

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

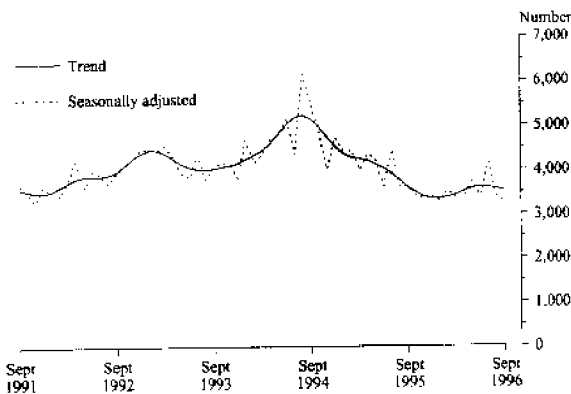
NEW SOUTH WALES

MAIN FEATURES

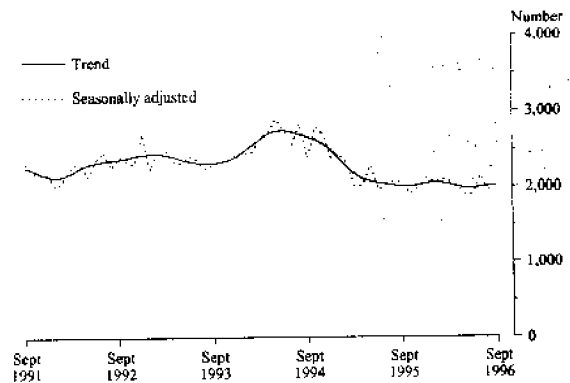
NUMBER OF DWELLING UNITS APPROVED

	September 1995	August 1996	September 1996	September 1995 to September 1996 Change	August 1996 to September 1996 Change
Original series	3,868	3,426	3,507	9.3%	2.4%
Seasonally adjusted	3,619	3,418	3,258	-10.0%	4.7%
Trend estimate	3,624	3,584	3,544	-2.2%	-1.1%

TOTAL DWELLING UNITS APPROVED, NSW



PRIVATE SECTOR HOUSES APPROVED, NSW



Residential Building

- The trend for total dwelling units decreased by 1.1% in September. This reverses the low growth previously observed in this series. The trend will continue to fall unless there is a 20.1% increase in the seasonally adjusted estimate in October.
- The trend for private sector houses remains flat. It has shown very little movement over the last 18 months.
- In original terms the total number of dwelling units approved was 3,507. Of this total 2,297 were private sector house approvals.

Non-residential building

- The value of non-residential projects approved in September was \$468.4 million. There were 14 projects valued at \$5 million or more. These accounted for half of the total value of all projects. The largest category was offices which contributed \$106.7 million.

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

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7590 or any ABS State Office.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-September—</i>										
1995-96	3,549	98	3,647	3,926	337	4,263	160	7,635	435	8,070
1996-97	3,365	21	3,386	3,039	408	3,447	303	6,701	435	7,136
<i>1995—</i>										
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
September	1,174	1	1,175	816	47	863	95	2,085	48	2,133
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-September—</i>										
1995-96	6,601	123	6,724	4,712	479	5,191	225	11,538	602	12,140
1996-97	6,675	37	6,712	3,781	559	4,340	351	10,800	603	11,403
<i>1995—</i>										
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
September	2,297	8	2,305	1,037	55	1,092	110	3,443	64	3,507

(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-September--</i>														
1995-96	425.1	10.4	435.5	533.3	23.6	556.8	958.4	33.9	992.3	207.4	630.7	737.4	1,795.5	1,937.1
1996-97	423.1	2.7	425.9	310.1	34.9	344.9	733.2	37.6	770.8	219.3	726.8	922.0	1,672.1	1,912.2
<i>1995--</i>														
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
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
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-September--</i>														
1995-96	733.7	13.0	746.6	591.6	33.8	625.4	1,325.3	46.8	1,372.1	270.7	809.6	949.8	2,404.5	2,592.6
1996-97	764.7	4.5	769.2	367.0	46.2	413.2	1,131.7	50.7	1,182.4	285.2	929.4	1,237.4	2,338.9	2,704.9
<i>1995--</i>														
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
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

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						
1995—						
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
September	2,053	2,107	3,148	3,258	324.8	82.9
TREND ESTIMATES						
1995—						
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	2,033	2,036	3,331	3,446	348.1	89.7
April	2,006	2,011	3,383	3,524	358.7	89.2
May	1,987	1,998	3,417	3,587	367.8	89.0
June	1,986	2,005	3,424	3,619	372.0	88.8
July	1,995	2,022	3,403	3,617	371.0	88.3
August	2,007	2,042	3,364	3,584	366.5	87.5
September	2,023	2,064	3,328	3,544	361.1	86.3

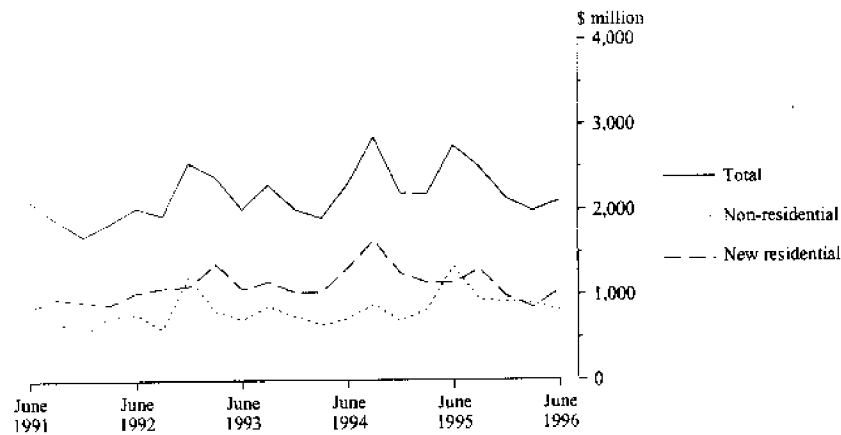
(a) See paragraphs 17-24 of the Explanatory Notes. (b) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

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							
1993-94	2,870.6	2,920.5	1,640.7	4,561.2	977.0	1,984.8	3,021.2	7,424.4	8,559.4
1994-95	2,849.3	2,889.0	2,334.3	5,223.2	1,011.7	2,851.1	3,789.3	8,981.6	10,024.2
1995-96	2,424.4	2,457.0	1,765.3	4,222.3	934.8	2,653.2	3,605.8	7,723.8	8,762.9
1995 --									
Mar. qtr	605.5	614.4	536.7	1,151.1	204.7	481.4	841.6	1,823.1	2,197.4
June qtr	659.6	668.4	484.4	1,152.8	256.6	1,241.6	1,345.5	2,595.3	2,754.9
Sept. qtr	665.2	676.9	638.8	1,315.7	245.4	807.2	947.0	2,339.0	2,508.1
Dec. qtr	583.3	592.6	395.8	988.4	227.7	629.9	927.4	1,841.2	2,143.5
1996 --									
Mar. qtr	574.2	582.0	283.8	865.8	221.5	651.2	910.5	1,720.1	1,997.8
June qtr	601.8	605.5	446.9	1,052.4	240.2	565.0	820.9	1,823.5	2,113.5

