

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

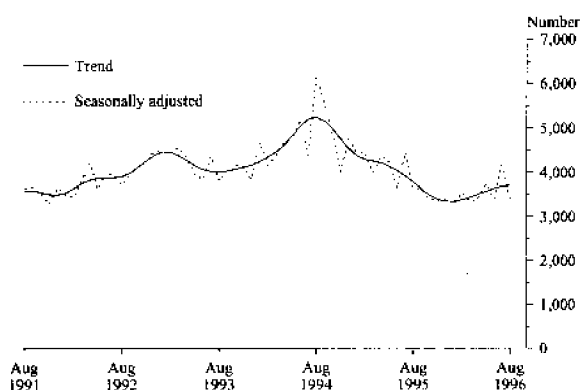
**NEW SOUTH WALES**

**MAIN FEATURES**

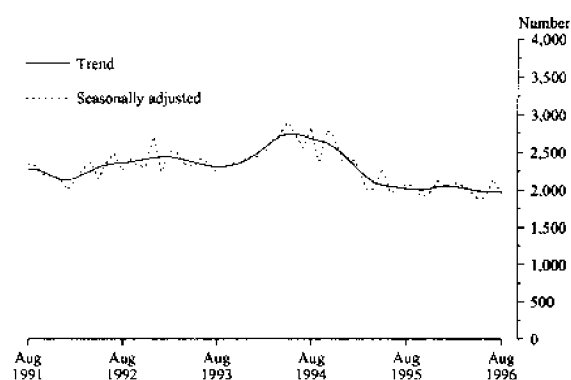
**NUMBER OF DWELLING UNITS APPROVED**

	August 1995	July 1996	August 1996	August 1995 to August 1996 Change	July 1996 to August 1996 Change
Original series	3,834	4,470	3,426	-10.6%	-23.4%
Seasonally adjusted	3,621	4,166	3,418	-5.6%	-18.0%
Trend estimate	3,778	3,688	3,710	-1.8%	0.6%

TOTAL DWELLING UNITS APPROVED, NSW



PRIVATE SECTOR HOUSES APPROVED, NSW



**Residential building**

- In August the trend estimate for total number of dwelling units approved rose 0.6%. This is the seventh consecutive monthly rise in this series. For the growth to continue the seasonally adjusted estimate must increase by more than 3.6% in September.
- The trend for private sector houses has flattened out.
- In original terms the total number of dwelling units approved was 3,426. Of this total, 2,074 were private sector house approvals.

**Non-residential building**

- The total value of non-residential building approved in August was \$480.0 million, the highest value since August 1995. Two private sector shop projects accounted for \$183 million of this total. There were 14 projects valued at \$5 million or more and 46 projects in the \$1 million to less than \$5 million category.

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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7590 or any ABS State Office.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

TABLE 1. DWELLING UNITS APPROVED, NSW

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION										
1993-94	13,691	240	13,931	12,090	1,048	13,138	2,043	27,811	1,301	29,112
1994-95	13,834	255	14,089	16,919	1,012	17,931	1,778	32,513	1,285	33,798
1995-96	12,492	230	12,722	13,092	840	13,932	640	26,219	1,075	27,294
<i>July-August—</i>										
1995-96	2,372	24	2,396	2,701	327	3,028	79	5,152	351	5,503
1996-97	2,191	20	2,211	2,223	361	2,584	208	4,616	387	5,003
<i>1995—</i>										
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	1,177	74	1,251	1,225	10	1,235	81	2,483	84	2,567
October	1,042	7	1,049	988	33	1,021	51	2,081	40	2,121
November	1,110	38	1,148	1,249	14	1,263	40	2,399	52	2,451
December	871	21	892	873	41	914	22	1,766	62	1,828
<i>1996—</i>										
January	829	26	855	701	78	779	37	1,567	104	1,671
February	986	13	999	954	46	1,000	31	1,967	63	2,030
March	1,082	10	1,092	955	32	987	9	2,046	42	2,088
April	918	5	923	812	30	842	23	1,753	35	1,788
May	1,145	7	1,152	1,918	87	2,005	85	3,147	95	3,242
June	960	5	965	716	142	858	182	1,858	147	2,005
July	1,116	13	1,129	1,273	328	1,601	105	2,494	341	2,835
August	1,075	7	1,082	950	33	983	103	2,122	46	2,168
NEW SOUTH WALES										
1993-94	30,051	561	30,612	17,744	1,554	19,298	2,453	50,234	2,129	52,363
1994-95	28,578	423	29,001	21,979	1,811	23,790	2,073	52,604	2,260	54,864
1995-96	24,090	360	24,450	15,861	1,389	17,250	884	40,809	1,775	42,584
<i>July-August—</i>										
1995-96	4,396	42	4,438	3,285	423	3,708	126	7,807	465	8,272
1996-97	4,378	29	4,407	2,744	504	3,248	241	7,357	539	7,896
<i>1995—</i>										
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
August	2,074	12	2,086	1,196	35	1,231	109	3,373	53	3,426

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
SYDNEY STATISTICAL DIVISION														
1993-94	1,510.3	23.1	1,533.3	1,040.6	70.9	1,111.4	2,550.8	94.0	2,644.8	782.9	1,376.9	2,065.7	4,703.5	5,493.3
1994-95	1,639.9	26.4	1,666.3	1,745.0	76.7	1,821.7	3,384.9	103.0	3,488.0	852.4	2,206.4	2,896.8	6,437.1	7,237.2
1995-96	1,520.2	22.6	1,542.8	1,429.0	64.2	1,493.2	2,949.2	86.8	3,036.0	792.4	1,994.0	2,716.5	5,724.2	6,544.9
<i>July-August—</i>														
1995-96	285.8	2.1	287.9	402.3	22.6	424.9	688.0	24.7	712.8	134.5	460.3	538.4	1,281.8	1,385.7
1996-97	275.6	2.7	278.3	235.2	30.9	266.1	510.8	33.6	544.4	144.2	478.3	571.1	1,126.3	1,259.6
<i>1995—</i>														
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
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
NEW SOUTH WALES														
1993-94	3,065.8	53.3	3,119.1	1,424.1	99.9	1,523.9	4,489.9	153.1	4,643.1	1,043.1	1,895.6	2,884.1	7,420.5	8,570.2
1994-95	3,101.6	43.2	3,144.8	2,106.8	125.0	2,231.8	5,208.3	168.3	5,376.6	1,101.0	2,812.5	3,733.4	9,114.5	10,211.0
1995-96	2,700.0	36.2	2,736.2	1,637.1	103.7	1,740.8	4,337.1	139.9	4,477.0	1,041.4	2,684.7	3,650.2	8,049.4	9,168.6
<i>July-August—</i>														
1995-96	491.6	3.7	495.3	443.2	29.8	473.0	934.8	33.5	968.3	175.4	590.3	694.2	1,699.5	1,837.9
1996-97	502.8	3.5	506.3	272.3	41.4	313.7	775.0	44.9	820.0	189.7	617.3	769.0	1,574.9	1,778.6
<i>1995—</i>														
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
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

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

Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
<b>SEASONALLY ADJUSTED</b>						
1995--						
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
August	1,952	1,981	3,363	3,418	372.4	84.6
<b>TREND ESTIMATES</b>						
1995						
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	2,052	2,059	3,284	3,383	340.4	90.1
March	2,034	2,038	3,326	3,438	347.2	89.6
April	2,008	2,014	3,373	3,509	356.9	89.0
May	1,989	2,000	3,412	3,579	366.8	88.9
June	1,981	2,000	3,439	3,640	374.8	89.0
July	1,982	2,006	3,454	3,688	380.6	89.0
August	1,984	2,012	3,449	3,710	383.9	89.2

