

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

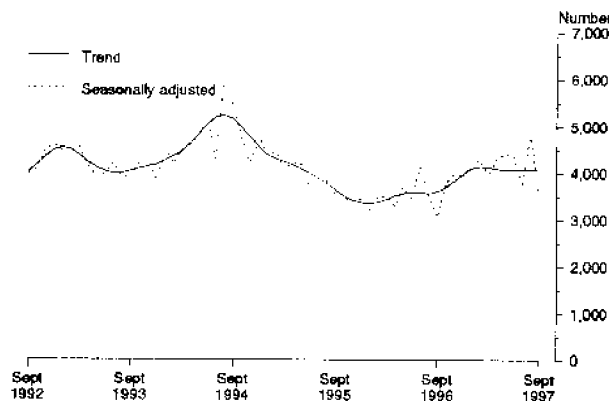
NEW SOUTH WALES

MAIN FEATURES

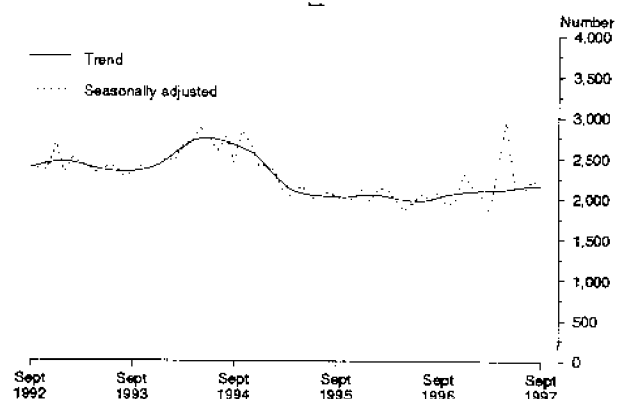
NUMBER OF DWELLING UNITS APPROVED

	September 1996	August 1997	September 1997	September 1996 to September 1997 change	August 1997 to September 1997 change
Original series	3,507	4,559	4,158	18.6%	-8.8%
Seasonally adjusted	3,061	4,862	3,567	16.5%	-26.6%
Trend estimate	3,618	4,087	4,082	12.8%	-0.1%

TOTAL DWELLING UNITS APPROVED, NSW



PRIVATE SECTOR HOUSES APPROVED, NSW



Residential building

- The trend for total dwelling units approved in September fell marginally, but is still 12.8% higher than September 1996.
- The trend for private sector houses has risen slightly with an increase of 0.4% in September.
- In original terms the total number of dwelling units approved in September was 4,158. Of this total 2,499 were private sector houses.

- There were 12 building jobs valued at \$5 million and over and 38 building jobs valued between \$1 million and \$5 million.

Value of total building

- For September the value of total building work approved was \$958.0 million, a decrease of 31.9% on August and 3.4% higher than September 1996.

Non-residential building

- The value of non-residential building approved in September was \$396.4 million. Of this total, Offices accounted for \$179.2 million, Entertainment and recreational \$45.3 million and Other business premises \$34.0 million.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Sydney (02) 9268 4611, call at St Andrews House, Sydney Square, Sydney, or write to Information Services, ABS, GPO Box 796, Sydney 2001.

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										
1994-95	13,834	255	14,089	16,919	1,012	17,931	1,778	32,513	1,285	33,798
1995-96	12,492	230	12,722	13,092	840	13,932	640	26,219	1,075	27,294
1996-97	13,767	117	13,884	15,308	1,360	16,668	1,797	30,849	1,500	32,349
<i>July-September—</i>										
1996-97	3,365	21	3,386	3,212	408	3,620	303	6,874	435	7,309
1997-98	3,877	10	3,887	4,621	138	4,759	219	8,716	149	8,865
<i>1996—</i>										
July	1,116	13	1,129	1,446	328	1,774	105	2,667	341	3,008
August	1,075	7	1,082	950	33	983	103	2,122	46	2,168
September	1,174	1	1,175	816	47	863	95	2,085	48	2,133
October	1,010	8	1,018	1,164	44	1,208	215	2,389	52	2,441
November	1,047	—	1,047	1,280	52	1,332	451	2,774	56	2,830
December	1,004	7	1,011	1,151	130	1,281	22	2,176	138	2,314
<i>1997—</i>										
January	940	4	944	1,307	233	1,540	95	2,341	238	2,579
February	819	11	830	1,590	89	1,679	37	2,446	100	2,546
March	978	29	1,007	1,253	93	1,346	159	2,386	126	2,512
April	1,207	30	1,237	1,545	72	1,617	49	2,795	108	2,903
May	2,302	2	2,304	1,613	53	1,666	31	3,945	56	4,001
June	1,095	5	1,100	1,193	186	1,379	435	2,723	191	2,914
July	1,217	9	1,226	1,487	27	1,514	57	2,761	36	2,797
August	1,222	1	1,223	1,851	85	1,936	136	3,208	87	3,295
September	1,438	—	1,438	1,283	26	1,309	26	2,747	26	2,773
NEW SOUTH WALES										
1994-95	28,578	423	29,001	21,979	1,811	23,790	2,073	52,604	2,260	54,864
1995-96	24,090	360	24,450	15,861	1,389	17,250	884	40,809	1,775	42,584
1996-97	25,837	206	26,043	17,999	1,862	19,861	1,980	45,791	2,093	47,884
<i>July-September—</i>										
1996-97	6,675	37	6,712	3,954	559	4,513	351	10,973	603	11,576
1997-98	7,064	23	7,087	5,278	268	5,546	273	12,607	299	12,906
<i>1996—</i>										
July	2,304	17	2,321	1,721	469	2,190	132	4,157	486	4,643
August	2,074	12	2,086	1,196	35	1,231	109	3,373	53	3,426
September	2,297	8	2,305	1,037	55	1,092	110	3,443	64	3,507
October	2,010	19	2,029	1,461	105	1,566	234	3,705	124	3,829
November	2,031	2	2,033	1,473	111	1,584	463	3,962	118	4,080
December	1,993	16	2,009	1,306	172	1,478	30	3,328	189	3,517
<i>1997—</i>										
January	1,813	5	1,818	1,597	250	1,847	102	3,511	256	3,767
February	1,800	30	1,830	1,806	160	1,966	76	3,682	190	3,872
March	1,808	34	1,842	1,425	93	1,518	182	3,411	131	3,542
April	2,259	38	2,297	1,808	107	1,915	60	4,121	151	4,272
May	3,334	17	3,351	1,778	70	1,848	43	5,154	88	5,242
June	2,114	8	2,122	1,391	235	1,626	439	3,944	243	4,187
July	2,343	16	2,359	1,690	60	1,750	80	4,108	81	4,189
August	2,222	4	2,226	2,064	125	2,189	144	4,427	132	4,559
September	2,499	3	2,502	1,524	83	1,607	49	4,072	86	4,158