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

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



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

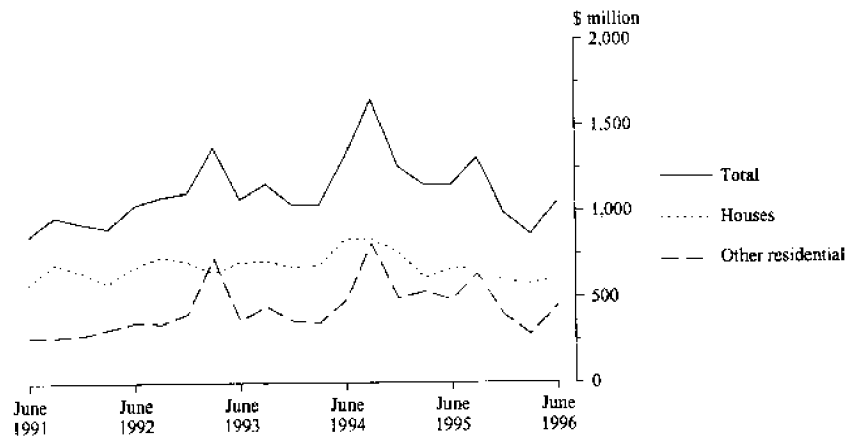


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, NSW
(S million)

Class of building	1994-95	1995-96	July-September		1996		
			1995-96	1996-97	July	August	September
PRIVATE SECTOR							
New houses	3,101.6	2,700.0	733.7	764.7	267.1	235.6	262.0
New other residential buildings	2,106.8	1,637.1	591.6	367.0	153.1	119.1	94.7
<i>Total new residential building</i>	<i>5,208.3</i>	<i>4,337.1</i>	<i>1,325.3</i>	<i>1,131.7</i>	<i>420.2</i>	<i>354.8</i>	<i>356.7</i>
Alterations and additions to residential buildings	1,093.7	1,027.6	269.6	277.9	96.6	86.0	95.3
Hotels, etc.	284.4	99.6	18.0	74.3	25.7	42.1	6.5
Shops	587.5	562.8	222.2	294.9	37.3	211.7	45.9
Factories	381.2	351.7	83.4	129.4	28.5	43.8	57.1
Offices	348.1	432.4	124.5	111.2	17.6	32.2	61.4
Other business premises	354.2	593.8	197.9	151.9	44.5	30.7	76.6
Educational	99.2	122.5	33.8	45.6	15.0	11.3	19.3
Religious	33.7	50.5	8.1	6.9	2.1	1.1	3.7
Health	75.5	83.3	10.9	11.6	4.6	3.1	3.9
Entertainment and recreational	574.8	300.3	88.2	80.9	31.9	17.1	31.8
Miscellaneous	73.7	87.7	22.5	22.7	4.9	12.0	5.8
<i>Total non-residential building</i>	<i>2,812.5</i>	<i>2,684.7</i>	<i>809.6</i>	<i>929.4</i>	<i>212.1</i>	<i>405.2</i>	<i>312.0</i>
Total	9,114.5	8,049.4	2,404.5	2,338.9	729.0	845.9	764.0
PUBLIC SECTOR							
New houses	43.2	36.2	13.0	4.5	1.6	1.9	0.9
New other residential buildings	125.0	103.7	33.8	46.2	39.0	2.4	4.8
<i>Total new residential building</i>	<i>168.3</i>	<i>139.9</i>	<i>46.8</i>	<i>50.7</i>	<i>40.6</i>	<i>4.3</i>	<i>5.7</i>
Alterations and additions to residential buildings	7.3	13.8	1.1	7.3	3.6	3.5	0.2
Hotels, etc.	2.3	1.0	—	0.1	0.1	—	—
Shops	19.4	32.3	10.1	44.7	0.6	1.1	42.9
Factories	8.3	5.5	1.0	21.2	7.9	5.6	7.6
Offices	157.1	145.4	13.1	66.2	11.8	9.1	45.3
Other business premises	85.2	147.2	21.5	13.6	3.0	1.8	8.8
Educational	237.7	251.9	53.5	108.6	36.6	29.2	42.9
Religious	—	—	—	0.1	0.1	—	—
Health	239.7	256.7	6.9	20.9	3.5	13.6	3.8
Entertainment and recreational	51.7	83.5	23.2	16.5	4.2	10.3	2.0
Miscellaneous	119.5	42.0	10.8	16.2	9.1	4.1	3.0
<i>Total non-residential building</i>	<i>920.9</i>	<i>965.6</i>	<i>140.1</i>	<i>308.0</i>	<i>76.8</i>	<i>74.8</i>	<i>156.4</i>
Total	1,096.5	1,119.3	188.1	366.0	121.0	82.7	162.3
TOTAL							
New houses	3,144.8	2,736.2	746.6	769.2	268.8	237.5	262.9
New other residential buildings	2,231.8	1,740.8	625.4	413.2	192.1	121.6	99.5
<i>Total new residential building</i>	<i>5,376.6</i>	<i>4,477.0</i>	<i>1,372.1</i>	<i>1,182.4</i>	<i>460.9</i>	<i>359.1</i>	<i>362.4</i>
Alterations and additions to residential buildings	1,101.0	1,041.4	270.7	285.2	100.2	89.5	95.5
Hotels, etc.	286.7	100.6	18.0	74.4	25.8	42.1	6.5
Shops	607.0	595.1	232.3	339.6	37.9	212.8	88.8
Factories	389.5	357.2	84.4	150.6	36.4	49.4	64.7
Offices	505.2	577.8	137.7	177.4	29.5	41.2	106.7
Other business premises	439.4	741.0	219.4	165.5	47.5	32.5	85.5
Educational	336.9	374.4	87.4	154.2	51.6	40.5	62.2
Religious	33.7	50.5	8.1	7.0	2.2	1.1	3.7
Health	315.2	340.1	17.9	32.5	8.1	16.8	7.7
Entertainment and recreational	626.5	383.8	111.4	97.4	36.0	27.5	33.9
Miscellaneous	193.3	129.7	33.3	38.8	14.0	16.1	8.8
<i>Total non-residential building</i>	<i>3,733.4</i>	<i>3,650.2</i>	<i>949.8</i>	<i>1,237.4</i>	<i>289.0</i>	<i>480.0</i>	<i>468.4</i>
Total	10,211.0	9,168.6	2,592.6	2,704.9	850.0	928.6	926.3

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1996—												
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
September	13	1.4	6	2.0	1	1.0	2	2.2	—	—	22	6.5
SHOPS												
1996—												
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
September	116	10.1	23	6.6	9	6.2	10	25.7	2	40.2	160	88.8
FACTORIES												
1996—												
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
September	25	2.4	23	7.7	12	8.9	15	25.9	2	19.8	77	64.7
OFFICES												
1996—												
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
September	65	6.0	17	4.9	4	3.1	4	6.6	4	86.0	94	106.7
OTHER BUSINESS PREMISES												
1996—												
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
September	30	2.7	20	5.9	6	4.7	10	21.9	2	50.3	68	85.5
EDUCATIONAL												
1996—												
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
September	12	1.4	12	4.0	5	4.2	10	27.8	3	24.8	42	62.2

