	5,958
Murray	5,247	—	—	—	—	—	—	—	—	5,247
Far West	419	—	—	—	—	—	—	—	—	419
<b>New South Wales</b>	<b>284,121</b>	<b>21,567</b>	<b>50,640</b>	<b>72,206</b>	<b>18,035</b>	<b>23,015</b>	<b>68,860</b>	<b>109,910</b>	<b>182,116</b>	<b>466,237</b>

(a) Excludes Conversions, etc.

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

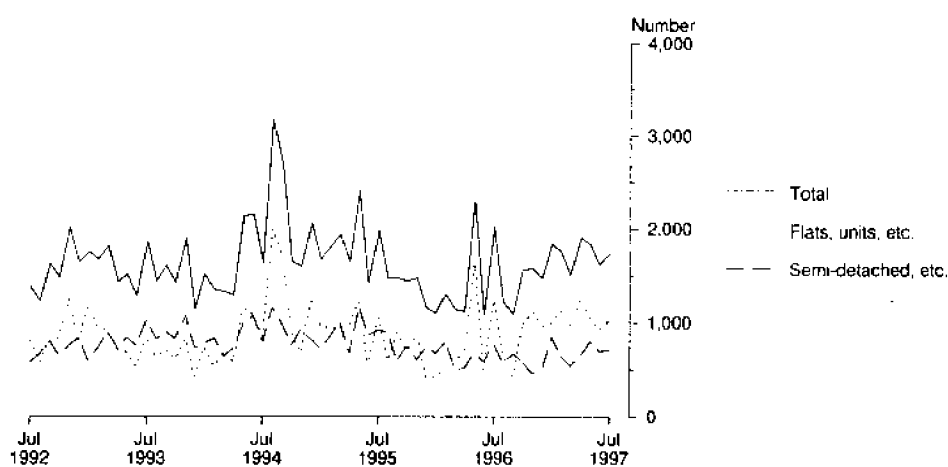


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, JULY 1997

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION										
Botany (A)	1	--	140	--	--	--	--	850	1,073	1,213
Leichhardt (A)	3	--	405	25	--	4,500	3,333	6,992	6,992	15,230
Marrickville (A)	2	--	240	10	--	750	1,213	7,332	7,432	9,635
South Sydney (C)	1	--	175	124	--	9,930	4,453	12,652	14,073	28,630
Sydney (C) — Inner & Remainder	--	--	--	66	--	10,500	500	322,010	326,944	337,944
<i>Inner Sydney (SSD)</i>	7	--	960	225	--	25,680	9,498	349,836	356,514	392,652
Randwick (C)	9	1	1,524	93	--	8,260	2,890	2,440	2,440	15,114
Waverley (A)	--	--	--	97	--	16,047	5,703	1,015	1,015	22,765
Woollahra (A)	2	--	263	9	--	1,440	4,742	4,950	5,048	11,493
<i>Eastern Suburbs (SSD)</i>	11	1	1,787	199	--	25,747	13,336	8,405	8,503	49,373
Hurstville (C)	18	--	2,274	30	--	2,350	1,194	580	900	6,718
Kogarah (A)	22	--	3,383	--	--	--	546	105	105	4,034
Rockdale (C)	14	--	2,266	31	--	2,040	1,234	668	788	6,328
Sutherland Shire (A)	59	--	9,329	151	--	11,893	4,018	1,159	6,743	31,983
<i>St George — Sutherland (SSD)</i>	113	--	17,253	212	--	16,283	6,992	2,572	8,536	49,064
Bankstown (C)	8	--	916	33	3	3,399	1,119	562	617	6,051
Canterbury (A)	9	--	1,241	51	--	3,868	2,864	1,175	1,225	9,198
<i>Canterbury -- Bankstown (SSD)</i>	17	--	2,157	84	3	7,267	3,983	1,737	1,842	15,249
Fairfield (C)	48	--	6,760	13	--	980	891	9,320	9,460	18,091
Liverpool (C)	193	8	22,288	31	6	2,731	230	2,860	3,036	28,286
<i>Fairfield — Liverpool (SSD)</i>	241	8	29,048	44	6	3,711	1,121	12,180	12,496	46,377
Camden (A)	50	--	5,287	--	--	--	394	759	759	6,440
Campbelltown (C)	34	--	3,459	--	--	--	1,009	5,286	5,695	10,162
Wollondilly (A)	26	--	3,125	12	--	832	509	--	838	5,304
<i>Outer South Western Sydney (SSD)</i>	110	--	11,871	12	--	832	1,912	6,045	7,291	21,907
Ashfield (A)	1	--	80	14	--	980	437	1,250	1,710	3,207
Burwood (A)	3	--	550	53	--	7,500	446	1,720	1,720	10,216
Concord (A)	1	--	150	132	--	16,140	728	50	270	17,288
Drummoyne (A)	4	--	688	104	--	19,665	1,162	750	750	22,265
Strathfield (A)	6	--	740	--	--	--	951	300	300	1,991
<i>Inner Western Sydney (SSD)</i>	15	--	2,208	303	--	44,285	3,725	4,070	4,750	54,968