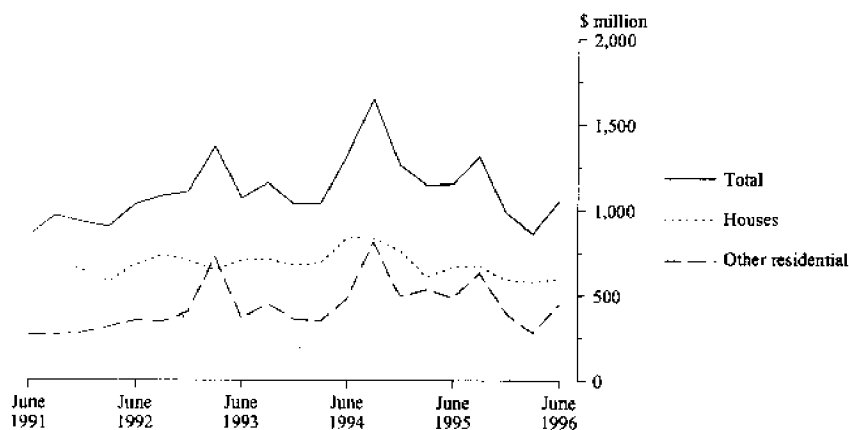
(a) See paragraphs 17-24 of the Explanatory Notes. (b) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1993-94	2,870.6	2,920.5	1,640.7	4,561.2	977.0	1,984.8	3,021.2	7,424.4	8,559.4
1994-95	2,849.3	2,889.0	2,334.3	5,223.2	1,011.7	2,851.1	3,789.3	8,981.6	10,024.2
1995-96	2,424.4	2,457.0	1,765.3	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 NEW RESIDENTIAL BUILDING APPROVED, NSW**  
AT AVERAGE 1989-90 PRICES



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

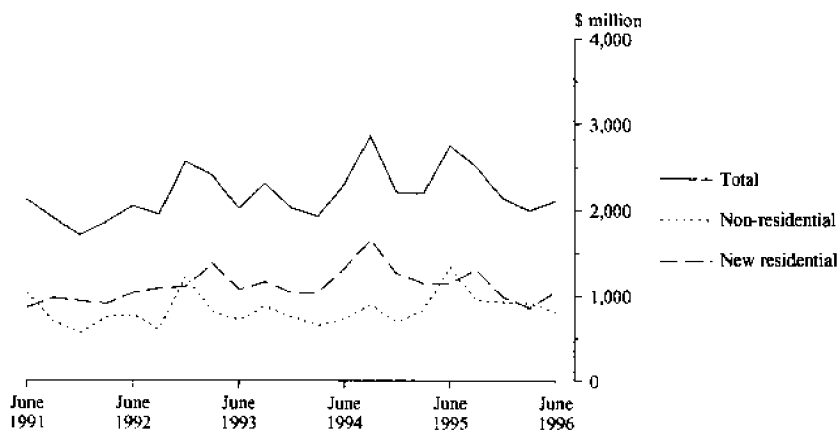


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, NSW  
(\$ million)

Class of building	1994-95	1995-96	July-August		1996		
			1995-96	1996-97	June	July	August
<b>PRIVATE SECTOR</b>							
New houses	3,101.6	2,700.0	491.6	502.8	217.5	267.1	235.6
New other residential buildings	2,106.8	1,637.1	443.2	272.3	72.7	153.1	119.1
<i>Total new residential building</i>	<i>5,208.3</i>	<i>4,337.1</i>	<i>934.8</i>	<i>775.0</i>	<i>290.2</i>	<i>420.2</i>	<i>354.8</i>
Alterations and additions to residential buildings	1,093.7	1,027.6	174.4	182.6	85.0	96.6	86.0
Hotels, etc.	284.4	99.6	10.2	67.8	8.9	25.7	42.1
Shops	587.5	562.8	165.5	249.0	48.1	37.3	211.7
Factories	381.2	351.7	44.7	72.4	13.1	28.5	43.8
Offices	348.1	432.4	83.3	49.8	21.7	17.6	32.2
Other business premises	354.2	593.8	171.3	75.2	40.5	44.5	30.7
Educational	99.2	122.5	16.8	26.3	4.9	15.0	11.3
Religious	33.7	50.5	7.6	3.2	1.8	2.1	1.1
Health	75.5	83.3	6.6	7.7	6.2	4.6	3.1
Entertainment and recreational	574.8	300.3	74.6	49.0	10.4	31.9	17.1
Miscellaneous	73.7	87.7	9.7	16.9	2.8	4.9	12.0
<i>Total non-residential building</i>	<i>2,812.5</i>	<i>2,684.7</i>	<i>590.3</i>	<i>617.3</i>	<i>158.4</i>	<i>212.1</i>	<i>405.2</i>
<b>Total</b>	<b>9,114.5</b>	<b>8,049.4</b>	<b>1,699.5</b>	<b>1,574.9</b>	<b>533.6</b>	<b>729.0</b>	<b>845.9</b>
<b>PUBLIC SECTOR</b>							
New houses	43.2	36.2	3.7	3.5	0.6	1.6	1.9
New other residential buildings	125.0	103.7	29.8	41.4	15.1	39.0	2.4
<i>Total new residential building</i>	<i>168.3</i>	<i>139.9</i>	<i>33.5</i>	<i>44.9</i>	<i>15.7</i>	<i>40.6</i>	<i>4.3</i>
Alterations and additions to residential buildings	7.3	13.8	1.0	7.1	1.5	3.6	3.5
Hotels, etc.	2.3	1.0	—	0.1	—	0.1	—
Shops	19.4	32.3	8.8	1.7	0.9	0.6	1.1
Factories	8.3	5.5	0.8	13.5	1.7	7.9	5.6
Offices	157.1	145.4	7.7	20.9	9.7	11.8	9.1
Other business premises	85.2	147.2	20.0	4.8	2.9	3.0	1.8
Educational	237.7	251.9	31.5	65.8	12.7	36.6	29.2
Religious	—	—	—	0.1	—	0.1	—
Health	239.7	256.7	4.3	17.1	76.1	3.5	13.6
Entertainment and recreational	51.7	83.5	21.8	14.5	5.3	4.2	10.3
Miscellaneous	119.5	42.0	8.9	13.2	4.6	9.1	4.1
<i>Total non-residential building</i>	<i>920.9</i>	<i>965.6</i>	<i>103.9</i>	<i>151.6</i>	<i>113.9</i>	<i>76.8</i>	<i>74.8</i>
<b>Total</b>	<b>1,096.5</b>	<b>1,119.3</b>	<b>138.4</b>	<b>203.7</b>	<b>131.2</b>	<b>121.0</b>	<b>82.7</b>
<b>TOTAL</b>							
New houses	3,144.8	2,736.2	495.3	506.3	218.2	268.8	237.5
New other residential buildings	2,231.8	1,740.8	473.0	313.7	87.8	192.1	121.6
<i>Total new residential building</i>	<i>5,376.6</i>	<i>4,477.0</i>	<i>968.3</i>	<i>820.0</i>	<i>305.9</i>	<i>460.9</i>	<i>359.1</i>
Alterations and additions to residential buildings	1,101.0	1,041.4	175.4	189.7	86.5	100.2	89.5
Hotels, etc.	286.7	100.6	10.2	67.9	8.9	25.8	42.1
Shops	607.0	595.1	174.4	250.8	49.0	37.9	212.8
Factories	389.5	357.2	45.5	85.9	14.8	36.4	49.4
Offices	505.2	577.8	91.1	70.7	31.4	29.5	41.2
Other business premises	439.4	741.0	191.3	80.0	43.4	47.5	32.5
Educational	336.9	374.4	48.3	92.0	17.6	51.6	40.5
Religious	33.7	50.5	7.6	3.3	1.8	2.2	1.1
Health	315.2	340.1	10.8	24.8	82.3	8.1	16.8
Entertainment and recreational	626.5	383.8	96.4	63.5	15.7	36.0	27.5
Miscellaneous	193.3	129.7	18.6	30.1	7.4	14.0	16.1
<i>Total non-residential building</i>	<i>3,733.4</i>	<i>3,650.2</i>	<i>694.2</i>	<i>769.0</i>	<i>272.3</i>	<i>289.0</i>	<i>480.0</i>
<b>Total</b>	<b>10,211.0</b>	<b>9,168.6</b>	<b>1,837.9</b>	<b>1,778.6</b>	<b>664.8</b>	<b>850.0</b>	<b>928.6</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>												
1996 -												
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
August	9	1.0	1	0.3	2	1.5	1	2.4	2	37.0	15	42.1
<b>SHOPS</b>												
1996—												
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
August	109	8.9	17	5.1	9	6.0	4	9.9	2	183.0	141	212.8
<b>FACTORIES</b>												
1996—												
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
August	35	3.4	23	7.4	18	12.2	11	20.9	1	5.5	88	49.4
<b>OFFICES</b>												
1996—												
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
August	69	6.0	17	4.7	9	5.5	5	11.6	2	13.3	102	41.2
<b>OTHER BUSINESS PREMISES</b>												
1996—												
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
August	37	3.6	9	2.2	13	9.4	6	10.1	1	7.3	66	32.5
<b>EDUCATIONAL</b>												
1996—												
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
August	7	0.8	6	1.7	2	1.6	12	21.3	2	15.0	29	40.5