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)
RELIGIOUS												
<i>1996—</i>												
July	3	0.2	1	0.3	—	—	1	1.7	—	—	5	2.2
August	4	0.5	2	0.6	—	—	—	—	—	—	6	1.1
September	4	0.4	2	0.4	—	—	2	2.9	—	—	8	3.7
HEALTH												
<i>1996—</i>												
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
September	8	0.8	7	1.7	2	1.5	2	3.7	—	—	19	7.7
ENTERTAINMENT AND RECREATIONAL												
<i>1996—</i>												
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
September	28	2.9	14	4.6	5	3.7	6	9.2	1	13.5	54	33.9
MISCELLANEOUS												
<i>1996—</i>												
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
September	22	2.4	6	1.7	1	0.9	2	3.7	—	—	31	8.8
TOTAL NON-RESIDENTIAL BUILDING												
<i>1996—</i>												
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
September	323	30.4	130	39.5	45	34.3	63	129.6	14	234.6	575	468.4

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
SYDNEY STATISTICAL DIVISION						
<i>Houses</i>	1,174	147,522	1	75	1,175	147,597
Brick, stone, or concrete	128	19,855	—	—	128	19,855
Brick-veneer	874	99,329	1	75	875	99,404
Timber	30	4,060	—	—	30	4,060
Fibre cement	3	123	—	—	3	123
Other materials	139	24,155	—	—	139	24,155
Other residential buildings	816	74,865	47	3,984	863	78,849
Total residential buildings	1,990	222,387	48	4,059	2,038	226,446
HUNTER STATISTICAL DIVISION						
<i>Houses</i>	301	31,108	—	—	301	31,108
Brick, stone, or concrete	9	927	—	—	9	927
Brick-veneer	235	25,334	—	—	235	25,334
Timber	18	1,638	—	—	18	1,638
Fibre cement	12	805	—	—	12	805
Other materials	27	2,402	—	—	27	2,402
Other residential buildings	102	8,572	6	606	108	9,178
Total residential buildings	403	39,679	6	606	409	40,286
ILLAWARRA STATISTICAL DIVISION						
<i>Houses</i>	244	25,364	1	141	245	25,505
Brick, stone, or concrete	5	666	—	—	5	666
Brick-veneer	208	21,983	1	141	209	22,124
Timber	7	763	—	—	7	763
Fibre cement	6	396	—	—	6	396
Other materials	18	1,556	—	—	18	1,556
Other residential buildings	2	223	—	—	2	223
Total residential buildings	246	25,587	1	141	247	25,728
BALANCE OF NEW SOUTH WALES						
<i>Houses</i>	578	57,962	6	703	584	58,666
Brick, stone, or concrete	59	6,095	—	—	59	6,095
Brick-veneer	355	39,318	5	603	360	39,921
Timber	70	5,217	—	—	70	5,217
Fibre cement	36	2,458	—	—	36	2,458
Other materials	58	4,874	1	100	59	4,974
Other residential buildings	117	11,041	2	240	119	11,281
Total residential buildings	695	69,003	8	943	703	69,946
NEW SOUTH WALES						
<i>Houses</i>	2,297	261,956	8	919	2,305	262,875
Brick, stone, or concrete	201	27,543	—	—	201	27,543
Brick-veneer	1,672	185,964	7	819	1,679	186,783
Timber	125	11,678	—	—	125	11,678
Fibre cement	57	3,783	—	—	57	3,783
Other materials	242	32,988	1	100	243	33,088
Other residential buildings	1,037	94,700	55	4,830	1,092	99,530
Total residential buildings	3,334	356,656	63	5,750	3,397	362,406

(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, SEPTEMBER 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	1,175	175	301	476	132	176	79	387	863	2,038
Hunter	301	83	16	99	9	—	—	9	108	409
Illawarra	245	—	2	2	—	—	—	—	2	247
Richmond — Tweed	140	30	12	42	3	—	—	3	45	185
Mid-North Coast	125	14	2	16	—	—	—	—	16	141
Northern	40	6	—	6	—	—	—	—	6	46
North Western	28	—	—	—	—	—	—	—	—	28
Central West	60	7	—	7	3	—	—	3	10	70
South Eastern	91	8	—	8	—	—	—	—	8	99
Murrumbidgee	50	5	5	10	—	—	21	21	31	81
Murray	47	—	—	—	3	—	—	3	3	50
Far West	3	—	—	—	—	—	—	—	—	3
New South Wales	2,305	328	338	666	150	176	100	426	1,092	3,397
VALUE (\$'000)										
Sydney	147,597	13,884	30,220	44,104	8,380	18,605	7,760	34,745	78,849	226,446
Hunter	31,108	6,486	1,922	8,408	770	—	—	770	9,178	40,286
Illawarra	25,505	—	223	223	—	—	—	—	223	25,728
Richmond — Tweed	12,802	2,257	835	3,092	175	—	—	175	3,267	16,069
Mid-North Coast	12,384	903	170	1,073	—	—	—	—	1,073	13,457
Northern	4,006	368	—	368	—	—	—	—	368	4,374
North Western	3,084	—	—	—	—	—	—	—	—	3,084
Central West	5,847	320	—	320	225	—	—	225	545	6,392
South Eastern	9,558	610	—	610	—	—	—	—	610	10,168
Murrumbidgee	5,688	310	350	660	—	—	4,600	4,600	5,260	10,948
Murray	5,053	—	—	—	158	—	—	158	158	5,211
Far West	245	—	—	—	—	—	—	—	—	245
New South Wales	262,875	25,138	33,719	58,857	9,708	18,605	12,360	40,673	99,530	362,406

(a) Excludes Conversions, etc.