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SYDNEY STATISTICAL DIVISION—continued</b>										
Auburn (A)	10	—	1,956	—	—	—	608	400	2,606	5,170
Holroyd (C)	17	—	1,800	40	10	3,533	693	2,598	2,598	8,624
Parramatta (C)	6	—	774	31	—	2,305	1,881	6,674	7,609	12,568
Central Western Sydney (SSD)	33	—	4,531	71	10	5,837	3,182	9,672	12,813	26,363
Blue Mountains (C)	40	—	4,512	3	—	225	1,034	1,062	1,357	7,128
Hawkesbury (C)	34	—	3,582	—	—	—	520	851	1,817	5,919
Penrith (C)	57	—	6,184	38	8	3,516	1,822	5,941	15,123	26,646
Outer Western Sydney (SSD)	131	—	14,278	41	8	3,741	3,376	7,854	18,297	39,693
Baulkham Hills (A)	110	—	17,766	39	—	3,055	2,558	5,105	5,105	28,484
Blacktown (C)	123	—	13,689	23	—	1,697	2,407	24,911	25,162	42,955
Blacktown — Baulkham Hills (SSD)	233	—	31,455	62	—	4,752	4,965	30,016	30,267	71,438
Hunter's Hill (A)	2	—	453	—	—	—	310	—	80	843
Lane Cove (A)	4	—	1,230	—	—	—	1,113	120	120	2,463
Mosman (A)	—	—	—	—	—	—	2,388	—	—	2,388
North Sydney (A)	2	—	370	81	—	6,410	1,813	2,710	2,710	11,303
Ryde (C)	17	—	2,762	14	—	1,600	2,110	2,165	2,615	9,087
Willoughby (C)	11	—	1,921	8	—	1,000	3,232	8,217	8,377	14,531
Lower Northern Sydney (SSD)	36	—	6,737	103	—	9,010	10,965	13,212	13,902	40,614
Hornsby (A)	58	—	7,843	6	—	600	2,364	2,101	2,603	13,410
Ku-ring-gai (A)	15	—	4,758	57	—	6,470	5,947	670	670	17,844
Hornsby — Ku-ring-gai (SSD)	73	—	12,600	63	—	7,070	8,311	2,771	3,273	31,254
Manly (A)	8	—	1,355	4	—	450	1,086	—	221	3,112
Pittwater (A)	10	—	1,678	8	—	885	1,863	555	555	4,980
Warringah (A)	24	—	4,392	22	—	3,340	4,201	18,550	19,293	31,226
Northern Beaches (SSD)	42	—	7,425	34	—	4,675	7,150	19,105	20,069	39,318
Gosford (C)	81	—	10,325	8	—	665	2,798	1,118	2,685	16,474
Wyong (A)	74	—	7,509	26	—	1,970	1,197	400	400	11,076
Gosford — Wyong (SSD)	155	—	17,834	34	—	2,635	3,996	1,518	3,085	27,550
<b>Sydney (SD)</b>	<b>1,217</b>	<b>9</b>	<b>160,145</b>	<b>1,487</b>	<b>27</b>	<b>161,524</b>	<b>82,512</b>	<b>468,933</b>	<b>501,639</b>	<b>905,819</b>

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>HUNTER STATISTICAL DIVISION</b>										
Cessnock (C)	17	—	2,178	8	—	2,400	629	4,464	4,464	9,671
Lake Macquarie (C)	70	—	7,939	12	—	1,042	2,332	1,290	5,498	16,811
Maitland (C)	29	—	3,075	4	—	242	384	1,240	1,240	4,942
Newcastle (C) Inner & Remainder	52	—	5,771	23	—	2,225	1,736	5,298	5,827	15,561
Port Stephens (A)	36	—	4,486	10	—	966	673	19,444	19,444	25,569
Newcastle (SSD)	204	—	23,450	57	—	6,875	5,754	31,735	36,473	72,553
Dungog (A)	6	—	602	—	—	—	44	60	60	706
Gloucester (A)	3	—	228	—	—	—	127	—	—	355
Great Lakes (A)	40	1	4,182	6	—	743	446	206	206	5,577
Merriwa (A)	2	—	230	—	—	—	—	—	—	230
Murrumbidgee (A)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (A)	4	—	502	6	—	260	11	788	788	1,561
Scone (A)	3	—	232	—	—	—	278	648	648	1,157
Singleton (A)	20	—	2,296	2	—	150	193	900	900	3,539
Hunter SD Balance (SSD)	78	1	8,272	14	—	1,153	1,098	2,602	2,602	13,125
<b>Hunter (SD)</b>	<b>282</b>	<b>1</b>	<b>31,722</b>	<b>71</b>	<b>—</b>	<b>8,028</b>	<b>6,853</b>	<b>34,337</b>	<b>39,075</b>	<b>85,678</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>										
Kiama (A)	15	—	2,034	—	—	—	428	—	—	2,462
Shellharbour (A)	28	—	3,263	2	—	110	280	1,060	1,060	4,712
Wollongong (C)	57	—	7,122	14	21	2,770	2,297	310	15,024	27,213
Wollongong (SSD)	100	—	12,479	16	21	2,880	3,005	1,370	16,084	34,388
Shoalhaven (C)	99	—	9,476	2	—	120	1,673	2,933	5,941	17,210
Wingecarribee (A)	36	—	4,732	5	4	810	724	710	710	6,976
Illawarra SD Balance (SSD)	135	—	14,208	7	4	930	2,397	3,643	6,651	24,186
<b>Illawarra (SD)</b>	<b>235</b>	<b>—</b>	<b>26,627</b>	<b>23</b>	<b>25</b>	<b>3,810</b>	<b>5,401</b>	<b>5,013</b>	<b>22,734</b>	<b>58,573</b>
<b>RICHMOND — TWEED STATISTICAL DIVISION</b>										
Tweed (A) Pt A	29	—	2,758	36	—	2,160	273	1,260	1,260	6,450
Tweed Heads (SSD)	29	—	2,758	36	—	2,160	273	1,260	1,260	6,450
Ballina (A)	19	—	1,907	16	—	1,505	420	1,780	1,865	5,697
Byron (A)	13	—	1,357	9	—	380	330	330	507	2,574
Casino (A)	—	1	125	—	2	250	45	—	—	419
Kyogle (A)	2	—	70	—	—	—	—	—	—	70
Lismore (C)	14	—	1,276	—	—	—	336	120	120	1,731
Richmond River (A)	7	—	689	—	—	—	80	90	90	859
Tweed (A) Pt B	15	—	1,412	—	—	—	20	112	112	1,544
Richmond Tweed SD Balance (SSD)	70	1	6,836	25	2	2,135	1,230	2,432	2,694	12,895
<b>Richmond — Tweed (SD)</b>	<b>99</b>	<b>1</b>	<b>9,593</b>	<b>61</b>	<b>2</b>	<b>4,295</b>	<b>1,503</b>	<b>3,692</b>	<b>3,954</b>	<b>19,345</b>