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
SYDNEY STATISTICAL DIVISION														
1994-95	1,639.9	26.4	1,666.3	1,745.0	76.7	1,821.7	3,384.9	103.0	3,488.0	852.4	2,206.4	2,896.8	6,437.1	7,237.2
1995-96	1,520.2	22.6	1,542.8	1,429.0	64.2	1,493.2	2,949.2	86.8	3,036.0	792.4	1,994.0	2,716.5	5,724.2	6,544.9
1996-97	1,764.2	13.0	1,777.2	1,605.2	116.5	1,721.8	3,369.4	129.5	3,499.0	904.8	3,452.1	4,163.1	7,713.1	8,566.8
July-September—														
1996-97	423.1	2.7	425.9	346.9	34.9	381.8	770.0	37.6	807.7	219.3	741.1	936.4	1,723.3	1,963.4
1997-98	506.6	1.1	507.6	580.7	11.7	592.4	1,087.3	12.8	1,100.0	248.9	975.9	1,399.6	2,311.5	2,748.5
1996—														
July	142.3	1.2	143.5	169.7	28.6	198.3	312.0	29.9	341.9	74.8	147.2	200.0	530.4	616.6
August	133.3	1.4	134.7	102.3	2.2	104.6	235.6	3.7	239.3	69.4	345.5	385.4	647.0	694.2
September	147.5	0.1	147.6	74.9	4.0	78.8	222.4	4.1	226.4	75.1	248.4	351.0	545.8	652.5
October	130.5	0.8	131.3	115.2	4.5	119.7	245.8	5.2	251.0	71.5	608.2	645.7	925.2	968.1
November	134.0	—	134.0	158.6	3.9	162.5	292.6	3.9	296.5	110.6	682.9	833.5	1,085.1	1,240.6
December	131.1	0.9	132.1	108.4	9.4	117.9	239.6	10.4	249.9	57.9	363.8	427.6	661.0	735.4
1997—														
January	119.3	0.5	119.8	121.8	17.4	139.2	241.1	18.0	259.0	71.0	245.1	337.9	556.7	667.9
February	107.9	1.1	109.0	165.3	8.0	173.2	273.2	9.1	282.2	56.0	132.9	153.0	462.0	491.3
March	126.7	3.2	129.9	117.4	7.3	124.7	244.1	10.6	254.7	71.0	82.4	137.4	404.1	463.1
April	153.4	3.1	156.5	156.8	6.7	163.5	310.1	9.8	319.9	65.9	167.7	201.3	543.5	587.2
May	297.7	0.1	297.8	176.8	4.7	181.4	474.5	4.8	479.3	77.2	151.1	179.8	700.4	736.3
June	140.5	0.5	141.0	138.0	19.8	157.8	278.5	20.3	298.8	104.2	269.9	310.6	651.9	713.6
July	159.2	1.0	160.1	159.2	2.3	161.5	318.4	3.2	321.7	82.5	468.9	501.6	869.3	905.8
August	154.3	0.1	154.4	303.3	7.0	310.4	457.6	7.1	464.8	80.7	232.2	578.5	770.5	1,123.9
September	193.1	—	193.1	118.1	2.4	120.5	311.2	2.4	313.6	85.7	274.8	319.5	671.7	718.8
NEW SOUTH WALES														
1994-95	3,101.6	43.2	3,144.8	2,106.8	125.0	2,231.8	5,208.3	168.3	5,376.6	1,101.0	2,812.5	3,733.4	9,114.5	10,211.0
1995-96	2,700.0	36.2	2,736.2	1,637.1	103.7	1,740.8	4,337.1	139.9	4,477.0	1,041.4	2,684.7	3,650.2	8,049.4	9,168.6
1996-97	3,031.8	23.5	3,055.3	1,817.7	157.4	1,975.1	4,849.4	181.0	5,030.4	1,158.0	4,143.2	5,169.1	10,134.2	11,357.5
July-September—														
1996-97	764.7	4.5	769.2	403.8	46.2	450.0	1,168.5	50.7	1,219.2	285.2	943.7	1,251.7	2,390.1	2,756.1
1997-98	850.9	2.6	853.5	633.9	23.7	657.6	1,484.8	26.3	1,511.1	317.7	1,175.3	1,691.8	2,977.0	3,520.6
1996—														
July	267.1	1.6	268.8	190.0	39.0	229.0	457.1	40.6	497.7	100.2	226.5	303.3	780.2	901.2
August	235.6	1.9	237.5	119.1	2.4	121.6	354.8	4.3	359.1	89.5	405.2	480.0	845.9	928.6
September	262.0	0.9	262.9	94.7	4.8	99.5	356.7	5.7	362.4	95.5	312.0	468.4	764.0	926.3
October	237.7	2.0	239.7	136.7	9.1	145.7	374.4	11.1	385.5	96.8	665.2	749.8	1,135.8	1,232.2
November	236.1	0.3	236.3	173.0	8.9	181.9	409.1	9.2	418.2	131.6	715.3	880.8	1,254.6	1,430.6
December	233.0	1.9	234.9	119.7	12.5	132.2	352.7	14.4	367.1	73.5	432.7	509.2	858.7	949.8
1997—														
January	210.1	0.6	210.7	151.4	19.1	170.5	361.5	19.7	381.2	89.6	291.6	413.0	742.2	883.8
February	210.6	3.0	213.6	184.7	14.0	198.7	395.4	17.0	412.4	80.9	204.4	241.5	680.4	734.7
March	215.3	3.8	219.1	130.3	7.3	137.7	345.7	11.1	356.8	89.5	134.0	202.4	568.7	648.7
April	264.2	4.3	268.5	175.6	9.8	185.5	439.8	14.2	454.0	86.0	256.3	307.3	781.9	847.3
May	411.1	2.3	413.4	189.5	6.2	195.7	600.7	8.5	609.2	101.7	202.1	260.5	900.1	971.3
June	248.9	0.8	249.7	152.9	24.2	177.1	401.8	25.1	426.9	123.2	297.9	353.0	821.7	903.0
July	282.3	1.8	284.1	176.9	5.3	182.1	459.2	7.1	466.2	105.6	525.5	584.9	1,089.7	1,156.7
August	262.9	0.4	263.3	318.8	11.6	330.4	581.7	12.0	593.7	101.7	335.6	710.5	1,018.8	1,405.9
September	305.7	0.4	306.0	138.2	6.9	145.1	443.9	7.3	451.1	110.4	314.2	396.4	868.5	958.0