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE NSW

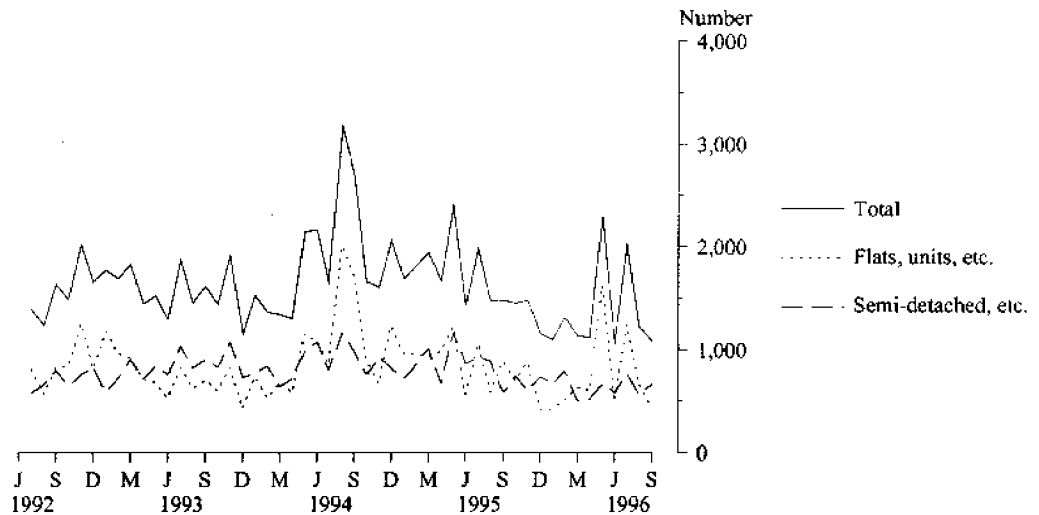


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, SEPTEMBER 1996

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION										
Botany (A)	15	—	2,585	2	—	400	2,646	11,367	11,367	16,998
Leichhardt (A)	3	—	310	6	—	530	1,719	—	968	3,527
Marrickville (A)	—	—	—	—	—	—	295	1,580	1,580	1,875
South Sydney (C)	4	—	360	36	—	3,530	2,249	7,540	38,613	44,752
Sydney (C) Inner & Remainder	—	—	—	—	—	—	5,820	60,062	65,354	71,174
Inner Sydney (SSD)	22	—	3,255	44	—	4,460	12,729	80,549	117,881	138,325
Randwick (C)	10	—	1,227	12	—	1,205	1,932	1,076	1,162	5,526
Waverley (A)	3	—	635	—	—	—	2,355	340	340	3,330
Woollahra (A)	9	—	5,245	22	—	6,300	2,802	4,111	4,111	18,458
Eastern Suburbs (SSD)	22	—	7,107	34	—	7,505	7,088	5,527	5,613	27,313
Hurstville (C)	15	—	2,185	34	—	2,710	737	880	880	6,512
Kogarah (A)	12	—	2,985	—	—	—	688	70	70	3,743
Rockdale (C)	10	—	1,739	32	—	2,760	1,042	590	2,867	8,409
Sutherland Shire (A)	38	—	5,856	40	—	2,890	2,849	5,995	6,055	17,650
St George — Sutherland (SSD)	75	—	12,766	106	—	8,360	5,315	7,535	9,872	36,313
Bankstown (C)	22	—	2,678	60	—	3,968	1,173	3,355	9,355	17,174
Canterbury (A)	11	—	2,053	4	—	280	881	1,630	1,630	4,844
Canterbury — Bankstown (SSD)	33	—	4,731	64	—	4,248	2,054	4,985	10,985	22,018
Fairfield (C)	28	—	3,586	42	19	4,987	646	9,826	10,116	19,335
Liverpool (C)	131	1	14,401	8	14	1,524	624	2,755	2,755	19,304
Fairfield — Liverpool (SSD)	159	1	17,986	50	33	6,511	1,270	12,581	12,871	38,639
Camden (A)	52	—	5,125	—	—	—	257	370	1,143	6,525
Campbelltown (C)	36	—	4,008	69	—	3,070	1,090	19,423	26,173	34,341
Wollondilly (A)	19	—	2,118	—	—	—	366	400	400	2,884
Outer South Western Sydney (SSD)	107	—	11,252	69	—	3,070	1,712	20,193	27,716	43,750
Ashfield (A)	—	—	—	—	—	—	715	2,258	2,258	2,973
Burwood (A)	—	—	—	40	—	4,000	43	—	—	4,043
Concord (A)	1	—	220	2	—	165	897	—	—	1,282
Drummoyle (A)	2	—	328	28	—	3,257	935	235	235	4,755
Strathfield (A)	1	—	166	48	4	4,891	265	2,839	2,839	8,161
Inner Western Sydney (SSD)	4	—	714	118	4	12,313	2,855	5,332	5,332	21,214

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, SEPTEMBER 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)				
SYDNEY STATISTICAL DIVISION — continued										
Auburn (A)	4	—	552	16	4	1,499	338	1,200	1,675	4,063
Holroyd (C)	25	—	2,620	22	—	1,376	443	252	399	4,838
Parramatta (C)	24	—	1,875	58	—	4,360	1,663	11,318	44,008	51,907
Central Western Sydney (SSD)	53	—	5,047	96	4	7,235	2,444	12,770	46,083	60,809
Blue Mountains (C)	26	—	2,582	—	—	—	1,201	1,085	1,085	4,868
Hawkesbury (C)	15	—	1,715	5	—	388	824	375	450	3,377
Penrith (C)	84	—	8,468	3	—	210	2,125	5,315	6,269	17,072
Outer Western Sydney (SSD)	125	—	12,765	8	—	598	4,150	6,775	7,804	25,316
Baulkham Hills (A)	83	—	14,552	2	—	110	1,493	2,245	2,245	18,399
Blacktown (C)	228	—	22,339	16	—	1,177	3,568	58,140	58,600	85,684
Blacktown — Baulkham Hills (SSD)	311	—	36,890	18	—	1,287	5,061	60,385	60,845	104,083
Hunter's Hill (A)	2	—	407	—	—	—	215	100	100	722
Lane Cove (A)	2	—	198	7	—	697	1,695	290	290	2,879
Mosman (A)	—	—	—	—	—	—	2,130	—	—	2,130
North Sydney (A)	5	—	685	29	—	4,550	3,256	3,878	3,878	12,369
Ryde (C)	5	—	975	10	—	890	1,427	14,062	27,844	31,135
Willoughby (C)	6	—	1,263	8	—	1,040	2,547	3,250	3,250	8,100
Lower Northern Sydney (SSD)	20	—	3,528	54	—	7,177	11,269	21,580	35,362	57,335
Hornsby (A)	44	—	6,033	31	—	2,830	2,543	1,670	1,670	13,075
Ku-ring-gai (A)	5	—	1,361	50	—	5,991	3,031	180	180	10,562
Hornsby — Ku-ring-gai (SSD)	49	—	7,394	81	—	8,821	5,573	1,850	1,850	23,638
Manly (A)	2	—	238	—	—	—	1,141	170	170	1,549
Pittwater (A)	12	—	3,060	2	—	256	3,390	1,450	1,450	8,156
Warringah (A)	26	—	4,077	34	—	2,914	4,828	5,278	5,278	17,097
Northern Beaches (SSD)	40	—	7,376	36	—	3,170	9,360	6,898	6,898	26,803
Gosford (C)	63	—	8,564	31	6	3,687	3,110	960	1,260	16,621
Wyong (A)	91	—	8,223	7	—	408	1,140	500	599	10,370
Gosford — Wyong (SSD)	154	—	16,787	38	6	4,095	4,250	1,460	1,859	26,991
Sydney (SD)	1,174	1	147,597	816	47	78,849	75,132	248,419	350,969	652,547