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>MID-NORTH COAST STATISTICAL DIVISION</b>										
Bellingen (A)	5	--	421	--	--	--	91	840	840	1,352
Coffs Harbour (C)	41	--	4,622	4	--	260	423	354	956	6,261
Copmanhurst (A)	8	--	562	--	--	--	94	--	--	656
Grafton (C)	3	--	319	--	--	--	61	170	531	911
Maclean (A)	9	--	833	8	--	710	182	--	--	1,725
Nambucca (A)	3	2	442	--	--	--	--	--	--	442
Nymboida (A)	3	--	154	--	--	--	50	--	--	204
Ulmarra (A)	5	--	596	--	--	--	35	--	--	632
Clarence (SSD)	77	2	7,949	12	--	970	936	1,364	2,327	12,182
Greater Taree (C)	24	--	2,877	--	--	--	375	238	238	3,490
Hastings (A)	53	--	5,510	7	--	550	212	555	555	6,827
Kempsey (A)	18	--	1,811	--	--	--	261	--	322	2,394
Lord Howe Island	--	--	--	--	--	--	--	--	--	--
Hastings (SSD)	95	--	10,199	7	--	550	848	793	1,115	12,712
<b>Mid-North Coast (SD)</b>	<b>172</b>	<b>2</b>	<b>18,148</b>	<b>19</b>	<b>--</b>	<b>1,520</b>	<b>1,784</b>	<b>2,157</b>	<b>3,442</b>	<b>24,893</b>
<b>NORTHERN STATISTICAL DIVISION</b>										
Barraba (A)	--	--	--	--	--	--	--	--	--	--
Bingara (A)	--	--	--	--	--	--	--	--	--	--
Gunnedah (A)	2	--	309	--	--	--	260	450	450	1,019
Inverell (A) Pt A	7	--	864	--	--	--	39	--	--	902
Manilla (A)	2	--	144	--	--	--	--	--	--	144
Nundle (A)	--	--	--	--	--	--	--	--	--	--
Parry (A)	4	--	426	--	--	--	70	--	--	496
Quirindi (A)	1	--	49	--	--	--	34	--	--	83
Tamworth (C)	6	--	738	--	--	--	230	190	190	1,157
Yallaroi (A)	1	--	62	--	--	--	--	--	--	62
Northern Slopes (SSD)	23	--	2,591	--	--	--	632	640	640	3,863
Armidale (C)	1	--	220	--	--	--	75	--	112	407
Dumaresq (A)	1	--	200	--	--	--	--	--	--	200
Glen Innes (A)	3	--	278	--	6	650	20	--	--	947
Guyra (A)	1	--	147	--	--	--	15	--	--	162
Inverell (A) Pt B	--	--	--	--	--	--	--	--	--	--
Severn (A)	3	--	248	--	--	--	13	--	--	261
Tenterfield (A)	3	--	75	--	--	--	--	--	515	590
Uralla (A)	--	--	--	--	--	--	25	--	--	25
Walcha (A)	--	--	--	--	--	--	--	--	--	--
Northern Tablelands (SSD)	12	--	1,168	--	6	650	148	--	627	2,592
Moree Plains (A)	2	--	310	--	--	--	44	1,175	1,175	1,529
Narrabri (A)	2	--	179	--	--	--	40	--	287	506
North Central Plain (SSD)	4	--	489	--	--	--	83	1,175	1,462	2,034
<b>Northern (SD)</b>	<b>39</b>	<b>--</b>	<b>4,247</b>	<b>--</b>	<b>6</b>	<b>650</b>	<b>863</b>	<b>1,815</b>	<b>2,730</b>	<b>8,489</b>