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						
1996—						
July	2,062	2,077	3,791	4,131	399.3	89.8
August	1,977	1,990	3,422	3,489	372.4	85.1
September	2,085	2,095	2,977	3,061	335.7	84.9
October	1,918	1,937	3,585	3,781	383.8	87.7
November	1,979	1,982	3,736	3,984	393.2	126.3
December	2,299	2,321	3,700	3,957	407.1	89.3
1997—						
January	2,148	2,154	3,967	4,191	442.2	100.0
February	2,045	2,089	4,072	4,308	479.4	93.0
March	1,805	1,825	3,849	3,995	375.9	96.8
April	2,445	2,470	4,203	4,326	505.6	91.2
May	2,961	2,980	4,390	4,442	527.9	91.9
June	2,112	2,119	4,219	4,389	436.9	125.7
July	2,095	2,109	3,687	3,744	355.3	92.7
August	2,236	2,241	4,695	4,862	633.6	101.5
September	2,143	2,147	3,454	3,567	401.2	92.3
TREND ESTIMATES						
1996—						
July	1,971	1,982	3,434	3,591	368.3	87.6
August	1,986	1,997	3,421	3,584	366.0	89.4
September	2,022	2,033	3,443	3,618	369.6	92.3
October	2,050	2,062	3,507	3,698	379.2	95.8
November	2,068	2,082	3,625	3,836	395.1	98.6
December	2,082	2,099	3,765	3,989	413.4	99.2
1997—						
January	2,096	2,116	3,888	4,112	430.6	98.3
February	2,103	2,127	3,951	4,153	439.1	96.8
March	2,106	2,130	3,966	4,132	440.3	96.4
April	2,110	2,133	3,966	4,100	439.3	97.5
May	2,120	2,139	3,973	4,088	440.9	99.8
June	2,139	2,153	3,980	4,088	446.2	101.2
July	2,154	2,163	3,983	4,092	454.4	101.3
August	2,163	2,169	3,976	4,087	462.6	100.7
September	2,173	2,177	3,962	4,082	472.8	99.3