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, SEPTEMBER 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)				
HUNTER STATISTICAL DIVISION										
Cessnock (C)	21	—	2,150	18	—	2,475	319	752	752	5,695
Lake Macquarie (C)	124	—	13,212	46	—	3,084	1,988	5,180	5,180	23,464
Maitland (C)	18	—	1,515	—	—	—	792	480	480	2,787
Newcastle (C) Inner & Remainder	36	—	3,716	15	6	1,723	1,956	3,206	3,623	11,018
Port Stephens (A)	29	—	3,063	11	—	921	360	985	1,155	5,499
Newcastle (SSD)	228	—	23,656	90	6	8,203	5,415	10,603	11,190	48,464
Dungog (A)	5	—	330	—	—	—	48	248	248	627
Gloucester (A)	3	—	460	—	—	—	—	—	—	460
Great Lakes (A)	33	—	3,380	12	—	975	238	687	837	5,429
Merriwa (A)	1	—	75	—	—	—	—	—	—	75
Murrurundi (A)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (A)	9	—	836	—	—	—	29	120	120	985
Scone (A)	6	—	561	—	—	—	143	—	—	705
Singleton (A)	16	—	1,809	—	—	—	176	3,530	3,530	5,515
Hunter SD Balance (SSD)	73	—	7,452	12	—	975	635	4,585	4,735	13,796
Hunter (SD)	301	—	31,108	102	6	9,178	6,049	15,188	15,925	62,260
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	12	—	1,846	—	—	—	528	—	50	2,424
Shellharbour (A)	34	—	3,261	—	—	—	343	2,500	7,139	10,743
Wollongong (C)	87	1	8,801	2	—	223	1,261	1,640	2,570	12,855
Wollongong (SSD)	133	1	13,907	2	—	223	2,132	4,140	9,759	26,022
Shoalhaven (C)	70	—	6,133	—	—	—	825	1,050	2,999	9,957
Wingecarribee (A)	41	—	5,465	—	—	—	371	859	859	6,695
Illawarra SD Balance (SSD)	111	—	11,598	—	—	—	1,195	1,909	3,858	16,651
Illawarra (SD)	244	1	25,505	2	—	223	3,327	6,049	13,617	42,673
RICHMOND—TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	45	—	4,350	14	—	903	172	1,794	36,794	42,219
Tweed Heads (SSD)	45	—	4,350	14	—	903	172	1,794	36,794	42,219
Ballina (A)	13	—	1,502	7	—	490	349	1,900	2,040	4,380
Byron (A)	24	—	2,274	16	—	1,240	211	2,000	2,437	6,162
Casino (A)	1	—	94	—	—	—	16	320	320	430
Kyogle (A)	14	—	695	4	2	520	121	485	738	2,075
Lismore (C)	15	—	1,472	—	—	—	210	1,375	1,375	3,058
Richmond River (A)	7	—	626	—	—	—	32	—	—	658
Tweed (A) Pt B	21	—	1,789	2	—	114	204	5,032	5,336	7,443
Richmond—Tweed SD Balance (SSD)	95	—	8,452	29	2	2,364	1,144	11,112	12,247	24,206
Richmond—Tweed (SD)	140	—	12,802	43	2	3,267	1,316	12,906	49,041	66,425

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, SEPTEMBER 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)				
MID-NORTH COAST STATISTICAL DIVISION										
Bellingen (A)	3	—	293	—	—	—	165	3,092	3,222	3,680
Coffs Harbour (C)	27	—	2,870	3	—	223	687	1,182	1,703	5,484
Copmanhurst (A)	3	—	357	—	—	—	—	—	—	357
Grafton (C)	2	—	198	—	—	—	—	—	—	198
Maclean (A)	11	—	903	2	—	90	72	1,160	1,160	2,225
Nambucca (A)	8	—	611	—	—	—	62	115	115	788
Nymboida (A)	8	—	545	—	—	—	43	—	—	588
Ulmarra (A)	6	—	605	—	—	—	31	—	—	636
Clarence (SSD)	68	—	6,382	5	—	313	1,060	5,549	6,200	13,955
Greater Taree (C)	11	—	1,381	—	—	—	232	865	865	2,478
Hastings (A)	29	—	3,262	9	—	590	725	669	669	5,246
Kempsey (A)	16	1	1,359	2	—	170	25	230	430	1,984
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	56	1	6,003	11	—	760	982	1,763	1,963	9,708
Mid-North Coast (SD)	124	1	12,384	16	—	1,073	2,042	7,312	8,164	23,663
NORTHERN STATISTICAL DIVISION										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	2	—	140	—	—	—	—	—	—	140
Gunnedah (A)	2	—	174	—	—	—	67	430	430	671
Inverell (A) Pt A	—	—	—	—	—	—	—	—	—	—
Manilla (A)	2	—	143	—	—	—	—	88	88	231
Nundle (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	6	—	606	—	—	—	277	1,200	1,200	2,083
Quirindi (A)	1	—	154	—	—	—	41	150	150	345
Tamworth (C)	4	—	487	6	—	368	346	185	185	1,386
Yallaroi (A)	—	1	98	—	—	—	66	—	—	163
Northern Slopes (SSD)	17	1	1,802	6	—	368	797	2,053	2,053	5,021
Armidale (C)	2	—	212	—	—	—	152	1,200	2,370	2,734
Dumaresq (A)	3	—	401	—	—	—	23	80	80	504
Glen Innes (A)	—	—	—	—	—	—	18	—	—	18
Guyra (A)	1	—	162	—	—	—	—	84	84	246
Inverell (A) Pt B	6	—	621	—	—	—	35	—	—	657
Severn (A)	—	—	—	—	—	—	60	—	—	60
Tenterfield (A)	5	—	246	—	—	—	50	155	155	451
Uralla (A)	1	—	150	—	—	—	99	—	—	249
Walcha (A)	1	—	71	—	—	—	—	—	—	71
Northern Tablelands (SSD)	19	—	1,863	—	—	—	437	1,519	2,689	4,989
Moree Plains (A)	2	—	255	—	—	—	55	300	300	610
Narrabri (A)	1	—	85	—	—	—	28	—	—	113
North Central Plain (SSD)	3	—	340	—	—	—	83	300	300	723
Northern (SD)	39	1	4,006	6	—	368	1,317	3,872	5,042	10,733

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, SEPTEMBER 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)				
NORTH WESTERN STATISTICAL DIVISION										
Coolah (A)	1	—	133	—	—	—	—	—	—	133
Coonabarabran (A)	—	—	—	—	—	—	—	120	120	120
Dubbo (C)	14	—	1,570	—	—	—	329	1,570	1,640	3,539
Gilgandra (A)	—	—	—	—	—	—	—	—	—	—
Mudgee (A)	2	—	246	—	—	—	434	90	90	770
Narromine (A)	1	—	120	—	—	—	30	—	—	150
Wellington (A)	—	—	—	—	—	—	15	—	—	15
Central Macquarie (SSD)	18	—	2,069	—	—	—	808	1,780	1,850	4,726
Bogan (A)	1	—	142	—	—	—	—	—	—	142
Coonamble (A)	3	—	217	—	—	—	—	—	—	217
Walgett (A)	1	—	25	—	—	—	14	—	—	39
Warren (A)	1	—	130	—	—	—	—	—	—	130
Macquarie — Barwon (SSD)	6	—	513	—	—	—	14	—	—	527
Bourke (A)	—	—	—	—	—	—	—	—	—	—
Brewarrina (A)	—	1	100	—	—	—	—	—	—	100
Cobar (A)	3	—	402	—	—	—	77	—	—	478
Upper Darling (SSD)	3	1	502	—	—	—	77	—	—	578
North Western (SD)	27	1	3,084	—	—	—	898	1,780	1,850	5,831
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	9	—	1,070	3	—	225	152	124	575	2,023
Blayney (A) Pt A	1	—	50	—	—	—	—	—	—	50
Cabonne (A) Pt A	—	—	—	—	—	—	66	—	—	66
Evans (A) Pt A	2	—	250	—	—	—	—	—	—	250
Orange (C)	6	—	574	7	—	320	174	140	140	1,208
Bathurst — Orange (SSD)	18	—	1,944	10	—	545	392	264	715	3,596
Blayney (A) Pt B	1	—	45	—	—	—	—	—	—	45
Cabonne (A) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt B	2	—	115	—	—	—	97	—	—	212
Greater Lithgow (C)	13	—	1,399	—	—	—	446	—	—	1,845
Oberon (A)	7	—	578	—	—	—	85	5,054	5,054	5,717
Rylstone (A)	4	—	499	—	—	—	—	—	—	499
Central Tablelands (excl. Bathurst — Orange) (SSD)	27	—	2,635	—	—	—	628	5,054	5,054	8,317
Bland (A)	1	—	95	—	—	—	52	—	—	147
Cabonne (A) Pt C	1	—	88	—	—	—	10	—	—	98
Cowra (A)	3	—	199	—	—	—	—	—	—	199
Forbes (A)	3	—	207	—	—	—	74	—	—	281
Lachlan (A)	—	—	—	—	—	—	43	475	475	518
Parkes (A)	4	—	398	—	—	—	104	50	388	890
Weddin (A)	3	—	280	—	—	—	—	—	—	280
Lachlan (SSD)	15	—	1,267	—	—	—	283	525	863	2,413
Central West (SD)	60	—	5,847	10	—	545	1,302	5,843	6,633	14,327