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>NORTH WESTERN STATISTICAL DIVISION</b>										
Coolah (A)	—	—	—	—	—	—	13	—	—	13
Coonabarabran (A)	—	—	—	—	—	—	38	—	—	38
Dubbo (C)	12	—	1,673	—	—	—	298	690	922	2,893
Gilgandra (A)	—	—	—	—	—	—	—	105	105	105
Mudgee (A)	6	—	679	6	—	395	121	66	159	1,354
Narromine (A)	2	—	148	—	—	—	18	—	—	166
Wellington (A)	3	—	332	—	—	—	—	—	—	332
Central Macquarie (SSD)	23	—	2,832	6	—	395	488	861	1,186	4,900
Bogan (A)	1	—	150	3	—	200	—	—	—	350
Coonamble (A)	—	—	—	—	—	—	—	—	—	—
Walgett (A)	—	—	—	—	—	—	—	—	—	—
Warren (A)	—	—	—	—	—	—	—	—	—	—
Macquarie -- Barwon (SSD)	1	—	150	3	—	200	—	—	—	350
Bourke (A)	—	—	—	—	—	—	24	—	—	24
Brewarrina (A)	—	—	—	—	—	—	—	—	156	156
Cobar (A)	6	—	526	6	—	445	61	60	120	1,151
Upper Darling (SSD)	6	—	526	6	—	445	85	60	276	1,331
North Western (SD)	30	—	3,507	15	—	1,040	572	921	1,462	6,582
<b>CENTRAL WEST STATISTICAL DIVISION</b>										
Bathurst (C)	12	—	1,416	4	—	304	191	—	—	1,911
Blayney (A) Pt A	—	—	—	—	—	—	38	550	550	588
Cabonne (A) Pt A	2	—	233	—	—	—	—	—	—	233
Evans (A) Pt A	—	—	—	—	—	—	—	—	—	—
Orange (C)	18	—	1,992	2	—	150	411	415	415	2,968
Bathurst -- Orange (SSD)	32	—	3,641	6	—	454	640	965	965	5,700
Blayney (A) Pt B	1	—	112	—	—	—	—	—	—	112
Cabonne (A) Pt B	—	—	—	—	—	—	35	—	—	35
Evans (A) Pt B	5	—	572	—	—	—	23	—	—	595
Greater Lithgow (C)	8	—	903	—	—	—	111	420	420	1,433
Oberon (A)	4	—	255	—	—	—	107	—	—	362
Rylstone (A)	2	—	165	—	—	—	36	66	66	267
Central Tablelands (excl. Bathurst -- Orange) (SSD)	20	—	2,006	—	—	—	312	486	486	2,804
Bland (A)	—	—	—	—	—	—	—	—	—	—
Cabonne (A) Pt C	1	—	40	—	—	—	39	70	70	149
Cowra (A)	10	—	1,110	—	—	—	77	400	577	1,764
Forbes (A)	6	—	748	—	—	—	218	—	—	966
Lachlan (A)	2	—	330	—	—	—	—	350	350	680
Parkes (A)	20	—	2,143	—	—	—	355	2,062	2,412	4,910
Weddin (A)	3	—	344	—	—	—	18	—	—	362
Lachlan (SSD)	42	—	4,715	—	—	—	708	2,882	3,409	8,832
Central West (SD)	94	—	10,362	6	—	454	1,660	4,333	4,860	17,336

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SOUTH EASTERN STATISTICAL DIVISION</b>										
Queanbeyan (C)	5	—	550	—	—	—	43	70	70	663
Yarrowlumla (A) — Pt A	6	—	624	—	—	—	164	55	55	843
<i>Queanbeyan (SSD)</i>	<i>11</i>	<i>—</i>	<i>1,174</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>207</i>	<i>125</i>	<i>125</i>	<i>1,506</i>
Boorowa (A)	1	—	130	—	—	—	11	—	—	141
Crookwell (A)	1	—	112	—	—	—	185	—	—	297
Goulburn (C)	3	—	361	—	—	—	119	95	95	575
Gunning (A)	2	—	291	—	—	—	20	—	—	311
Harden (A)	—	—	—	—	—	—	—	—	—	—
Mulwaree (A)	9	—	685	—	—	—	450	95	95	1,230
Tallaganda (A)	3	—	197	—	—	—	30	—	—	227
Yarrowlumla (A) — Pt B	—	—	—	—	—	—	—	—	—	—
Yass (A)	10	—	1,566	—	—	—	279	—	—	1,845
Young (A)	3	—	220	—	—	—	117	110	199	536
<i>Southern Tablelands (excl. Queanbeyan) (SSD)</i>	<i>32</i>	<i>—</i>	<i>3,563</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>1,211</i>	<i>300</i>	<i>389</i>	<i>5,163</i>
Bega Valley (A)	14	1	1,390	2	—	140	391	—	—	1,920
Feroobodalla (A)	16	—	1,290	—	—	—	409	1,159	1,159	2,857
<i>Lower South Coast (SSD)</i>	<i>30</i>	<i>1</i>	<i>2,680</i>	<i>2</i>	<i>—</i>	<i>140</i>	<i>799</i>	<i>1,159</i>	<i>1,159</i>	<i>4,778</i>
Bombala (A)	—	—	—	—	—	—	—	—	—	—
Cooma-Monaro (A)	2	—	192	—	—	—	24	—	115	331
Snowy River (A)	5	—	707	4	—	485	100	140	140	1,432
<i>Snowy (SSD)</i>	<i>7</i>	<i>—</i>	<i>899</i>	<i>4</i>	<i>—</i>	<i>485</i>	<i>124</i>	<i>140</i>	<i>255</i>	<i>1,763</i>
<b>South Eastern (SD)</b>	<b>80</b>	<b>1</b>	<b>8,316</b>	<b>6</b>	<b>—</b>	<b>625</b>	<b>2,342</b>	<b>1,724</b>	<b>1,928</b>	<b>13,210</b>
<b>MURRUMBIDGEE STATISTICAL DIVISION</b>										
Coolamon (A)	2	—	264	—	—	—	—	—	—	264
Cootamundra (A)	—	—	—	—	—	—	62	—	—	62
Gundagai (A)	—	—	—	—	—	—	—	—	—	—
Junee (A)	2	—	200	—	—	—	19	—	—	219
Lockhart (A)	1	—	58	—	—	—	—	—	—	58
Narrandera (A)	2	—	185	—	—	—	40	—	—	225
Temora (A)	1	—	45	—	—	—	92	—	—	137
Tumut (A)	2	—	395	—	—	—	15	—	—	410
Wagga Wagga (C)	26	1	2,802	—	—	—	756	1,120	1,213	4,771
<i>Central Murrumbidgee (SSD)</i>	<i>36</i>	<i>1</i>	<i>3,949</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>984</i>	<i>1,120</i>	<i>1,213</i>	<i>6,146</i>
Carrathool (A)	1	—	52	—	—	—	—	198	198	250
Griffith (C)	12	—	1,517	2	—	170	287	500	570	2,544
Hay (A)	—	—	—	—	—	—	15	—	—	15
Leeton (A)	2	—	150	—	—	—	44	—	—	193
Murrumbidgee (A)	1	—	120	—	—	—	—	—	—	120
<i>Lower Murrumbidgee (SSD)</i>	<i>16</i>	<i>—</i>	<i>1,839</i>	<i>2</i>	<i>—</i>	<i>170</i>	<i>346</i>	<i>698</i>	<i>768</i>	<i>3,123</i>
<b>Murrumbidgee (SD)</b>	<b>52</b>	<b>1</b>	<b>5,788</b>	<b>2</b>	<b>—</b>	<b>170</b>	<b>1,330</b>	<b>1,818</b>	<b>1,981</b>	<b>9,269</b>