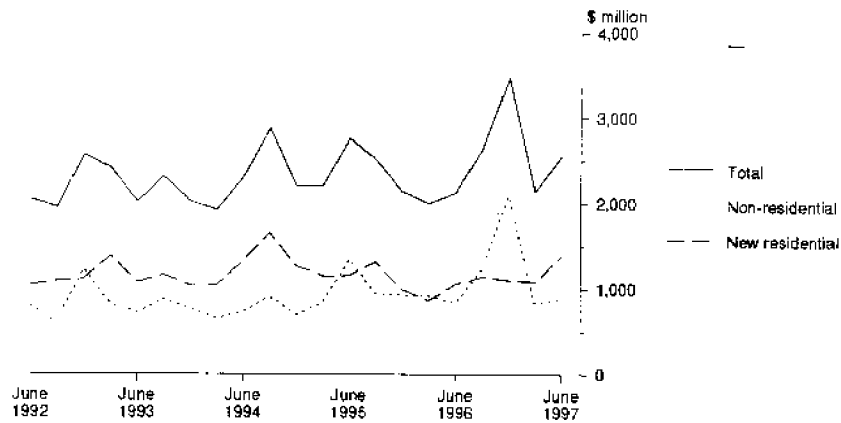
(a) See paragraphs 17-24 of the Explanatory Notes. (b) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

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

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

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

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



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

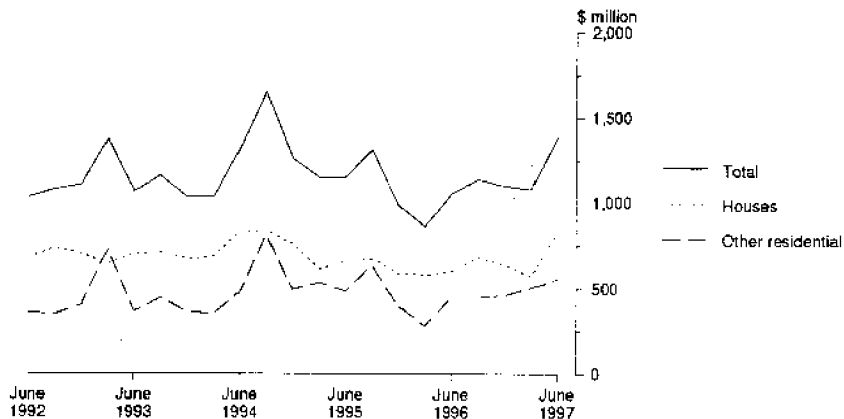


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, NSW
(\$ million)

Class of building	1995-96	1996-97	July-September		1997		
			1996-97	1997-98	July	August	September
PRIVATE SECTOR							
New houses	2,700.0	3,031.8	764.7	850.9	282.3	262.9	305.7
New other residential buildings	1,637.1	1,817.7	403.8	633.9	176.9	318.8	138.2
<i>Total new residential building</i>	<i>4,337.1</i>	<i>4,849.4</i>	<i>1,168.5</i>	<i>1,484.8</i>	<i>459.2</i>	<i>581.7</i>	<i>443.9</i>
Alterations and additions to residential buildings	1,027.6	1,141.6	277.9	316.9	105.0	101.5	110.4
Hotels, etc.	99.6	302.3	88.6	147.1	116.4	21.5	9.1
Shops	562.8	830.0	294.9	262.2	61.5	175.6	25.1
Factories	351.7	414.1	129.4	117.0	47.3	35.9	33.9
Offices	432.4	1,092.2	111.2	372.9	181.2	24.3	167.4
Other business premises	593.8	409.5	151.9	112.9	56.7	34.4	21.8
Educational	122.5	127.2	45.6	55.4	30.3	7.4	17.8
Religious	50.5	21.9	6.9	6.3	3.1	2.2	1.1
Health	83.3	156.9	11.6	17.8	6.7	6.4	4.7
Entertainment and recreational	300.3	717.7	80.9	68.4	12.7	24.9	30.8
Miscellaneous	87.7	71.6	22.7	15.2	9.7	3.0	2.6
<i>Total non-residential building</i>	<i>2,684.7</i>	<i>4,143.2</i>	<i>943.7</i>	<i>1,175.3</i>	<i>525.5</i>	<i>335.6</i>	<i>314.2</i>
Total	8,049.4	10,134.2	2,390.1	2,977.0	1,089.7	1,018.8	868.5
PUBLIC SECTOR							
New houses	36.2	23.5	4.5	2.6	1.8	0.4	0.4
New other residential buildings	103.7	157.4	46.2	23.7	5.3	11.6	6.9
<i>Total new residential building</i>	<i>139.9</i>	<i>181.0</i>	<i>50.7</i>	<i>26.3</i>	<i>7.1</i>	<i>12.0</i>	<i>7.3</i>
Alterations and additions to residential buildings	13.8	16.4	7.3	0.8	0.6	0.3	—
Hotels, etc.	1.0	7.4	0.1	0.5	—	—	0.5
Shops	32.3	61.4	44.7	3.0	1.4	1.6	—
Factories	5.5	24.6	21.2	0.3	0.1	0.2	—
Offices	145.4	136.8	66.2	37.1	7.1	18.2	11.8
Other business premises	147.2	185.0	13.6	90.9	4.1	74.6	12.2
Educational	251.9	283.2	108.6	31.8	8.8	7.5	15.5
Religious	—	0.1	0.1	—	—	—	—
Health	256.7	77.3	20.9	42.0	9.8	10.6	21.5
Entertainment and recreational	83.5	189.1	16.5	294.9	20.9	259.5	14.5
Miscellaneous	42.0	61.0	16.2	16.1	7.3	2.7	6.1
<i>Total non-residential building</i>	<i>965.6</i>	<i>1,025.9</i>	<i>308.0</i>	<i>316.4</i>	<i>59.4</i>	<i>374.8</i>	<i>82.2</i>
Total	1,119.3	1,223.3	366.0	543.6	67.0	387.1	89.5
TOTAL							
New houses	2,736.2	3,055.3	769.2	853.5	284.1	263.3	306.0
New other residential buildings	1,740.8	1,975.1	450.0	657.6	182.1	330.4	145.1
<i>Total new residential building</i>	<i>4,477.0</i>	<i>5,030.4</i>	<i>1,219.2</i>	<i>1,511.1</i>	<i>466.2</i>	<i>593.7</i>	<i>451.1</i>
Alterations and additions to residential buildings	1,041.4	1,158.0	285.2	317.7	105.6	101.7	110.4
Hotels, etc.	100.6	309.6	88.7	147.6	116.4	21.5	9.6
Shops	595.1	891.3	339.6	265.2	62.8	177.2	25.1
Factories	357.2	438.7	150.6	117.3	47.3	36.1	33.9
Offices	577.8	1,229.0	177.4	410.0	188.2	42.5	179.2
Other business premises	741.0	594.5	165.5	203.8	60.8	109.0	34.0
Educational	374.4	410.5	154.2	87.2	39.1	14.9	33.3
Religious	50.5	22.1	7.0	6.3	3.1	2.2	1.1
Health	340.1	234.2	32.5	59.8	16.6	17.0	26.2
Entertainment and recreational	383.8	906.7	97.4	363.3	33.6	284.4	45.3
Miscellaneous	129.7	132.6	38.8	31.4	17.0	5.7	8.7
<i>Total non-residential building</i>	<i>3,650.2</i>	<i>5,169.1</i>	<i>1,251.7</i>	<i>1,691.8</i>	<i>584.9</i>	<i>710.5</i>	<i>396.4</i>
Total	9,168.6	11,357.5	2,756.1	3,520.6	1,156.7	1,405.9	958.0