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, SEPTEMBER 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)				
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	13	—	1,507	—	—	—	127	185	185	1,819
Yarrowlumla (A) — Pt A	5	—	563	—	—	—	212	—	—	774
Queanbeyan (SSD)	18	—	2,069	—	—	—	339	185	185	2,593
Boorowa (A)	—	—	—	—	—	—	—	—	—	—
Crookwell (A)	—	—	—	—	—	—	—	140	140	140
Goulburn (C)	3	—	519	—	—	—	174	2,636	2,957	3,650
Gunning (A)	—	—	—	—	—	—	—	—	150	150
Harden (A)	1	—	56	—	—	—	92	—	50	198
Mulwaree (A)	5	—	325	—	—	—	54	—	—	379
Tallaganda (A)	2	—	215	—	—	—	20	—	—	235
Yarrowlumla (A) — Pt B	—	—	—	—	—	—	—	—	—	—
Yass (A)	6	—	722	—	—	—	65	75	75	862
Young (A)	5	—	479	—	—	—	38	270	270	787
Southern Tablelands (excl. Queanbeyan) (SSD)	22	—	2,316	—	—	—	443	3,121	3,642	6,401
Bega Valley (A)	15	—	1,479	2	—	225	390	—	—	2,094
Eurobodalla (A)	26	—	2,540	4	—	280	371	490	490	3,681
Lower South Coast (SSD)	41	—	4,019	6	—	505	761	490	490	5,775
Bombala (A)	—	—	—	—	—	—	—	—	—	—
Cooma-Monaro (A)	7	—	630	—	—	—	53	—	—	683
Snowy River (A)	3	—	523	2	—	105	158	1,745	1,745	2,531
Snowy (SSD)	10	—	1,153	2	—	105	217	1,745	1,745	3,214
South Eastern (SD)	91	—	9,558	8	—	610	1,753	5,541	6,062	17,983
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	—	—	—	—	—	—	25	—	—	25
Cootamundra (A)	—	—	—	—	—	—	75	—	—	75
Gundagai (A)	4	—	532	—	—	—	—	—	—	532
Juneee (A)	—	—	—	—	—	—	—	89	89	89
Lockhart (A)	—	—	—	—	—	—	70	—	—	70
Narrandera (A)	1	—	70	—	—	—	35	65	65	170
Temora (A)	2	—	240	—	—	—	28	—	—	268
Tumut (A)	8	—	778	3	—	150	359	—	—	1,287
Wagga Wagga (C)	13	—	1,542	23	—	4,760	649	974	1,871	8,822
Central Murrumbidgee (SSD)	28	—	3,162	26	—	4,910	1,241	1,128	2,025	11,338
Carrathool (A)	—	—	—	—	—	—	—	—	—	—
Griffith (C)	15	—	1,849	5	—	350	185	778	4,978	7,363
Hay (A)	—	—	—	—	—	—	—	1,800	1,800	1,800
Leeton (A)	3	—	260	—	—	—	71	—	497	828
Murrumbidgee (A)	4	—	416	—	—	—	40	—	—	456
Lower Murrumbidgee (SSD)	22	—	2,525	5	—	350	296	2,578	7,275	10,447
Murrumbidgee (SD)	50	—	5,688	31	—	5,260	1,537	3,706	9,300	21,785

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, SEPTEMBER 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)				
MURRAY STATISTICAL DIVISION										
Albury (C)	21	—	2,346	—	—	—	214	876	1,249	3,809
Hume (A)	5	—	378	—	—	—	12	—	—	390
Albury (SSD)	26	—	2,724	—	—	—	226	876	1,249	4,199
Corowa (A)	3	—	250	—	—	—	46	—	—	296
Culcairn (A)	2	—	186	—	—	—	93	—	—	279
Holbrook (A)	1	—	226	—	—	—	107	—	—	333
Tumbarumba (A)	1	—	77	—	—	—	—	—	—	77
Urana (A)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	7	—	740	—	—	—	246	—	—	986
Berrigan (A)	3	—	314	—	—	—	50	240	240	604
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	1	—	90	—	—	—	42	—	—	132
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	4	—	508	3	—	158	—	—	—	666
Wakool (A)	—	3	436	—	—	—	196	200	200	832
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	8	3	1,347	3	—	158	288	440	440	2,233
Bairnald (A)	1	—	117	—	—	—	34	—	—	151
Wentworth (A)	2	—	125	—	—	—	—	—	—	125
Murray — Darling (SSD)	3	—	242	—	—	—	34	—	—	276
Murray (SD)	44	3	5,053	3	—	158	793	1,316	1,689	7,694
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	2	—	200	—	—	—	33	96	96	329
Central Darling (A)	1	—	45	—	—	—	—	—	—	45
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	3	—	245	—	—	—	33	96	96	374
NEW SOUTH WALES										
New South Wales	2,297	8	262,875	1,037	55	99,530	95,501	312,027	468,387	926,294

(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 April to September 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 (October 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 October 1996, the trend estimate for that month would be 2,109, a movement of 1.8%. The monthly movements in the trend estimates for July, August and September 1996, which are currently estimated to be 0.5%, 0.6% and 0.8% respectively, would be revised to 1.1%, 1.6% and 1.8%. On the other hand, a 7% seasonally adjusted decline in the number of private houses approved in October 1996 would produce a trend estimate for October 1996 of 1,995 a movement of -0.1%, with the movements in the trend estimates for July, August and September 1996 being revised to 0.2%, 0.2% and 0.0% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if October 1996 seasonally adjusted estimate			
			is up 7% on September 1996		is down 7% on September 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
April	2,006	-1.3	2,003	-1.5	2,008	1.2
May	1,987	-1.0	1,981	-1.1	1,990	-0.9
June	1,986	-0.1	1,982	0.1	1,987	-0.2
July	1,995	0.5	2,003	1.1	1,991	0.2
August	2,007	0.6	2,036	1.6	1,995	0.2
September	2,023	0.8	2,072	1.8	1,996	0.0
October	n.y.a.	n.y.a.	2,109	1.8	1,995	-0.1

TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if October 1996 seasonally adjusted estimate			
			is up 7% on September 1996		is down 7% on September 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
April	2,011	-1.2	2,007	-1.4	2,013	-1.1
May	1,998	-0.6	1,991	-0.8	2,000	-0.6
June	2,005	0.4	2,001	0.5	2,006	0.3
July	2,022	0.9	2,032	1.5	2,019	0.7
August	2,042	1.0	2,072	2.0	2,031	0.6
September	2,064	1.1	2,116	2.1	2,038	0.4
October	n.y.a.	n.y.a.	2,161	2.1	2,044	0.3