(a) Excludes Conversions, etc.



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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>MURRAY STATISTICAL DIVISION</b>										
Albury (C)	19	1	2,768	—	—	—	366	75	189	3,323
Hume (A)	6	—	948	—	—	—	87	—	—	1,035
Albury (SSD)	25	1	3,716	—	—	—	454	75	189	4,358
Corowa (A)	—	—	—	—	—	—	—	98	196	196
Culcairn (A)	—	—	—	—	—	—	—	—	—	—
Holbrook (A)	—	—	—	—	—	—	21	240	240	261
Tumbarumba (A)	—	—	—	—	—	—	—	—	—	—
Urana (A)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	—	—	—	—	—	—	21	338	436	457
Berrigan (A)	6	—	533	—	—	—	91	—	—	623
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	1	—	90	—	—	—	35	—	—	125
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	5	—	499	—	—	—	—	120	120	619
Wakool (A)	—	—	—	—	—	—	20	—	—	20
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	12	—	1,122	—	—	—	146	120	120	1,388
Balranald (A)	1	—	80	—	—	—	23	—	—	103
Wentworth (A)	2	—	329	—	—	—	60	78	78	467
Murray — Darling (SSD)	3	—	409	—	—	—	83	78	78	570
<b>Murray (SD)</b>	<b>40</b>	<b>1</b>	<b>5,247</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>703</b>	<b>611</b>	<b>822</b>	<b>6,773</b>
<b>FAR WEST STATISTICAL DIVISION</b>										
Broken Hill (C)	3	—	419	—	—	—	63	170	279	761
Central Darling (A)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
<b>Far West (SD)</b>	<b>3</b>	<b>—</b>	<b>419</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>63</b>	<b>170</b>	<b>279</b>	<b>761</b>
<b>NEW SOUTH WALES</b>										
<b>New South Wales</b>	<b>2,343</b>	<b>16</b>	<b>284,121</b>	<b>1,690</b>	<b>60</b>	<b>182,116</b>	<b>105,585</b>	<b>525,524</b>	<b>584,906</b>	<b>1,156,728</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 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

(August 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 August 1997, the trend estimate for that month would be 2,177, a movement of 0.9%. The monthly movement in the trend estimates for May, June and July 1997, which is currently estimated to be 0.2%, 0.1% and 0.1% respectively, would be revised to 0.5%, 0.9% and 0.9%. On the other hand, a 7% seasonally adjusted decline in the number of private houses in August 1997 would produce a trend for August 1997 of 2,063, a movement of -0.9% with the movements in the trend estimates for May, June and July 1997 being revised to -0.3%, -0.4% and -0.8% respectively.

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

	Trend estimate		Revised trend estimate if August 1997 seasonally adjusted estimate			
			is up 7% on July 1997		is down 7% on July 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
February	2,105	0.5	2,103	0.4	2,109	0.6
March	2,109	0.2	2,106	0.1	2,115	0.3
April	2,110	0.1	2,109	0.2	2,113	-0.1
May	2,115	0.2	2,120	0.5	2,108	-0.3
June	2,117	0.1	2,138	0.9	2,098	-0.4
July	2,128	0.1	2,157	0.9	2,082	-0.8
August	n.y.a.	n.y.a.	2,177	0.9	2,063	-0.9

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

	Trend estimate		Revised trend estimate if August 1997 seasonally adjusted estimate			
			is up 7% on July 1997		is down 7% on July 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
February	2,128	0.6	2,127	0.5	2,132	0.7
March	2,132	0.2	2,129	0.1	2,139	0.3
April	2,132	-0.0	2,131	0.1	2,135	-0.2
May	2,134	0.1	2,139	0.4	2,126	-0.4
June	2,132	-0.1	2,154	0.7	2,113	-0.6
July	2,141	0.4	2,171	0.8	2,094	-0.9
August	n.y.a.	n.y.a.	2,188	0.8	2,071	-1.1

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

	Trend estimate		Revised trend estimate if August 1997 seasonally adjusted estimate			
			is up 8% on July 1997		is down 8% on July 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
February	4,166	1.3	4,169	1.4	4,180	1.7
March	4,137	-0.7	4,143	-0.6	4,163	-0.4
April	4,087	-1.2	4,088	-1.3	4,097	-1.6
May	4,036	-1.3	4,038	-1.2	4,012	-2.1
June	3,986	-1.2	3,997	-1.0	3,912	-2.5
July	3,930	-1.4	3,965	-0.8	3,804	-2.8
August	n.y.a.	n.y.a.	3,943	-0.6	3,701	-2.7