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1997—												
July	9	0.8	2	0.7	—	—	—	—	2	115.0	13	116.4
August	9	0.8	5	1.7	2	1.4	2	3.1	1	14.5	19	21.5
September	10	1.0	5	1.6	1	0.6	4	6.5	—	—	20	9.6
SHOPS												
1997—												
July	91	8.1	29	8.1	16	10.1	5	11.8	3	24.7	144	62.8
August	114	10.3	31	8.7	12	8.3	9	20.5	5	129.5	171	177.2
September	101	8.4	24	7.1	10	6.2	2	3.5	—	—	137	25.1
FACTORIES												
1997—												
July	25	2.8	13	4.0	9	5.9	5	11.2	2	23.4	54	47.3
August	23	2.1	20	6.2	6	4.3	4	7.7	2	15.7	55	36.1
September	42	4.5	16	4.4	13	8.5	4	4.8	2	11.7	77	33.9
OFFICES												
1997—												
July	82	8.1	21	6.4	6	3.4	4	5.7	3	164.6	116	188.2
August	81	7.9	23	6.2	6	3.6	6	10.8	1	34.0	117	42.5
September	84	7.0	24	6.5	10	6.3	3	7.0	4	152.4	125	179.2
OTHER BUSINESS PREMISES												
1997—												
July	46	4.5	27	7.7	10	6.0	6	9.5	2	33.1	91	60.8
August	31	2.8	15	4.1	4	2.5	12	29.7	2	70.0	64	109.0
September	39	3.5	11	3.9	8	5.4	6	9.5	1	11.8	65	34.0
EDUCATIONAL												
1997—												
July	19	2.0	7	2.5	8	5.5	5	15.2	2	13.9	41	39.1
August	13	1.5	2	0.6	5	3.4	6	9.4	—	—	26	14.9
September	7	0.6	9	3.1	3	2.1	9	16.9	2	10.6	30	33.3

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
RELIGIOUS												
<i>1997—</i>												
July	3	0.3	3	0.8	1	0.9	1	1.1	—	—	8	3.1
August	4	0.5	1	0.3	2	1.4	—	—	—	—	7	2.2
September	1	0.1	1	0.2	1	0.8	—	—	—	—	3	1.1
HEALTH												
<i>1997—</i>												
July	10	1.0	4	1.0	2	1.5	5	8.1	1	5.0	22	16.6
August	11	1.0	7	2.2	5	3.8	3	3.7	1	6.2	27	17.0
September	12	1.0	6	1.6	1	0.5	4	5.6	1	17.5	24	26.2
ENTERTAINMENT AND RECREATIONAL												
<i>1997—</i>												
July	10	0.9	12	3.7	7	4.8	4	9.5	1	14.7	34	33.6
August	19	2.2	10	3.0	5	2.7	9	18.9	3	257.6	46	284.4
September	10	1.0	9	2.8	5	3.4	4	9.5	2	28.7	30	45.3
MISCELLANEOUS												
<i>1997—</i>												
July	23	2.7	15	4.1	2	1.2	3	9.1	—	—	43	17.0
August	22	2.1	9	3.0	1	0.5	—	—	—	—	32	5.7
September	18	1.7	2	0.5	4	3.2	2	3.3	—	—	26	8.7
TOTAL NON-RESIDENTIAL BUILDING												
<i>1997—</i>												
July	318	31.2	133	39.0	61	39.1	38	81.1	16	394.5	566	584.9
August	327	31.3	123	36.0	48	31.8	51	103.8	15	507.6	564	710.5
September	324	28.7	107	31.5	56	36.9	38	66.6	12	232.7	537	396.4