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—												
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
August	4	0.5	2	0.6	—	—	—	—	—	—	6	1.1
<b>HEALTH</b>												
1996—												
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
August	17	1.5	5	1.6	2	1.5	3	4.5	1	7.6	28	16.8
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1996—												
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
August	18	1.9	15	4.5	5	3.6	2	4.0	2	13.5	42	27.5
<b>MISCELLANEOUS</b>												
1996—												
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
August	26	2.6	11	3.3	3	1.9	2	2.3	1	6.0	43	16.1
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1996—												
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
August	331	30.2	106	31.5	63	43.2	46	86.9	14	288.3	560	480.0



TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED IN SELECTED AREAS, NSW, AUGUST 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>	1,075	133,305	7	1,431	1,082	134,736
Brick, stone, or concrete	89	15,091	—	—	89	15,091
Brick-veneer	830	96,041	3	456	833	96,496
Timber	34	3,731	—	—	34	3,731
Fibre cement	15	1,086	—	—	15	1,086
Other materials	107	17,357	4	975	111	18,332
Other residential buildings	950	102,344	33	2,242	983	104,587
<b>Total residential buildings</b>	<b>2,025</b>	<b>235,650</b>	<b>40</b>	<b>3,673</b>	<b>2,065</b>	<b>239,323</b>
<b>HUNTER STATISTICAL DIVISION</b>						
<i>Houses</i>	292	30,480	—	—	292	30,480
Brick, stone, or concrete	18	2,296	—	—	18	2,296
Brick-veneer	207	22,204	—	—	207	22,204
Timber	19	1,817	—	—	19	1,817
Fibre cement	4	370	—	—	4	370
Other materials	44	3,793	—	—	44	3,793
Other residential buildings	74	5,914	2	172	76	6,086
<b>Total residential buildings</b>	<b>366</b>	<b>36,394</b>	<b>2</b>	<b>172</b>	<b>368</b>	<b>36,566</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>						
<i>Houses</i>	165	18,402	—	—	165	18,402
Brick, stone, or concrete	9	1,187	—	—	9	1,187
Brick-veneer	133	15,139	—	—	133	15,139
Timber	12	1,355	—	—	12	1,355
Fibre cement	9	539	—	—	9	539
Other materials	2	181	—	—	2	181
Other residential buildings	73	5,730	—	—	73	5,730
<b>Total residential buildings</b>	<b>238</b>	<b>24,132</b>	<b>—</b>	<b>—</b>	<b>238</b>	<b>24,132</b>
<b>BALANCE OF NEW SOUTH WALES</b>						
<i>Houses</i>	542	53,445	5	486	547	53,931
Brick, stone, or concrete	43	4,504	3	252	46	4,756
Brick-veneer	354	37,910	1	80	355	37,990
Timber	55	4,401	—	—	55	4,401
Fibre cement	37	2,520	—	—	37	2,520
Other materials	53	4,111	1	154	54	4,265
Other residential buildings	99	5,149	—	—	99	5,149
<b>Total residential buildings</b>	<b>641</b>	<b>58,594</b>	<b>5</b>	<b>486</b>	<b>646</b>	<b>59,080</b>
<b>NEW SOUTH WALES</b>						
<i>Houses</i>	2,074	235,632	12	1,916	2,086	237,548
Brick, stone, or concrete	159	23,078	3	252	162	23,330
Brick-veneer	1,524	171,294	4	535	1,528	171,829
Timber	120	11,305	—	—	120	11,305
Fibre cement	65	4,514	—	—	65	4,514
Other materials	206	25,442	5	1,129	211	26,571
Other residential buildings	1,196	119,138	35	2,414	1,231	121,552
<b>Total residential buildings</b>	<b>3,270</b>	<b>354,770</b>	<b>47</b>	<b>4,330</b>	<b>3,317</b>	<b>359,100</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, AUGUST 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	1,082	179	175	354	144	100	385	629	983	2,065
Hunter	292	60	16	76	—	—	—	—	76	368
Illawarra	165	27	13	40	—	5	28	33	73	238
Richmond - Tweed	92	12	2	14	—	—	—	—	14	106
Mid-North Coast	131	14	5	19	—	—	—	—	19	150
Northern	51	2	—	2	—	—	—	—	2	53
North Western	41	—	—	—	—	—	—	—	—	41
Central West	60	6	—	6	—	—	—	—	6	66
South Eastern	88	54	—	54	—	—	—	—	54	142
Murrumbidgee	48	—	—	—	4	—	—	4	4	52
Murray	33	—	—	—	—	—	—	—	—	33
Far West	3	—	—	—	—	—	—	—	—	3
<b>New South Wales</b>	<b>2,086</b>	<b>354</b>	<b>211</b>	<b>565</b>	<b>148</b>	<b>105</b>	<b>413</b>	<b>666</b>	<b>1,231</b>	<b>3,317</b>
VALUE (\$'000)										
Sydney	134,736	13,623	16,795	30,418	9,273	8,090	56,805	74,168	104,587	239,323
Hunter	30,480	4,724	1,362	6,086	—	—	—	—	6,086	36,566
Illawarra	18,402	1,785	1,125	2,910	—	400	2,420	2,820	5,730	24,132
Richmond - Tweed	8,492	720	160	880	—	—	—	—	880	9,372
Mid-North Coast	12,979	918	434	1,352	—	—	—	—	1,352	14,331
Northern	4,907	130	—	130	—	—	—	—	130	5,037
North Western	4,182	—	—	—	—	—	—	—	—	4,182
Central West	5,571	395	—	395	—	—	—	—	395	5,966
South Eastern	9,508	2,132	—	2,132	—	—	—	—	2,132	11,640
Murrumbidgee	5,065	—	—	—	260	—	—	260	260	5,325
Murray	3,067	—	—	—	—	—	—	—	—	3,067
Far West	159	—	—	—	—	—	—	—	—	159
<b>New South Wales</b>	<b>237,548</b>	<b>24,427</b>	<b>19,876</b>	<b>44,303</b>	<b>9,533</b>	<b>8,490</b>	<b>59,225</b>	<b>77,248</b>	<b>121,552</b>	<b>359,100</b>

(a) Excludes Conversions, etc.