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

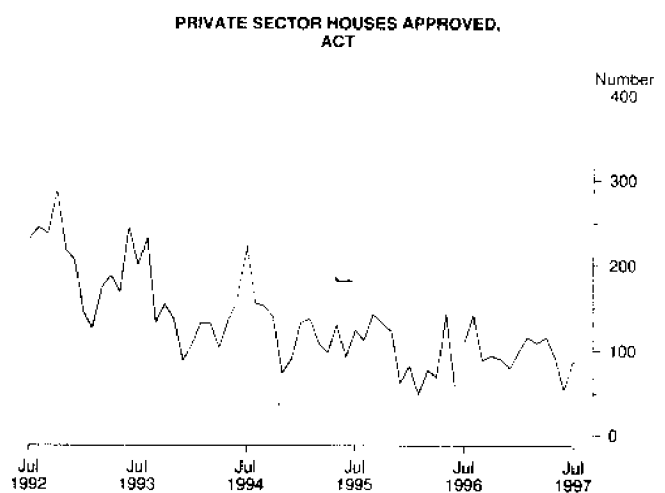
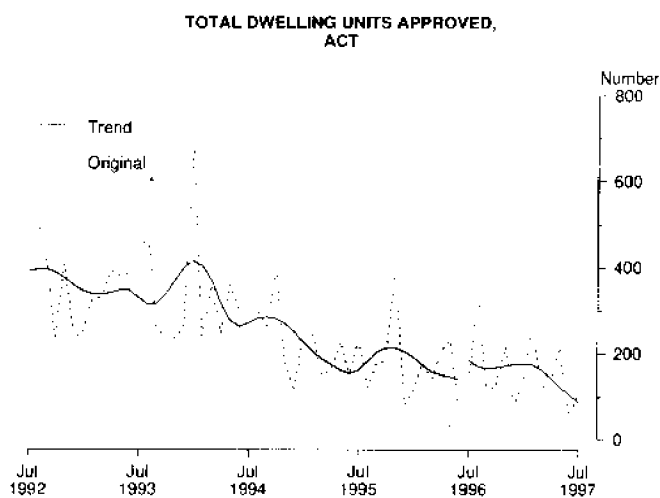
	Trend estimate		Revised trend estimate if August 1997 seasonally adjusted estimate			
			is up 9% on July 1997		is down 9% on July 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
February	442.9	2.9	443.9	3.1	445.1	3.4
March	445.0	0.5	446.7	0.6	448.9	0.9
April	439.6	-1.2	440.2	-1.4	441.3	-1.7
May	429.6	-2.3	428.2	-2.7	425.4	-3.6
June	416.8	-3.0	413.8	-3.4	404.3	-5.0
July	401.7	-3.6	398.9	-3.6	381.0	-5.8
August	n.y.a.	n.y.a.	385.1	-3.5	358.1	-6.0

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

	Trend estimate		Revised trend estimate if August 1997 seasonally adjusted estimate			
			is up 8% on July 1997		is down 8% on July 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
February	96.8	-1.5	96.9	-1.4	97.1	-1.1
March	96.1	-0.7	96.2	-0.7	96.7	-0.4
April	97.2	1.1	97.2	1.1	97.5	0.8
May	99.5	2.3	99.6	2.5	98.9	1.5
June	102.1	2.6	101.6	2.0	99.3	0.4
July	103.3	1.3	102.6	1.1	98.4	-0.9
August	n.y.a.	n.y.a.	103.6	0.9	97.1	-1.2

## AUSTRALIAN CAPITAL TERRITORY, JULY 1997

### MAIN FEATURES



#### Residential building

- The number of dwelling units approved in July was 107. There were 27 house approvals in Ngunnawal and 23 in Holt.
- The trend for the number of dwelling units approved has fallen for the last six months and is 50.8% below the estimate for January 1997.
- The value of new residential building approved in July was \$10.6 million with three housing developments in Holt contributing \$2.9 million.
- The value of alterations and additions to residential buildings was \$3.6 million.

#### Non-residential building

- The value of non-residential building approved in July was \$27.6 million. Three projects accounted for most of this total, a new private hospital (\$14.5 million), an office fitout (\$3.8 million) and new school buildings (\$2.0 million).

*Note: Because of under-reporting prior to July 1996 a break in series was introduced at 30 June 1996. If the extent of the under-reporting can be resolved the series will be revised.*

TABLE 10. DWELLING UNITS APPROVED, ACT

Period (b)	New houses			New other residential buildings			Conversions, etc.	Total (a)			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	
1994-95	1,526	7	1,533	1,062	122	1,184	4	2,592	129	2,721	..
1995-96	1,168	40	1,208	792	65	857	85	1,960	190	2,150	..
1996-97	1,185	39	1,224	717	10	727	6	1,908	49	1,957	..
<b>1996—</b>											
May	142	14	156	77	—	77	—	219	14	233	147
June	58	2	60	9	8	17	—	67	10	77	140
<b>1996—</b>											
July	109	—	109	27	—	27	1	137	—	137	183
August	140	—	140	205	—	205	—	345	—	345	171
September	88	—	88	38	—	38	—	126	—	126	166
October	94	—	94	24	—	24	1	119	—	119	168
November	90	16	106	111	—	111	—	201	16	217	172
December	79	—	79	—	—	—	2	81	—	81	176
<b>1997—</b>											
January	99	16	115	16	4	20	—	115	20	135	177
February	116	—	116	151	—	151	—	267	—	267	174
March	109	7	116	—	6	6	—	109	13	122	163
April	116	—	116	22	—	22	—	138	—	138	144
May	91	—	91	123	—	123	2	216	—	216	124
June	54	—	54	—	—	—	—	54	—	54	106
July	88	—	88	11	8	19	—	99	8	107	87