TOTAL NUMBER OF DWELLING UNITS APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if October 1996 seasonally adjusted estimate			
			is up 8% on September 1996		is down 8% on September 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
April	3,524	2.3	3,526	2.3	3,536	2.6
May	3,587	1.8	3,589	1.8	3,608	2.0
June	3,619	0.9	3,621	0.9	3,630	0.6
July	3,617	-0.1	3,614	-0.2	3,590	-1.1
August	3,584	-0.9	3,582	-0.9	3,501	-2.5
September	3,544	-1.1	3,537	-1.2	3,385	-3.3
October	n.y.a.	n.y.a.	3,483	-1.5	3,253	-3.9

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if October 1996 seasonally adjusted estimate			
			is up 9% on September 1996		is down 9% on September 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
April	358.7	3.0	358.9	3.1	360.0	3.4
May	367.8	2.5	368.2	2.6	370.1	2.8
June	372.0	1.1	372.2	1.1	373.2	0.8
July	371.0	-0.3	370.2	-0.6	367.6	-1.5
August	366.5	-1.2	364.6	-1.5	356.2	-3.1
September	361.1	-1.5	358.1	-1.8	342.3	-3.9
October	n.y.a.	n.y.a.	349.5	-2.4	325.8	-4.8

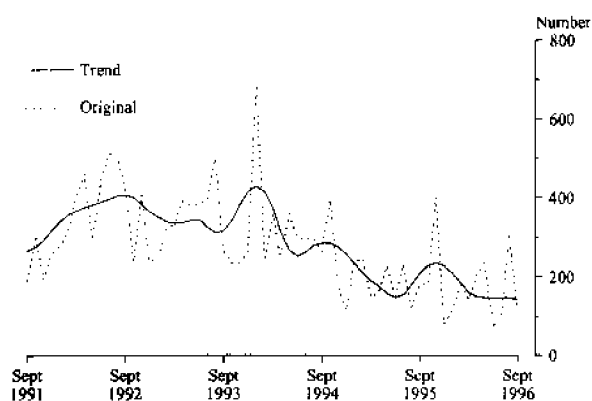
VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if October 1996 seasonally adjusted estimate			
			is up 8% on September 1996		is down 8% on September 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
April	89.2	-0.6	89.2	-0.6	89.5	-0.3
May	89.0	-0.3	88.8	-0.4	89.3	-0.2
June	88.8	-0.2	88.7	-0.2	88.9	-0.4
July	88.3	-0.6	88.4	-0.3	87.9	-1.2
August	87.5	-0.9	87.8	-0.7	86.0	-2.2
September	86.3	-1.4	87.1	-0.8	83.6	-2.7
October	n.y.a.	n.y.a.	86.7	-0.5	81.3	-2.7

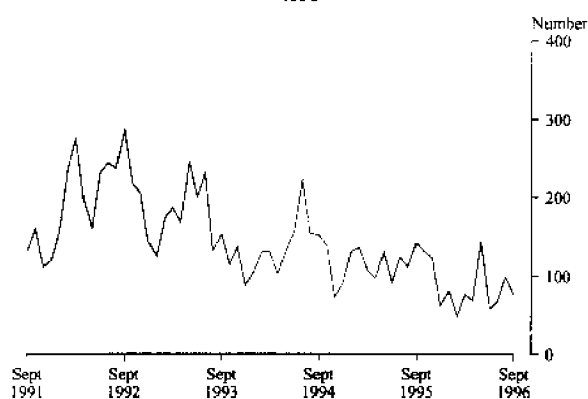
AUSTRALIAN CAPITAL TERRITORY

MAIN FEATURES

TOTAL DWELLING UNITS APPROVED,
ACT



PRIVATE SECTOR HOUSES APPROVED,
ACT



Residential building

- The trend for total dwelling units is flat and showing little change over the last 5 months. It should be noted that trend values for the last six months are subject to revision and are significantly affected by volatility in the original series.
- In original terms the number of dwelling units approved was 114. This comprised 76 private sector houses and 38 private other residential units.
- The value of new residential building approved in September was \$13.0 million. Just over 60% of this was for approvals in the Gungahlin suburbs of Ngunnawal and Nicholls.

- The value of alterations and additions to residential buildings was \$4.5 million. This was mostly spread across the established suburbs in North and South Canberra, Belconnen and Tuggeranong.

Non-residential building

- The value of non-residential building approved in September increased to \$49.0 million. There were four approvals valued at more than \$5 million and these accounted for more than \$38 million of the total. These building approval projects were located in the suburbs of Canberra City, Nicholls, Garran and Bruce.

TABLE 10. DWELLING UNITS APPROVED, ACT

Period	New houses			New other residential buildings			Conv- ersions, etc.	Total (a)			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	
1993-94	1,619	60	1,679	2,301	80	2,381	24	3,944	140	4,084	..
1994-95	1,526	7	1,533	1,062	122	1,184	4	2,592	129	2,721	..
1995-96	1,168	40	1,208	792	65	857	85	1,960	190	2,150	..
1995-96											
July-September	378	—	378	153	3	156	—	531	3	534	..
1996-97											
July-September	243	—	243	270	—	270	—	513	—	513	..
1995—											
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	144
July	68	—	68	27	—	27	—	95	—	95	140
August	99	—	99	205	—	205	—	304	—	304	139
September	76	—	76	38	—	38	—	114	—	114	141

(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—														
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
September	9,692	—	9,692	3,338	—	3,338	13,031	—	13,031	4,458	23,981	49,000	41,471	66,490

TABLE 12. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, ACT

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
NORTH CANBERRA STATISTICAL SUBDIVISION										
Acton	—	—	—	—	—	—	—	—	—	—
Ainslie	—	—	—	4	—	322	244	—	—	566
Braddon	—	—	—	—	—	—	52	—	—	52
Campbell	—	—	—	—	—	—	29	—	—	29
City	—	—	—	—	—	—	—	14,830	15,586	15,586
Dickson	—	—	—	—	—	—	16	—	2,929	2,945
Downer	—	—	—	—	—	—	—	—	—	—
Duntroon	—	—	—	—	—	—	—	—	900	900
Hackett	—	—	—	—	—	—	179	—	—	179
Kowen	—	—	—	—	—	—	—	—	—	—
Lynham	—	—	—	—	—	—	—	—	132	132
Majura	1	—	405	—	—	—	—	—	—	405
O'Connor	—	—	—	—	—	—	119	—	—	119
Reid	—	—	—	—	—	—	92	—	—	92
Russell	—	—	—	—	—	—	—	—	—	—
Turner	—	—	—	—	—	—	70	—	—	70
Watson	—	—	—	—	—	—	13	—	—	13
Total	1	—	405	4	—	322	812	14,830	19,547	21,086
BELCONNEN STATISTICAL SUBDIVISION										
Aranda	—	—	—	—	—	—	177	—	—	177
Belconnen Town Centre	—	—	—	—	—	—	—	110	110	110
Belconnen — SSD Balance	—	—	—	—	—	—	—	—	—	—
Bruce	1	—	120	—	—	—	30	6,006	6,006	6,156
Charawood	—	—	—	—	—	—	—	304	304	304
Cook	—	—	—	10	—	1,088	31	—	—	1,119
Dunlop	6	—	703	—	—	—	—	—	—	703
Evatt	—	—	—	—	—	—	116	—	—	116
Florey	—	—	—	—	—	—	34	—	—	34
Flynn	—	—	—	—	—	—	59	—	—	59
Fraser	—	—	—	—	—	—	75	—	—	75
Gimlang	—	—	—	—	—	—	32	—	—	32
Hawker	—	—	—	—	—	—	10	—	—	10
Higgins	—	—	—	—	—	—	38	—	—	38
Holt	4	—	336	4	—	344	67	600	600	1,346
Kaleen	—	—	—	—	—	—	137	—	—	137
Latham	—	—	—	—	—	—	—	—	—	—
McKellar	—	—	—	—	—	—	—	—	—	—
Macgregor	—	—	—	—	—	—	70	—	—	70
Macquarie	—	—	—	—	—	—	—	—	—	—
Melba	—	—	—	—	—	—	25	—	—	25
Page	—	—	—	—	—	—	—	—	—	—
Scullin	—	—	—	—	—	—	92	—	—	92
Spence	—	—	—	—	—	—	62	—	—	62
Weetangera	—	—	—	—	—	—	65	—	—	65
Total	11	—	1,159	14	—	1,432	1,119	7,020	7,020	10,730