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

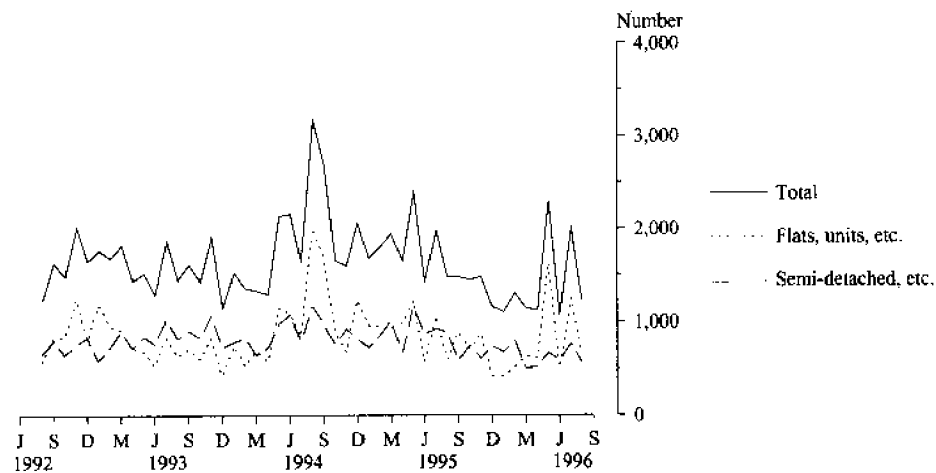


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, AUGUST 1996

Statistical area	New residential building (a)						Non-residential building			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
SYDNEY STATISTICAL DIVISION										
Botany (A)	3	—	382	2	—	170	257	2,737	2,737	3,546
Leichhardt (A)	2	—	300	—	10	639	1,498	700	700	3,137
Marrickville (A)	1	—	80	36	—	3,000	753	1,550	1,550	5,383
South Sydney (C)	1	—	150	298	—	41,375	3,735	22,830	25,930	71,190
Sydney (C)— Inner & Remainder	—	4	975	76	—	14,325	3,186	186,346	192,116	210,602
<i>Inner Sydney (SSD)</i>	7	4	1,887	412	10	59,509	9,429	214,162	223,033	293,858
Randwick (C)	5	1	1,340	4	4	859	1,675	830	12,615	16,489
Waverley (A)	1	—	250	—	—	—	2,628	250	250	3,128
Woolahra (A)	3	—	1,325	7	—	2,000	3,270	6,340	6,340	12,935
<i>Eastern Suburbs (SSD)</i>	9	1	2,915	11	4	2,859	7,573	7,420	19,205	32,552
Hurstville (C)	12	—	1,192	19	—	1,658	789	20,250	20,300	23,939
Kogarah (A)	7	—	1,120	26	—	1,660	881	685	685	4,346
Rockdale (C)	4	—	420	10	—	809	457	728	728	2,414
Sutherland Shire (A)	26	—	3,981	80	—	6,706	2,931	10,635	10,835	24,452
<i>St George — Sutherland (SSD)</i>	49	—	6,713	135	—	10,833	5,057	32,298	32,548	55,151
Bankstown (C)	30	—	3,521	89	—	5,929	1,695	5,390	5,706	16,851
Canterbury (A)	7	—	1,248	27	—	1,280	1,046	3,105	3,105	6,679
<i>Canterbury — Bankstown (SSD)</i>	37	—	4,768	116	—	7,209	2,741	8,495	8,811	23,530
Fairfield (C)	22	—	3,018	4	—	417	895	5,118	5,118	9,448
Liverpool (C)	143	—	15,417	4	—	286	507	2,150	4,250	20,460
<i>Fairfield — Liverpool (SSD)</i>	165	—	18,435	8	—	703	1,402	7,268	9,368	29,908
Camden (A)	50	—	5,417	22	—	1,900	425	862	862	8,604
Campbelltown (C)	55	—	5,127	—	—	—	1,399	4,858	5,861	12,388
Wollondilly (A)	30	—	3,832	—	—	—	305	—	—	4,136
<i>Outer South Western Sydney (SSD)</i>	135	—	14,376	22	—	1,900	2,129	5,720	6,723	25,128
Ashfield (A)	—	—	—	—	—	—	579	—	—	579
Burwood (A)	1	—	125	—	—	—	98	135	135	358
Concord (A)	—	—	—	—	—	—	317	125	125	442
Drummoyne (A)	—	—	—	20	—	1,690	1,042	70	70	2,802
Strathfield (A)	3	—	710	—	—	—	501	5,630	5,630	6,841
<i>Inner Western Sydney (SSD)</i>	4	—	835	20	—	1,690	2,537	5,960	5,960	11,022

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, AUGUST 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)	5	—	598	4	—	280	65	2,120	2,630	3,573
Holroyd (C)	12	—	1,340	2	—	120	479	2,680	2,680	4,619
Parramatta (C)	31	—	3,803	67	—	4,640	3,018	18,797	20,381	31,842
Central Western Sydney (SSD)	48	—	5,740	73	—	5,040	3,562	23,597	25,691	40,034
Blue Mountains (C)	24	—	2,697	—	—	—	1,502	375	375	4,574
Hawkesbury (C)	26	—	3,058	2	—	240	656	516	768	4,722
Penrith (C)	76	—	7,088	21	—	1,530	1,486	4,630	15,020	25,124
Outer Western Sydney (SSD)	126	—	12,843	23	—	1,770	3,643	5,521	16,163	34,420
Baulkham Hills (A)	77	2	14,163	2	—	180	2,539	2,058	2,058	18,940
Blacktown (C)	82	—	8,660	4	19	1,557	1,194	4,300	4,606	16,018
Blacktown — Baulkham Hills (SSD)	159	2	22,824	6	19	1,737	3,733	6,358	6,664	34,958
Hunter's Hill (A)	1	—	122	2	—	210	912	83	83	1,327
Lane Cove (A)	3	—	799	6	—	760	2,134	110	110	3,803
Mosman (A)	2	—	800	3	—	1,000	1,530	250	250	3,580
North Sydney (A)	—	—	—	11	—	1,200	1,861	1,277	1,572	4,633
Ryde (C)	20	—	3,441	6	—	567	2,191	12,550	12,550	18,748
Willoughby (C)	9	—	2,013	18	—	1,800	2,661	5,280	5,280	11,754
Lower Northern Sydney (SSD)	35	—	7,175	46	—	5,537	11,288	19,550	19,845	43,845
Hornsby (A)	68	—	7,913	—	—	—	2,392	446	500	10,805
Ku-ring-gai (A)	7	—	1,426	—	—	—	3,586	1,760	1,760	6,772
Hornsby — Ku-ring-gai (SSD)	75	—	9,339	—	—	—	5,978	2,206	2,260	17,577
Manly (A)	6	—	690	4	—	500	1,291	350	350	2,831
Pittwater (A)	6	—	1,402	4	—	425	1,729	—	—	3,556
Warringah (A)	30	—	5,241	26	—	1,330	3,415	2,435	2,543	12,529
Northern Beaches (SSD)	42	—	7,333	34	—	2,255	6,435	2,785	2,893	18,916
Gosford (C)	107	—	12,133	39	—	3,055	2,726	2,604	2,724	20,638
Wyong (A)	77	—	7,420	5	—	490	1,185	1,510	3,535	12,630
Gosford — Wyong (SSD)	184	—	19,553	44	—	3,545	3,911	4,114	6,259	33,268
<b>Sydney (SD)</b>	<b>1,075</b>	<b>7</b>	<b>134,736</b>	<b>950</b>	<b>33</b>	<b>104,587</b>	<b>69,418</b>	<b>345,453</b>	<b>385,426</b>	<b>694,167</b>