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
SYDNEY STATISTICAL DIVISION						
<i>Houses</i>	1,438	193,107	—	—	1,438	193,107
Brick, stone, or concrete	163	26,285	—	—	163	26,285
Brick-veneer	927	116,206	—	—	927	116,206
Timber	37	4,287	—	—	37	4,287
Fibre cement	9	912	—	—	9	912
Other materials	302	45,417	—	—	302	45,417
Other residential buildings	1,283	118,109	26	2,376	1,309	120,485
Total residential buildings	2,721	311,216	26	2,376	2,747	313,592
HUNTER STATISTICAL DIVISION						
<i>Houses</i>	285	30,432	—	—	285	30,432
Brick, stone, or concrete	11	1,271	—	—	11	1,271
Brick-veneer	224	25,004	—	—	224	25,004
Timber	20	1,721	—	—	20	1,721
Fibre cement	14	881	—	—	14	881
Other materials	16	1,555	—	—	16	1,555
Other residential buildings	90	8,736	17	1,096	107	9,832
Total residential buildings	375	39,168	17	1,096	392	40,264
ILLAWARRA STATISTICAL DIVISION						
<i>Houses</i>	182	21,425	—	—	182	21,425
Brick, stone, or concrete	10	1,826	—	—	10	1,826
Brick-veneer	132	15,820	—	—	132	15,820
Timber	8	741	—	—	8	741
Fibre cement	4	355	—	—	4	355
Other materials	28	2,683	—	—	28	2,683
Other residential buildings	41	2,769	9	822	50	3,591
Total residential buildings	223	24,194	9	822	232	25,016
BALANCE OF NEW SOUTH WALES						
<i>Houses</i>	594	60,704	3	370	597	61,075
Brick, stone, or concrete	84	9,307	—	—	84	9,307
Brick-veneer	347	37,381	2	240	349	37,621
Timber	82	6,631	—	—	82	6,631
Fibre cement	23	1,662	—	—	23	1,662
Other materials	58	5,724	1	130	59	5,854
Other residential buildings	110	8,591	31	2,587	141	11,178
Total residential buildings	704	69,295	34	2,958	738	72,253
NEW SOUTH WALES						
<i>Houses</i>	2,499	305,668	3	370	2,502	306,039
Brick, stone, or concrete	268	38,689	—	—	268	38,689
Brick-veneer	1,630	194,411	2	240	1,632	194,651
Timber	147	13,380	—	—	147	13,380
Fibre cement	50	3,810	—	—	50	3,810
Other materials	404	55,378	1	130	405	55,508
Other residential buildings	1,524	138,205	83	6,882	1,607	145,087
Total residential buildings	4,023	443,873	86	7,252	4,109	451,125

(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 1997

Statistical division	New other residential building								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Sydney	1,438	128	300	428	100	278	503	881	1,309	2,747
Hunter	285	41	13	54	23	—	30	53	107	392
Illawarra	182	37	13	50	—	—	—	—	50	232
Richmond — Tweed	125	15	5	20	39	—	—	39	59	184
Mid-North Coast	137	8	—	8	9	—	—	9	17	154
Northern	29	—	—	—	7	—	—	7	7	36
North Western	36	—	—	—	11	—	—	11	11	47
Central West	71	12	—	12	5	—	—	5	17	88
South Eastern	89	7	4	11	2	—	—	2	13	102
Murrumbidgee	50	8	—	8	—	—	—	—	8	58
Murray	59	2	—	2	7	—	—	7	9	68
Far West	1	—	—	—	—	—	—	—	—	1
New South Wales	2,502	258	335	593	203	278	533	1,014	1,607	4,109
VALUE (\$'000)										
Sydney	193,107	9,783	27,664	37,447	8,142	23,295	51,601	83,038	120,485	313,592
Hunter	30,432	2,726	910	3,636	1,696	—	4,500	6,196	9,832	40,264
Illawarra	21,425	2,551	1,040	3,591	—	—	—	—	3,591	25,016
Richmond — Tweed	11,698	1,323	550	1,873	2,875	—	—	2,875	4,748	16,446
Mid-North Coast	14,836	717	—	717	822	—	—	822	1,539	16,375
Northern	3,373	—	—	—	767	—	—	767	767	4,141
North Western	4,100	—	—	—	700	—	—	700	700	4,800
Central West	6,381	775	—	775	500	—	—	500	1,275	7,656
South Eastern	8,778	457	397	854	130	—	—	130	984	9,762
Murrumbidgee	5,357	501	—	501	—	—	—	—	501	5,858
Murray	6,437	200	—	200	465	—	—	465	665	7,102
Far West	113	—	—	—	—	—	—	—	—	113
New South Wales	306,039	19,033	30,561	49,594	16,097	23,295	56,101	95,493	145,087	451,125

(a) Excludes Conversions, etc.