TABLE 12. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, ACT

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
WODEN VALLEY STATISTICAL SUBDIVISION										
Chifley	—	—	—	—	—	—	38	—	—	38
Curtin	—	—	—	—	—	—	26	—	2,323	2,349
Farrer	—	—	—	—	—	—	—	—	—	—
Garran	—	—	—	—	—	—	62	—	6,079	6,142
Hughes	—	—	—	—	—	—	—	—	—	—
Isaacs	—	—	—	—	—	—	—	490	490	490
Lyons	—	—	—	—	—	—	—	—	—	—
Mawson	—	—	—	—	—	—	—	—	—	—
O'Malley	—	—	—	—	—	—	—	—	—	—
Pearce	—	—	—	—	—	—	—	—	—	—
Phillip	—	—	—	—	—	—	—	189	189	189
Torrens	—	—	—	—	—	—	39	—	—	39
Total	—	—	—	—	—	—	166	678	9,081	9,246
WESTON CREEK-STROMLO STATISTICAL SUBDIVISION										
Chapman	—	—	—	—	—	—	54	—	—	54
Duffy	—	—	—	—	—	—	—	—	—	—
Fisher	—	—	—	—	—	—	100	—	—	100
Holder	—	—	—	—	—	—	—	—	—	—
Rivett	—	—	—	—	—	—	—	—	—	—
Stirling	—	—	—	—	—	—	136	—	—	136
Stromlo	—	—	—	—	—	—	—	—	—	—
Waramanga	—	—	—	—	—	—	—	—	—	—
Weston	—	—	—	—	—	—	34	—	—	34
Weston Creek-Stromlo - SSD Balance	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	323	—	—	323
TUGGERANONG STATISTICAL SUBDIVISION										
Banks	—	—	—	—	—	—	—	—	—	—
Bonython	—	—	—	—	—	—	28	—	—	28
Catwell	—	—	—	—	—	—	31	450	450	481
Chisholm	—	—	—	—	—	—	112	—	—	112
Conder	1	—	125	—	—	—	24	—	—	149
Fadden	—	—	—	—	—	—	48	—	—	48
Gilmore	—	—	—	—	—	—	113	—	—	113
Gordon	—	—	—	—	—	—	11	—	—	11
Gowrie	—	—	—	—	—	—	13	—	—	13
Greenway	—	—	—	—	—	—	—	—	—	—
Isabella Plains	—	—	—	—	—	—	—	—	—	—
Kambah	—	—	—	—	—	—	256	300	300	556
Macarthur	—	—	—	—	—	—	61	—	—	61
Monash	—	—	—	—	—	—	40	—	—	40
Oxley	—	—	—	—	—	—	51	—	—	51
Richardson	—	—	—	—	—	—	53	—	—	53
Theodore	—	—	—	—	—	—	20	—	—	20
Tuggeranong - SSD Balance	—	—	—	—	—	—	—	—	—	—
Wanniassa	—	—	—	—	—	—	170	591	591	762
Total	1	—	125	—	—	—	1,031	1,341	1,341	2,497

TABLE 12. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, ACT

Statistical area	New residential building						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)
SOUTH CANBERRA STATISTICAL SUBDIVISION										
Barton	—	—	—	—	—	—	—	—	—	—
Deakin	—	—	—	—	—	—	343	—	—	343
Forrest	—	—	—	4	—	430	100	—	—	530
Fyshwick	—	—	—	—	—	—	—	112	112	112
Griffith	—	—	—	—	—	—	213	—	—	213
Harman	—	—	—	—	—	—	—	—	—	—
Hume	—	—	—	—	—	—	—	—	—	—
Jerrabomberra	—	—	—	—	—	—	—	—	—	—
Kingston	—	—	—	—	—	—	—	—	—	—
Narrabundah	—	—	—	—	—	—	191	—	—	191
Oaks Estate	—	—	—	—	—	—	—	—	—	—
Parkes	—	—	—	—	—	—	—	—	—	—
Pialligo	—	—	—	—	—	—	—	—	—	—
Red Hill	—	—	—	—	—	—	35	—	—	35
Symonston	—	—	—	—	—	—	—	—	—	—
Yarralumla	2	—	228	—	—	—	79	—	—	307
Total	2	—	228	4	—	430	961	112	112	1,731
GUNGAHLIN-HALL STATISTICAL SUBDIVISION										
Amaroo	7	—	732	—	—	—	—	—	—	732
Gungahlin-Hall — SSD Balance	—	—	—	—	—	—	—	—	—	—
Hall	—	—	—	—	—	—	—	—	—	—
Mitchell	—	—	—	—	—	—	—	—	—	—
Ngunnawal	33	—	3,352	16	—	1,154	—	—	—	4,506
Nicholls	21	—	3,691	—	—	—	—	—	11,900	15,591
Palmerston	—	—	—	—	—	—	25	—	—	25
Total	61	—	7,775	16	—	1,154	25	—	11,900	20,855
AUSTRALIAN CAPITAL TERRITORY — BALANCE STATISTICAL SUBDIVISION										
Remainder of ACT	—	—	—	—	—	—	21	—	—	21
Total	—	—	—	—	—	—	21	—	—	21
AUSTRALIAN CAPITAL TERRITORY										
AUSTRALIAN CAPITAL TERRITORY	76	—	9,692	38	—	3,338	4,458	23,981	49,000	66,490

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

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

Scope and Coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

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

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

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

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

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

Building Classification

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

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

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

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

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

Seasonal Adjustment

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

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

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

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

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

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

Trend Estimates

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

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

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

Estimates at Constant Prices

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

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

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

Australian Standard Geographical Classification (ASGC)

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

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

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

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

Unpublished Data and Related Publications

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

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

Building Approvals, Australia (8731.0) – issued monthly
Dwelling Unit Commencements Reported by Approving Authorities, New South Wales (8741.1) – issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – issued quarterly
Building Activity, New South Wales (8752.1) – issued quarterly
Building Activity, Australian Capital Territory (8752.8) – issued quarterly
Housing Finance for Owner Occupation, Australia (5609.0) – issued monthly
Price Index of Materials Used in House Building (6408.0) – issued monthly

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

Symbols and Other Usages

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

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

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 Regional Director
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For more information . . .

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