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, AUGUST 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)	19	—	1,877	2	—	104	550	998	2,226	4,758
Lake Macquarie (C)	91	—	9,253	24	—	1,832	1,219	5,963	5,963	18,267
Maitland (C)	23	—	2,395	8	—	662	406	1,240	1,240	4,703
Newcastle (C) — Inner & Remainder	32	—	3,213	6	2	617	1,520	5,357	5,567	10,917
Port Stephens (A)	79	—	8,003	28	—	2,176	904	4,024	4,024	15,108
Newcastle (SSD)	244	—	24,741	68	2	5,391	4,600	17,582	19,020	53,752
Dungog (A)	9	—	1,253	—	—	—	95	—	—	1,348
Gloucester (A)	3	—	300	—	—	—	58	—	—	358
Great Lakes (A)	17	—	2,210	6	—	695	141	450	450	3,496
Merriwa (A)	—	—	—	—	—	—	—	70	70	70
Murrumbidgee (A)	—	—	—	—	—	—	42	—	—	42
Muswellbrook (A)	3	—	237	—	—	—	114	542	542	894
Scone (A)	6	—	421	—	—	—	56	—	—	477
Singleton (A)	10	—	1,318	—	—	—	101	285	285	1,703
Hunter SD Balance (SSD)	48	—	5,739	6	—	695	606	1,347	1,347	8,387
<b>Hunter (SD)</b>	<b>292</b>	<b>—</b>	<b>30,480</b>	<b>74</b>	<b>2</b>	<b>6,086</b>	<b>5,206</b>	<b>18,929</b>	<b>20,368</b>	<b>62,139</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>										
Kiama (A)	6	—	565	—	—	—	894	—	—	1,459
Shellharbour (A)	28	—	3,146	9	—	610	336	60	60	4,152
Wollongong (C)	46	—	5,389	54	—	4,570	1,508	10,063	34,503	45,970
Wollongong (SSD)	80	—	9,101	63	—	5,180	2,737	10,123	34,563	51,581
Shoalhaven (C)	49	—	4,426	10	—	550	1,521	711	711	7,208
Wingecarribee (A)	36	—	4,875	—	—	—	833	190	190	5,898
Illawarra SD Balance (SSD)	85	—	9,391	10	—	550	2,354	901	901	13,106
<b>Illawarra (SD)</b>	<b>165</b>	<b>—</b>	<b>18,402</b>	<b>73</b>	<b>—</b>	<b>5,730</b>	<b>5,091</b>	<b>11,024</b>	<b>35,464</b>	<b>64,687</b>
<b>RICHMOND—TWEED STATISTICAL DIVISION</b>										
Tweed (A) Pt A	18	—	1,821	2	—	120	—	50	50	1,991
Tweed Heads (SSD)	18	—	1,821	2	—	120	—	50	50	1,991
Ballina (A)	18	—	2,014	6	—	432	73	550	550	3,069
Byron (A)	32	—	2,695	3	—	230	306	340	800	4,031
Casino (A)	1	—	114	—	—	—	—	1,520	1,520	1,634
Kyogle (A)	3	—	183	—	—	—	—	—	—	183
Lismore (C)	9	—	779	3	—	98	361	980	980	2,219
Richmond River (A)	11	—	887	—	—	—	104	100	100	1,091
Tweed (A) Pt B	—	—	—	—	—	—	45	300	300	345
Richmond - Tweed SD Balance (SSD)	74	—	6,672	12	—	760	889	3,790	4,250	12,571
<b>Richmond—Tweed (SD)</b>	<b>92</b>	<b>—</b>	<b>8,492</b>	<b>14</b>	<b>—</b>	<b>880</b>	<b>889</b>	<b>3,840</b>	<b>4,300</b>	<b>14,562</b>

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, AUGUST 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	—	50	—	—	—	84	—	—	134
Coffs Harbour (C)	24	—	2,760	6	—	474	526	616	789	4,549
Copmanhurst (A)	5	—	584	—	—	—	37	3,075	3,075	3,696
Grafton (C)	5	—	448	—	—	—	65	460	460	973
Maclean (A)	27	—	2,658	4	—	240	315	300	300	3,513
Nambucca (A)	3	—	301	—	—	—	46	175	175	522
Nymboida (A)	—	—	—	—	—	—	141	—	—	141
Ulmarra (A)	5	—	452	—	—	—	22	104	104	577
Clarence (SSD)	70	—	7,252	10	—	714	1,235	4,730	4,903	14,104
Greater Taree (C)	11	—	1,341	2	—	126	253	422	422	2,142
Hastings (A)	41	—	3,661	7	—	512	492	4,031	4,031	8,696
Kempsey (A)	9	—	724	—	—	—	90	—	—	814
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	61	—	5,727	9	—	638	835	4,452	4,452	11,652
<b>Mid-North Coast (SD)</b>	<b>131</b>	<b>—</b>	<b>12,979</b>	<b>19</b>	<b>—</b>	<b>1,352</b>	<b>2,070</b>	<b>9,182</b>	<b>9,355</b>	<b>25,756</b>
<b>NORTHERN STATISTICAL DIVISION</b>										
Barraba (A)	—	3	252	—	—	—	—	—	—	252
Bingara (A)	—	—	—	—	—	—	—	—	—	—
Gunnedah (A)	—	—	—	—	—	—	12	—	—	12
Inverell (A) Pt A	6	—	478	—	—	—	100	—	—	578
Manilla (A)	—	—	—	—	—	—	—	70	70	70
Nundle (A)	5	—	365	—	—	—	117	—	—	481
Parry (A)	8	—	864	—	—	—	30	279	279	1,173
Quirindi (A)	3	—	208	—	—	—	10	—	—	218
Tamworth (C)	4	—	484	—	—	—	361	683	683	1,528
Yallaroi (A)	1	—	69	—	—	—	35	—	—	104
Northern Slopes (SSD)	27	3	2,719	—	—	—	664	1,032	1,032	4,416
Armidale (C)	4	—	430	—	—	—	31	395	621	1,082
Dumaresq (A)	1	—	120	—	—	—	20	—	—	140
Glen Innes (A)	2	—	183	2	—	130	54	150	150	517
Guyra (A)	—	—	—	—	—	—	18	—	—	18
Inverell (A) Pt B	—	—	—	—	—	—	—	—	—	—
Severn (A)	5	—	462	—	—	—	45	—	—	507
Tenterfield (A)	4	—	300	—	—	—	50	—	—	350
Uralla (A)	1	—	220	—	—	—	—	—	—	220
Walcha (A)	—	—	—	—	—	—	74	—	—	74
Northern Tablelands (SSD)	17	—	1,715	2	—	130	292	545	771	2,908
Moree Plains (A)	3	—	343	—	—	—	58	—	—	401
Narrabri (A)	1	—	130	—	—	—	87	—	—	217
North Central Plain (SSD)	4	—	473	—	—	—	145	—	—	618
<b>Northern (SD)</b>	<b>48</b>	<b>3</b>	<b>4,907</b>	<b>2</b>	<b>—</b>	<b>130</b>	<b>1,101</b>	<b>1,577</b>	<b>1,803</b>	<b>7,942</b>