(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					
1994-95	167,590	813	168,403	94,633	9,682	104,315	262,223	10,496	272,718	60,354	91,722	275,174	412,184	608,246
1995-96	132,947	3,534	136,481	72,090	9,466	81,556	205,037	13,000	218,037	56,702	125,323	492,533	377,392	767,272
1996-97	140,828	3,646	144,474	63,709	873	64,582	204,537	4,519	209,056	56,814	147,055	291,637	408,364	557,508
<b>1996—</b>														
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
<b>1996—</b>														
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
<b>1997—</b>														
January	11,253	1,565	12,817	1,906	395	2,301	13,159	1,959	15,118	4,078	14,166	62,818	31,403	82,014
February	13,096	—	13,096	14,058	—	14,058	27,154	—	27,154	3,365	4,913	12,213	35,432	42,732
March	11,528	597	12,125	—	479	479	11,528	1,075	12,603	3,462	1,777	3,517	16,767	19,582
April	14,193	—	14,193	2,366	—	2,366	16,559	—	16,559	5,751	12,264	13,051	34,574	35,361
May	10,433	—	10,433	13,766	—	13,766	24,199	—	24,199	3,900	26,282	30,137	54,381	58,236
June	6,379	—	6,379	—	—	—	6,379	—	6,379	3,188	4,207	13,001	13,775	22,569
July	9,272	—	9,272	877	480	1,357	10,149	480	10,629	3,617	24,372	27,550	38,137	41,796