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE, NSW

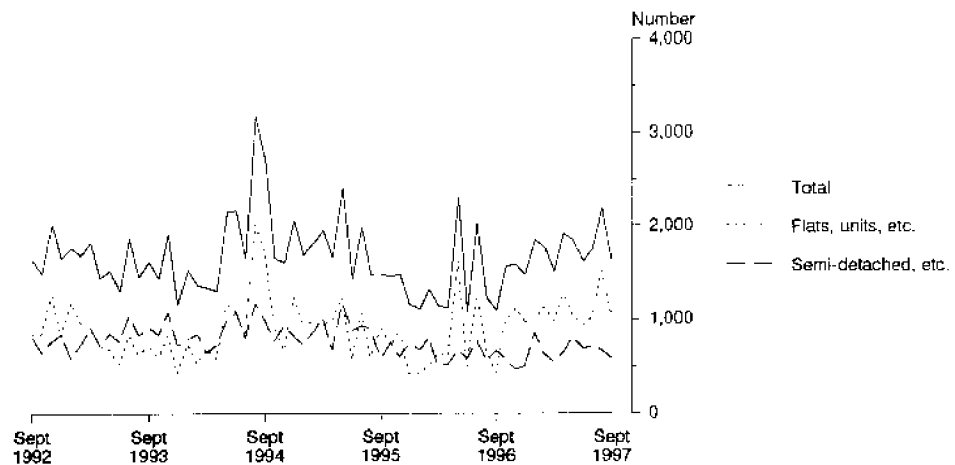


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, SEPTEMBER 1997

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION										
Botany (A)	7	—	635	—	—	—	577	2,370	2,370	3,582
Leichhardt (A)	4	—	790	—	—	—	3,850	484	484	5,124
Marrickville (A)	1	—	112	—	—	—	1,217	6,292	6,292	7,621
South Sydney (C)	—	—	—	2	—	280	359	1,755	9,162	9,801
Sydney (C) — Inner & Remainder	—	—	—	—	—	—	116	160,452	160,639	160,755
Inner Sydney (SSD)	12	—	1,537	2	—	280	6,119	171,353	178,948	186,884
Randwick (C)	11	—	2,017	16	12	2,714	3,151	880	880	8,762
Waverley (A)	2	—	400	—	—	—	3,044	575	575	4,019
Woollahra (A)	5	—	2,950	—	—	—	7,068	5,538	5,538	15,556
Eastern Suburbs (SSD)	18	—	5,367	16	12	2,714	13,262	6,993	6,993	28,336
Hurstville (C)	10	—	1,518	30	—	2,470	1,601	250	250	5,839
Kogarah (A)	24	—	3,199	4	—	362	527	—	—	4,088
Rockdale (C)	6	—	839	42	—	3,154	1,512	4,260	4,260	9,764
Sutherland Shire (A)	45	—	6,873	212	—	13,967	5,010	2,940	2,940	28,790
St George — Sutherland (SSD)	85	—	12,428	288	—	19,953	8,651	7,450	7,450	48,482
Bankstown (C)	19	—	3,147	4	—	360	2,327	5,058	5,178	11,012
Canterbury (A)	8	—	1,015	5	—	511	1,569	625	625	3,720
Canterbury — Bankstown (SSD)	27	—	4,162	9	—	871	3,896	5,683	5,803	14,732
Fairfield (C)	35	—	3,981	54	—	3,205	809	3,467	3,467	11,463
Liverpool (C)	187	—	20,413	27	—	1,924	315	4,869	5,985	28,636
Fairfield — Liverpool (SSD)	222	—	24,394	81	—	5,129	1,124	8,336	9,452	40,099
Camden (A)	64	—	7,387	—	—	—	482	2,800	2,800	10,668
Campbelltown (C)	51	—	6,178	12	—	698	1,011	2,895	2,895	10,782
Wollondilly (A)	26	—	3,241	—	—	—	223	320	1,790	5,254
Outer South Western Sydney (SSD)	141	—	16,806	12	—	698	1,715	6,015	7,485	26,704
Ashfield (A)	1	—	150	—	—	—	452	748	748	1,350
Burwood (A)	3	—	290	5	14	1,582	712	2,350	2,350	4,934
Concord (A)	2	—	200	47	—	4,700	1,389	—	280	6,569
Drummoyne (A)	4	—	1,100	201	—	24,280	1,174	720	720	27,273
Strathfield (A)	15	—	4,097	12	—	1,200	290	350	350	5,937
Inner Western Sydney (SSD)	25	—	5,837	265	14	31,762	4,016	4,168	4,448	46,063