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, AUGUST 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)	1	—	150	—	—	—	—	155	155	305
Coonabarabran (A)	2	—	134	—	—	—	15	70	70	219
Dubbo (C)	19	—	1,972	—	—	—	373	250	250	2,595
Gilgandra (A)	—	—	—	—	—	—	—	—	—	—
Mudgee (A)	4	—	381	—	—	—	94	—	—	475
Narromine (A)	2	—	270	—	—	—	18	100	100	388
Wellington (A)	6	—	491	—	—	—	45	500	500	1,036
Central Macquarie (SSD)	34	—	3,398	—	—	—	545	1,075	1,075	5,018
Bogan (A)	1	—	102	—	—	—	20	—	—	122
Coonamble (A)	2	—	185	—	—	—	—	—	—	185
Walgett (A)	—	—	—	—	—	—	—	—	—	—
Warren (A)	—	—	—	—	—	—	—	—	—	—
Macquarie — Barwon (SSD)	3	—	287	—	—	—	20	—	—	307
Bourke (A)	—	—	—	—	—	—	24	50	50	74
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—
Cobar (A)	4	—	497	—	—	—	25	—	—	521
Upper Darling (SSD)	4	—	497	—	—	—	49	50	50	595
<b>North Western (SD)</b>	<b>41</b>	<b>—</b>	<b>4,182</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>614</b>	<b>1,125</b>	<b>1,125</b>	<b>5,920</b>
<b>CENTRAL WEST STATISTICAL DIVISION</b>										
Bathurst (C)	13	1	1,264	4	—	250	316	900	900	2,730
Blayney (A) Pt A	—	—	—	—	—	—	36	173	173	209
Cabonne (A) Pt A	1	—	100	—	—	—	—	—	—	100
Evans (A) Pt A	1	—	120	—	—	—	20	—	—	140
Orange (C)	6	—	613	2	—	145	380	166	166	1,304
Bathurst — Orange (SSD)	21	1	2,097	6	—	395	753	1,239	1,239	4,484
Blayney (A) Pt B	—	—	—	—	—	—	—	—	—	—
Cabonne (A) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt B	2	—	155	—	—	—	—	—	—	155
Greater Lithgow (C)	14	—	1,287	—	—	—	548	1,805	1,805	3,639
Oberon (A)	—	—	—	—	—	—	30	229	229	259
Rylstone (A)	9	1	811	—	—	—	211	—	—	1,021
Central Tablelands (excl. Bathurst — Orange) (SSD)	25	1	2,252	—	—	—	788	2,034	2,034	5,074
Bland (A)	3	—	346	—	—	—	—	—	—	346
Cabonne (A) Pt C	1	—	90	—	—	—	74	—	—	164
Cowra (A)	3	—	304	—	—	—	22	80	80	406
Forbes (A)	—	—	—	—	—	—	59	—	—	59
Lachlan (A)	1	—	90	—	—	—	39	—	—	129
Parkes (A)	4	—	392	—	—	—	40	—	—	432
Weddin (A)	—	—	—	—	—	—	15	—	—	15
Lachlan (SSD)	12	—	1,223	—	—	—	249	80	80	1,552
<b>Central West (SD)</b>	<b>58</b>	<b>2</b>	<b>5,571</b>	<b>6</b>	<b>—</b>	<b>395</b>	<b>1,790</b>	<b>3,353</b>	<b>3,353</b>	<b>11,109</b>

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, AUGUST 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)	7	—	830	—	—	—	99	50	50	979
Yarrowlumia (A) — Pt A	1	—	130	—	—	—	180	—	—	310
Queanbeyan (SSD)	8	—	960	—	—	—	279	50	50	1,289
Boorowa (A)	3	—	193	—	—	—	—	100	217	411
Crookwell (A)	3	—	283	—	—	—	13	—	—	296
Goulburn (C)	6	—	793	4	—	190	149	—	990	2,122
Gunning (A)	—	—	—	—	—	—	18	—	—	18
Harden (A)	1	—	63	—	—	—	27	—	—	90
Mulwaree (A)	15	—	1,720	—	—	—	208	—	—	1,928
Tallaganda (A)	—	—	—	—	—	—	25	—	—	25
Yarrowlumia (A) — Pt B	—	—	—	—	—	—	—	—	—	—
Yass (A)	1	—	100	—	—	—	23	—	—	123
Young (A)	4	—	452	2	—	142	89	365	365	1,048
Southern Tablelands (excl. Queanbeyan) (SSD)	33	—	3,603	6	—	332	552	465	1,572	6,059
Bega Valley (A)	16	—	1,722	—	—	—	397	240	240	2,359
Eurobodalla (A)	24	—	2,454	48	—	1,800	469	200	275	4,998
Lower South Coast (SSD)	40	—	4,177	48	—	1,800	866	440	515	7,358
Bombala (A)	—	—	—	—	—	—	—	—	—	—
Cooma-Monaro (A)	2	—	140	—	—	—	115	—	100	355
Snowy River (A)	5	—	629	—	—	—	10	65	5,565	6,204
Snowy (SSD)	7	—	769	—	—	—	125	65	5,665	6,559
<b>South Eastern (SD)</b>	<b>88</b>	<b>—</b>	<b>9,508</b>	<b>54</b>	<b>—</b>	<b>2,132</b>	<b>1,821</b>	<b>1,020</b>	<b>7,802</b>	<b>21,264</b>
<b>MURRUMBIDGEE STATISTICAL DIVISION</b>										
Coolamon (A)	—	—	—	—	—	—	—	—	174	174
Cootamundra (A)	—	—	—	—	—	—	11	50	50	61
Gundagai (A)	5	—	489	—	—	—	10	764	764	1,263
Junee (A)	2	—	207	—	—	—	—	—	—	207
Lockhart (A)	1	—	80	—	—	—	—	—	—	80
Narrandera (A)	2	—	212	—	—	—	105	113	113	430
Temora (A)	1	—	85	—	—	—	20	—	—	105
Tumut (A)	2	—	219	—	—	—	55	2,280	2,280	2,554
Wagga Wagga (C)	23	—	2,338	4	—	260	337	3,515	4,525	7,460
Central Murrumbidgee (SSD)	36	—	3,629	4	—	260	538	6,722	7,906	12,333
Carrathool (A)	—	—	—	—	—	—	—	—	—	—
Griffith (C)	7	—	990	—	—	—	182	750	750	1,921
Hay (A)	2	—	135	—	—	—	49	—	—	184
Leeton (A)	1	—	134	—	—	—	—	367	367	501
Murrumbidgee (A)	2	—	177	—	—	—	14	250	250	440
Lower Murrumbidgee (SSD)	12	—	1,435	—	—	—	244	1,366	1,366	3,046
<b>Murrumbidgee (SD)</b>	<b>48</b>	<b>—</b>	<b>5,065</b>	<b>4</b>	<b>—</b>	<b>260</b>	<b>782</b>	<b>8,088</b>	<b>9,272</b>	<b>15,379</b>

(a) Excludes Conversions, etc.



TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, AUGUST 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)	15	—	1,471	—	—	—	220	950	1,010	2,701
Hume (A)	6	—	542	—	—	—	11	—	—	553
Albury (SSD)	21	—	2,012	—	—	—	231	950	1,010	3,254
Corowa (A)	2	—	230	—	—	—	18	—	—	248
Culcairn (A)	—	—	—	—	—	—	314	—	—	314
Holbrook (A)	—	—	—	—	—	—	—	—	—	—
Tumbarumba (A)	—	—	—	—	—	—	—	—	—	—
Urana (A)	—	—	—	—	—	—	48	90	90	138
Upper Murray (excl. Albury) (SSD)	2	—	230	—	—	—	380	90	90	700
Berrigan (A)	4	—	260	—	—	—	—	93	93	353
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	2	—	193	—	—	—	15	—	65	273
Jerilderie (A)	—	—	—	—	—	—	—	90	90	90
Murray (A)	2	—	150	—	—	—	—	140	140	290
Wakool (A)	—	—	—	—	—	—	16	—	—	16
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	8	—	603	—	—	—	31	323	388	1,023
Balranald (A)	1	—	120	—	—	—	32	80	80	232
Wentworth (A)	1	—	101	—	—	—	—	—	—	101
Murray—Darling (SSD)	2	—	221	—	—	—	32	80	80	333
<b>Murray (SD)</b>	<b>33</b>	<b>—</b>	<b>3,067</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>674</b>	<b>1,443</b>	<b>1,568</b>	<b>5,309</b>
<b>FAR WEST STATISTICAL DIVISION</b>										
Broken Hill (C)	1	—	67	—	—	—	19	—	—	86
Central Darling (A)	2	—	92	—	—	—	20	150	150	262
Unincorp. far West	—	—	—	—	—	—	—	—	—	—
<b>Far West (SD)</b>	<b>3</b>	<b>—</b>	<b>159</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>39</b>	<b>150</b>	<b>150</b>	<b>348</b>
<b>NEW SOUTH WALES</b>										
<b>New South Wales</b>	<b>2,074</b>	<b>12</b>	<b>237,548</b>	<b>1,196</b>	<b>35</b>	<b>121,552</b>	<b>89,497</b>	<b>405,184</b>	<b>479,985</b>	<b>928,582</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 March to August 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

(September 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 September 1996, the trend estimate for that month would be 2,036, a movement of 1.0%. The monthly movements in the trend estimates for June, July and August 1996, which are currently estimated to be -0.4%, 0.1% and 0.1% respectively, would be revised to 0.0%, 0.6% and 0.8%. On the other hand, a 7% seasonally adjusted decline in the number of private houses approved in September 1996 would produce a trend estimate for September 1996 of 1,926 a movement of -0.9%, with the movements in the trend estimates for June, July and August 1996 being revised to -0.8%, -0.8% and -0.9% respectively.