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

TABLE 12. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, ACT

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>NORTH CANBERRA STATISTICAL SUBDIVISION</b>										
Acton	—	—	—	—	—	—	—	—	—	—
Ainslie	—	—	—	—	—	—	99	—	—	99
Braddon	—	—	—	—	—	—	121	60	60	181
Campbell	—	—	—	—	—	—	274	—	—	274
City	—	—	—	—	—	—	—	4,710	6,564	6,564
Dickson	2	—	104	—	—	—	—	400	476	580
Downer	—	—	—	—	—	—	36	—	68	104
Duntroon	—	—	—	—	—	—	—	—	194	194
Hackett	—	—	—	—	—	—	111	—	—	111
Kowen	—	—	—	—	—	—	—	—	—	—
Lynham	—	—	—	—	—	—	123	—	—	123
Majura	—	—	—	—	—	—	—	—	—	—
O'Connor	—	—	—	—	8	480	197	—	—	677
Reid	—	—	—	—	—	—	—	—	—	—
Russell	—	—	—	—	—	—	—	—	—	—
Turner	—	—	—	—	—	—	—	—	—	—
Watson	—	—	—	—	—	—	100	—	—	100
<b>Total</b>	<b>2</b>	<b>—</b>	<b>104</b>	<b>—</b>	<b>8</b>	<b>480</b>	<b>1,060</b>	<b>5,170</b>	<b>7,362</b>	<b>9,005</b>
<b>BELCONNEN STATISTICAL SUBDIVISION</b>										
Aranda	—	—	—	—	—	—	80	—	—	80
Belconnen Town Centre	—	—	—	—	—	—	—	—	88	88
Belconnen — SSD Balance	—	—	—	—	—	—	—	—	—	—
Bruce	—	—	—	—	—	—	—	2,000	2,000	2,000
Charnwood	—	—	—	—	—	—	—	50	50	50
Cook	—	—	—	—	—	—	—	—	—	—
Dunlop	4	—	431	—	—	—	—	—	—	431
Evatt	—	—	—	—	—	—	56	—	—	56
Florey	—	—	—	—	—	—	96	—	—	96
Flynn	—	—	—	—	—	—	58	—	—	58
Fraser	—	—	—	—	—	—	—	—	—	—
Giralang	—	—	—	—	—	—	63	—	—	63
Hawker	—	—	—	—	—	—	33	—	—	33
Higgins	—	—	—	—	—	—	—	—	—	—
Holt	23	—	2,066	11	—	877	11	—	—	2,953
Kaleen	—	—	—	—	—	—	—	—	—	—
Latham	—	—	—	—	—	—	76	—	68	144
McKellar	—	—	—	—	—	—	22	—	—	22
Macgregor	—	—	—	—	—	—	28	—	—	28
Macquarie	—	—	—	—	—	—	—	—	—	—
Melba	—	—	—	—	—	—	27	—	—	27
Page	—	—	—	—	—	—	—	—	—	—
Scullin	—	—	—	—	—	—	—	—	—	—
Spence	—	—	—	—	—	—	11	—	—	11
Weetangera	—	—	—	—	—	—	11	—	—	11
<b>Total</b>	<b>27</b>	<b>—</b>	<b>2,497</b>	<b>11</b>	<b>—</b>	<b>877</b>	<b>571</b>	<b>2,050</b>	<b>2,206</b>	<b>6,151</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	—	—	—	—	—	—	—	—	—	—
Curtin	—	—	—	—	—	—	12	—	—	12
Farrer	—	—	—	—	—	—	37	—	—	37
Garran	—	—	—	—	—	—	62	14,500	14,500	14,562
Hughes	—	—	—	—	—	—	98	—	—	98
Isaacs	—	—	—	—	—	—	—	—	—	—
Lyons	—	—	—	—	—	—	—	—	—	—
Mawson	—	—	—	—	—	—	—	111	111	111
O'Malley	—	—	—	—	—	—	—	—	—	—
Pearce	—	—	—	—	—	—	39	—	—	39
Phillip	—	—	—	—	—	—	—	—	90	90
Torrens	—	—	—	—	—	—	95	—	—	95
<b>Total</b>	—	—	—	—	—	—	<b>343</b>	<b>14,611</b>	<b>14,701</b>	<b>15,044</b>
<b>WESTON CREEK-STROMLO STATISTICAL SUBDIVISION</b>										
Chapman	—	—	—	—	—	—	22	—	—	22
Duffy	—	—	—	—	—	—	17	—	—	17
Fisher	2	—	381	—	—	—	69	—	—	451
Holder	—	—	—	—	—	—	—	—	—	—
Rivett	—	—	—	—	—	—	—	—	—	—
Stirling	—	—	—	—	—	—	22	—	51	73
Stromlo	—	—	—	—	—	—	—	—	—	—
Waramanga	—	—	—	—	—	—	31	—	—	31
Weston	—	—	—	—	—	—	—	—	566	566
Weston Creek-Stromlo — SSD Balance	—	—	—	—	—	—	—	—	—	—
<b>Total</b>	<b>2</b>	—	<b>381</b>	—	—	—	<b>162</b>	—	<b>617</b>	<b>1,160</b>
<b>TUGGERANONG STATISTICAL SUBDIVISION</b>										
Banks	—	—	—	—	—	—	—	—	—	—
Bonython	—	—	—	—	—	—	—	—	—	—
Calwell	1	—	154	—	—	—	54	—	—	207
Chisholm	—	—	—	—	—	—	48	—	—	48
Conder	7	—	734	—	—	—	90	500	500	1,324
Fadden	—	—	—	—	—	—	—	—	—	—
Gilmore	—	—	—	—	—	—	—	—	—	—
Gordon	8	—	838	—	—	—	—	—	—	838
Gownie	—	—	—	—	—	—	—	—	—	—
Greenway	—	—	—	—	—	—	—	397	397	397
Isabella Plains	—	—	—	—	—	—	64	—	—	64
Kambah	—	—	—	—	—	—	62	—	—	62
Macarthur	—	—	—	—	—	—	16	—	—	16
Monash	—	—	—	—	—	—	40	—	—	40
Oxley	—	—	—	—	—	—	—	—	—	—
Richardson	—	—	—	—	—	—	53	—	—	53
Theodore	—	—	—	—	—	—	—	—	—	—
Tuggeranong — SSD Balance	—	—	—	—	—	—	—	—	—	—
Wanniassa	—	—	—	—	—	—	26	784	784	810
<b>Total</b>	<b>16</b>	—	<b>1,726</b>	—	—	—	<b>452</b>	<b>1,681</b>	<b>1,681</b>	<b>3,859</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	—	—	—	—	—	—	30	—	64	94
Deakin	—	—	—	—	—	—	203	—	—	203
Forrest	—	—	—	—	—	—	345	—	—	345
Fyshwick	—	—	—	—	—	—	—	200	200	200
Griffith	—	—	—	—	—	—	81	260	260	341
Harman	—	—	—	—	—	—	—	—	—	—
Hume	—	—	—	—	—	—	—	—	—	—
Jerrabomberra	—	—	—	—	—	—	—	—	—	—
Kingston	—	—	—	—	—	—	—	—	—	—
Narrabundah	—	—	—	—	—	—	—	—	—	—
Oaks Estate	—	—	—	—	—	—	—	—	—	—
Parkes	—	—	—	—	—	—	—	—	—	—
Pialligo	—	—	—	—	—	—	—	—	—	—
Red Hill	—	—	—	—	—	—	82	400	400	482
Symonston	—	—	—	—	—	—	—	—	—	—
Yarralumla	—	—	—	—	—	—	—	—	—	—
<b>Total</b>	—	—	—	—	—	—	<b>742</b>	<b>860</b>	<b>924</b>	<b>1,665</b>
<b>GUNGAHLIN-HALL STATISTICAL SUBDIVISION</b>										
Amaroo	8	—	1,024	—	—	—	18	—	—	1,042
Gungahlin-Hall -- SSD Balance	—	—	—	—	—	—	—	—	60	60
Hall	—	—	—	—	—	—	—	—	—	—
Mitchell	—	—	—	—	—	—	—	—	—	—
Ngunnawal	27	—	2,667	—	—	—	184	—	—	2,851
Nicholls	6	—	873	—	—	—	—	—	—	873
Palmerston	—	—	—	—	—	—	86	—	—	86
<b>Total</b>	<b>41</b>	—	<b>4,564</b>	—	—	—	<b>288</b>	—	<b>60</b>	<b>4,912</b>
<b>AUSTRALIAN CAPITAL TERRITORY</b>										
<b>AUSTRALIAN CAPITAL TERRITORY</b>	<b>88</b>	—	<b>9,272</b>	<b>11</b>	<b>8</b>	<b>1,357</b>	<b>3,617</b>	<b>24,372</b>	<b>27,550</b>	<b>41,796</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 normally shown in the July issue each year, but have been brought forward this year and shown in this issue. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

### Trend Estimates

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

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

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

### Estimates at Constant Prices

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

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

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

#### Australian Standard Geographical Classification (ASGC)

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

- (a) There have been some minor area changes to four SLAs in the ACT (Acton, Belconnen – SSD Bal, Majura and Pialligo); and Gungahlin – Bal and Weston Creek – SSD Bal SLAs have been renamed to Gungahlin-Hall – SSD Bal and Weston Creek-Stromlo – SSD Bal respectively. In addition the Statistical Subdivisions in the Canberra Statistical Division have been redefined.
- (b) Yarrowlunla (A) has been split to form two smaller SLAs: Yarrowlunla (A) – Pt A and Yarrowlunla (A) – Pt B.
- (c) The boundary of the Canberra-Queanbeyan Statistical District has been extended to include the part of Yarrowlunla (A) mainly east of the ACT (Yarrowlunla (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  
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