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

	Trend estimate		Revised trend estimate if September 1996 seasonally adjusted estimate			
			is up 7% on August 1996		is down 7% on August 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
March	2,034	-0.9	2,032	-1.0	2,037	-0.7
April	2,008	-1.3	2,005	-1.3	2,014	-1.1
May	1,989	-1.0	1,987	-0.9	1,991	-1.1
June	1,981	-0.4	1,987	0.0	1,975	-0.8
July	1,982	0.1	1,999	0.6	1,960	-0.8
August	1,984	0.1	2,015	0.8	1,943	-0.9
September	n.y.a.	n.y.a.	2,036	1.0	1,926	-0.9

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

	Trend estimate		Revised trend estimate if September 1996 seasonally adjusted estimate			
			is up 7% on August 1996		is down 7% on August 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
March	2,038	-1.1	2,035	-1.2	2,040	-0.9
April	2,014	-1.1	2,011	-1.2	2,020	-1.0
May	2,000	-0.7	1,998	-0.6	2,003	-0.9
June	2,000	-0.0	2,006	0.4	1,994	-0.5
July	2,006	0.3	2,023	0.9	1,984	-0.5
August	2,012	0.3	2,043	1.0	1,970	-0.7
September	n.y.a.	n.y.a.	2,067	1.1	1,956	-0.7

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

	Trend estimate		Revised trend estimate if September 1996 seasonally adjusted estimate			
			is up 8% on August 1996		is down 8% on August 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
March	3,438	1.7	3,437	1.6	3,448	2.0
April	3,509	2.1	3,509	2.1	3,529	2.3
May	3,579	2.0	3,579	2.0	3,589	1.7
June	3,640	1.7	3,639	1.7	3,614	0.7
July	3,688	1.3	3,683	1.2	3,598	-0.4
August	3,710	0.6	3,709	0.7	3,549	-1.4
September	n.y.a.	n.y.a.	3,732	0.6	3,491	-1.6

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

	Trend estimate		Revised trend estimate if September 1996 seasonally adjusted estimate			
			is up 9% on August 1996		is down 9% on August 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
March	347.2	2.0	346.6	1.8	347.9	2.2
April	356.9	2.8	356.0	2.7	358.2	3.0
May	366.8	2.8	366.4	2.9	367.5	2.6
June	374.8	2.2	375.5	2.5	372.6	1.4
July	380.6	1.6	382.8	1.9	373.2	0.2
August	383.9	0.9	388.8	1.6	370.8	-0.7
September	n.y.a.	n.y.a.	394.8	1.5	367.6	-0.9

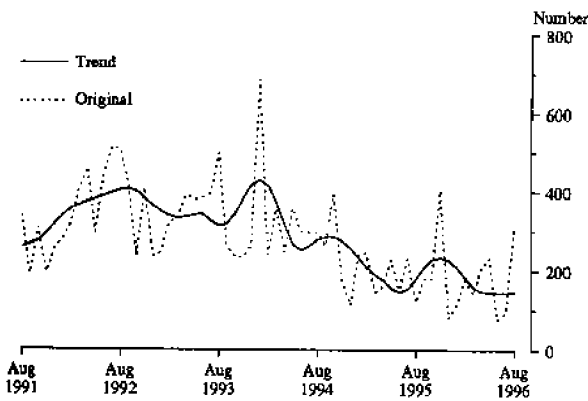
## VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if September 1996 seasonally adjusted estimate			
			is up 8% on August 1996		is down 8% on August 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
March	89.6	-0.6	89.6	-0.6	89.8	-0.4
April	89.0	-0.7	89.0	-0.7	89.4	-0.5
May	88.9	-0.2	88.8	-0.2	89.0	-0.4
June	89.0	0.1	89.1	0.4	88.5	-0.6
July	89.0	0.0	89.5	0.4	87.5	-1.1
August	89.2	0.3	89.7	0.3	86.1	-1.6
September	n.y.a.	n.y.a.	89.7	-0.0	84.2	-2.2

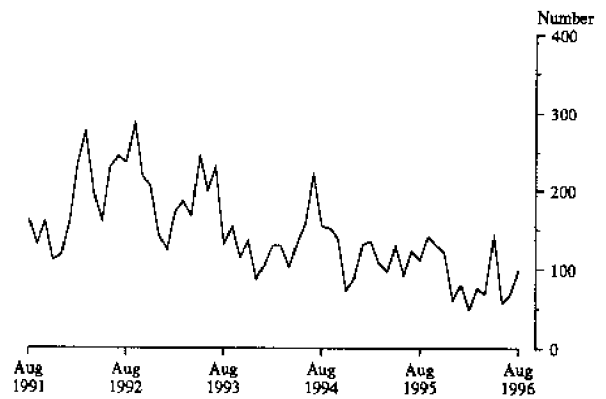
## AUSTRALIAN CAPITAL TERRITORY

### MAIN FEATURES

TOTAL DWELLING UNITS APPROVED,  
ACT



PRIVATE SECTOR HOUSES APPROVED,  
ACT



#### Residential building

- The strong decline in the trend for total number of dwelling units has been arrested. This is primarily due to the approval of 168 dwellings in Kingston.
- In original terms the number of dwelling units approved was 304. This comprised of 99 private sector houses and 205 private other residential units.

- The value of new residential building approved in August was \$23.7 million.
- Alterations and additions to residential buildings was \$3.0 million.

#### Non-residential building

- The value of non-residential building approved in August fell to \$12.9 million.

TABLE 10. DWELLING UNITS APPROVED, ACT

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	
1993-94	1,619	60	1,679	2,301	80	2,381	24	3,944	140	4,084	..
1994-95	1,526	7	1,533	1,062	122	1,184	4	2,592	129	2,721	..
1995-96	1,168	40	1,208	792	65	857	85	1,960	190	2,150	..
1995-96											
July-August	236	—	236	115	3	118	—	351	3	354	..
1996-97											
July-August	167	—	167	232	—	232	—	399	—	399	..
1995—											
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	184
March	76	1	77	66	—	66	—	142	1	143	160
April	69	7	76	—	45	45	85	69	137	206	149
May	142	14	156	77	—	77	—	219	14	233	148
June	58	2	60	9	8	17	—	67	10	77	146
July	68	—	68	27	—	27	—	95	—	95	146
August	99	—	99	205	—	205	—	304	—	304	148

(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—														
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
August	11,908	—	11,908	11,750	—	11,750	23,658	—	23,658	3,010	11,590	12,934	38,235	39,602

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	—	—	—	—	—	—	143	—	—	143
Braddon	—	—	—	—	—	—	—	—	—	—
Campbell	—	—	—	—	—	—	50	—	—	50
City	—	—	—	—	—	—	—	125	125	125
Dickson	—	—	—	—	—	—	—	—	—	—
Downer	—	—	—	—	—	—	79	—	—	79
Duntroon	—	—	—	—	—	—	—	—	—	—
Hackett	—	—	—	—	—	—	78	—	—	78
Kowen	—	—	—	—	—	—	—	—	—	—
Lynham	—	—	—	—	—	—	39	900	1,390	1,429
Majura	—	—	—	—	—	—	—	—	464	464
O'Connor	1	—	111	—	—	—	40	—	—	151
Reid	—	—	—	—	—	—	—	—	—	—
Russell	—	—	—	—	—	—	—	—	—	—
Turner	—	—	—	—	—	—	—	—	—	—
Watson	1	—	136	—	—	—	—	—	—	136
<b>Total</b>	<b>2</b>	<b>—</b>	<b>246</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>428</b>	<b>1,025</b>	<b>1,979</b>	<b>2,653</b>
<b>BELCONNEN STATISTICAL SUBDIVISION</b>										
Aranda	—	—	—	—	—	—	123	—	—	123
Belconnen Town Centre	—	—	—	—	—	—	—	155	253	253
Belconnen — SSD Balance	—	—	—	—	—	—	—	—	—	—
Bruce	—	—	—	—	—	—	—	311	311	311
Charnwood	—	—	—	—	—	—	31	—	—	31
Cook	—	—	—	—	—	—	147	—	—	147
Dunlop	11	—	1,097	—	—	—	—	—	—	1,097
Evatt	—	—	—	—	—	—	198	—	—	198
Florey	—	—	—	—	—	—	76	—	—	76
Flynn	—	—	—	—	—	—	70	—	—	70
Fraser	—	—	—	—	—	—	61	—	—	61
Giralang	—	—	—	—	—	—	32	—	—	32
Hawker	—	—	—	—	—	—	46	—	—	46
Higgins	—	—	—	—	—	—	—	—	—	—
Holt	3	—	240	—	—	—	—	—	—	240
Kateen	—	—	—	—	—	—	219	—	—	219
Latham	—	—	—	—	—	—	57	—	—	57
McKellar	—	—	—	—	—	—	16	—	—	16
Macgregor	—	—	—	—	—	—	31	—	—	31
Macquarie	—	—	—	—	—	—	—	—	—	—
Melba	—	—	—	—	—	—	17	—	—	17
Page	—	—	—	—	—	—	17	—	—	17
Scullin	—	—	—	—	—	—	49	—	—	49
Spence	—	—	—	—	—	—	12	—	—	12
Weetangera	—	—	—	—	—	—	16	—	—	16
<b>Total</b>	<b>14</b>	<b>—</b>	<b>1,336</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,217</b>	<b>466</b>	<b>564</b>	<b>3,117</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	—	—	—	—	—	—	28	—	—	28
Curtin	—	—	—	—	—	—	105	—	—	105
Farrer	—	—	—	—	—	—	112	—	—	112
Garran	—	—	—	—	—	—	70	—	—	70
Hughes	—	—	—	—	—	—	—	—	—	—
Isaacs	—	—	—	—	—	—	—	—	—	—
Lyons	—	—	—	—	—	—	—	—	—	—
Mawson	—	—	—	—	—	—	17	—	—	17
O'Malley	—	—	—	—	—	—	—	—	—	—
Pearce	—	—	—	—	—	—	—	—	—	—
Phillip	—	—	—	—	—	—	—	—	—	—
Torrens	—	—	—	—	—	—	—	—	—	—
<b>Total</b>	—	—	—	—	—	—	<b>331</b>	—	—	<b>331</b>
<b>WESTON CREEK-STROMLO STATISTICAL SUBDIVISION</b>										
Chapman	—	—	—	—	—	—	—	—	—	—
Duffy	—	—	—	—	—	—	—	—	—	—
Fisher	—	—	—	—	—	—	25	—	—	25
Holder	—	—	—	—	—	—	—	—	—	—
Rivett	—	—	—	—	—	—	10	—	—	10
Stirling	—	—	—	—	—	—	—	—	—	—
Stromlo	—	—	—	—	—	—	—	—	—	—
Waramanga	—	—	—	—	—	—	—	—	—	—
Weston	—	—	—	—	—	—	19	—	—	19
Weston Creek-Stromlo — SSD Balance	—	—	—	—	—	—	—	—	—	—
<b>Total</b>	—	—	—	—	—	—	<b>54</b>	—	—	<b>54</b>
<b>TUGGERANONG STATISTICAL SUBDIVISION</b>										
Banks	—	—	—	—	—	—	28	—	—	28
Bonython	—	—	—	7	—	687	45	—	—	732
Calwell	—	—	—	—	—	—	112	—	—	112
Chisholm	—	—	—	—	—	—	107	—	—	107
Conder	2	—	257	—	—	—	—	1,100	1,100	1,357
Fadden	—	—	—	—	—	—	—	—	—	—
Gilmore	—	—	—	—	—	—	45	—	—	45
Gordon	7	—	768	—	—	—	10	—	—	778
Gowrie	—	—	—	—	—	—	33	—	—	33
Greenway	—	—	—	—	—	—	—	—	—	—
Isabella Plains	—	—	—	—	—	—	29	—	—	29
Kambah	2	—	456	—	—	—	108	—	—	564
Macarthur	—	—	—	—	—	—	30	—	—	30
Monash	—	—	—	—	—	—	141	—	—	141
Oxley	—	—	—	—	—	—	73	—	—	73
Richardson	—	—	—	—	—	—	—	—	—	—
Theodore	—	—	—	—	—	—	79	—	—	79
Tuggeranong — SSD Balance	—	—	—	—	—	—	—	—	—	—
Wanniassa	—	—	—	—	—	—	56	—	—	56
<b>Total</b>	<b>11</b>	—	<b>1,481</b>	<b>7</b>	—	<b>687</b>	<b>895</b>	<b>1,100</b>	<b>1,100</b>	<b>4,162</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	—	—	—	—	—	—	—	3,976	4,268	4,268
Deakin	—	—	—	—	—	—	—	60	60	60
Forrest	—	—	—	—	—	—	—	—	—	—
Fyshwick	—	—	—	—	—	—	—	1,250	1,250	1,250
Griffith	—	—	—	—	—	—	—	314	314	314
Harman	—	—	—	—	—	—	—	—	—	—
Hume	—	—	—	—	—	—	—	—	—	—
Jerrabomberra	—	—	—	—	—	—	—	—	—	—
Kingston	—	—	—	168	—	8,000	—	—	—	8,000
Narrabundah	—	—	—	28	—	2,900	12	—	—	2,912
Oaks Estate	—	—	—	—	—	—	—	—	—	—
Parkes	—	—	—	—	—	—	—	—	—	—
Pialligo	—	—	—	—	—	—	—	—	—	—
Red Hill	—	—	—	—	—	—	45	—	—	45
Symonston	—	—	—	—	—	—	—	—	—	—
Yarralumla	—	—	—	—	—	—	—	3,400	3,400	3,400
<b>Total</b>	—	—	—	<b>196</b>	—	<b>10,900</b>	<b>57</b>	<b>9,000</b>	<b>9,292</b>	<b>20,249</b>
<b>GUNGALIN-HALL STATISTICAL SUBDIVISION</b>										
Amaroo	6	—	733	—	—	—	—	—	—	733
Gungahlin-Hall — SSD Balance	—	—	—	—	—	—	—	—	—	—
Hall	—	—	—	—	—	—	—	—	—	—
Mitchell	—	—	—	—	—	—	—	—	—	—
Ngunnawal	47	—	4,673	2	—	163	—	—	—	4,836
Nicholls	19	—	3,439	—	—	—	16	—	—	3,455
Palmerston	—	—	—	—	—	—	12	—	—	12
<b>Total</b>	<b>72</b>	—	<b>8,844</b>	<b>2</b>	—	<b>163</b>	<b>28</b>	—	—	<b>9,035</b>
<b>AUSTRALIAN CAPITAL TERRITORY</b>										
<b>AUSTRALIAN CAPITAL TERRITORY</b>	<b>99</b>	—	<b>11,908</b>	<b>205</b>	—	<b>11,750</b>	<b>3,010</b>	<b>11,590</b>	<b>12,934</b>	<b>39,602</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, maisonnettes;
- (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.

**GREGORY W. BRAY**  
Regional Director  
New South Wales

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