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION —continued										
Auburn (A)	10	—	1,762	76	—	12,000	39	3,450	12,520	26,321
Holroyd (C)	10	—	1,209	22	—	1,515	474	500	9,243	12,441
Parramatta (C)	38	—	3,827	61	—	3,820	2,726	9,843	10,498	20,871
Central Western Sydney (SSD)	58	—	6,798	159	—	17,335	3,240	13,793	32,261	59,633
Blue Mountains (C)	44	—	5,075	10	—	800	1,799	200	2,759	10,433
Hawkesbury (C)	25	—	3,159	8	—	710	1,026	1,407	1,527	6,421
Penrith (C)	79	—	8,888	18	—	1,330	1,663	5,470	5,470	17,350
Outer Western Sydney (SSD)	148	—	17,122	36	—	2,840	4,487	7,077	9,756	34,205
Baulkham Hills (A)	158	—	24,420	4	—	440	2,465	5,784	5,784	33,109
Blacktown (C)	186	—	20,571	2	—	130	1,680	24,282	25,138	47,519
Blacktown — Baulkham Hills (SSD)	344	—	44,991	6	—	570	4,145	30,066	30,922	80,629
Hunter's Hill (A)	4	—	1,450	—	—	—	686	—	—	2,136
Lane Cove (A)	2	—	340	—	—	—	1,982	170	170	2,492
Mosman (A)	1	—	800	2	—	600	1,456	—	—	2,856
North Sydney (A)	2	—	1,050	36	—	2,900	1,609	3,366	3,366	8,925
Ryde (C)	10	—	1,583	9	—	730	1,268	690	1,990	5,570
Willoughby (C)	5	—	1,570	15	—	1,300	3,090	3,831	3,831	9,790
Lower Northern Sydney (SSD)	24	—	6,793	62	—	5,530	70,090	8,056	9,356	31,769
Hornsby (A)	78	—	10,486	49	—	5,365	3,093	340	410	19,354
Ku-ring-gai (A)	20	—	5,211	18	—	3,430	5,554	525	525	14,720
Hornsby — Ku-ring-gai (SSD)	98	—	15,697	67	—	8,795	8,647	865	935	34,074
Manly (A)	6	—	1,250	70	—	9,744	2,635	490	490	14,119
Pittwater (A)	11	—	2,403	31	—	2,552	3,979	150	150	9,084
Warringah (A)	21	—	4,187	60	—	3,393	5,456	1,353	6,777	19,812
Northern Beaches (SSD)	38	—	7,840	161	—	15,689	12,071	1,993	7,417	43,016
Gosford (C)	82	—	11,984	74	—	5,154	2,115	2,770	6,595	25,848
Wyong (A)	116	—	11,353	45	—	3,165	2,139	150	1,650	18,306
Gosford — Wyong (SSD)	198	—	23,336	119	—	8,319	4,254	2,920	8,245	44,154
Sydney (SD)	1,438	—	193,107	1,283	26	120,485	85,716	274,768	319,471	718,779

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
HUNTER STATISTICAL DIVISION										
Cessnock (C)	23	—	2,538	—	—	—	615	368	458	3,610
Lake Macquarie (C)	94	—	10,250	25	—	1,466	2,971	2,152	2,560	17,247
Maitland (C)	30	—	3,220	4	—	253	478	1,730	1,839	5,791
Newcastle (C) — Inner & Remainder	35	—	3,520	8	17	1,737	2,602	3,595	5,077	12,936
Port Stephens (A)	45	—	4,763	8	—	660	506	410	12,210	18,139
Newcastle (SSD)	227	—	24,291	45	17	4,116	7,171	8,255	22,145	57,723
Dungog (A)	4	—	416	—	—	—	61	76	76	553
Gloucester (A)	1	—	80	—	—	—	32	—	—	112
Great Lakes (A)	27	—	2,491	40	—	5,390	335	590	590	8,806
Merriwa (A)	—	—	—	—	—	—	—	—	—	—
Murrumbidgee (A)	2	—	110	—	—	—	86	—	—	196
Muswellbrook (A)	4	—	442	2	—	116	—	180	509	1,068
Scone (A)	5	—	642	—	—	—	53	—	—	695
Singleton (A)	15	—	1,960	3	—	210	393	1,464	1,464	4,026
Hunter SD Balance (SSD)	58	—	6,142	45	—	5,716	959	2,310	2,639	15,455
Hunter (SD)	285	—	30,432	90	17	9,832	8,130	10,565	24,784	73,178
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	13	—	2,097	—	—	—	562	330	330	2,989
Shellharbour (A)	22	—	2,731	7	—	560	682	410	410	4,383
Wollongong (C)	53	—	6,520	32	9	2,681	2,477	860	1,814	13,493
Wollongong (SSD)	88	—	11,348	39	9	3,241	3,722	1,600	2,554	20,866
Shoalhaven (C)	63	—	6,193	—	—	—	1,767	3,953	3,953	11,913
Wingecarribee (A)	31	—	3,883	2	—	350	484	56	56	4,773
Illawarra SD Balance (SSD)	94	—	10,076	2	—	350	2,251	4,009	4,009	16,686
Illawarra (SD)	182	—	21,425	41	9	3,591	5,972	5,609	6,563	37,552
RICHMOND — TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	31	—	3,167	15	—	1,001	130	2,101	2,101	6,400
Tweed Heads (SSD)	31	—	3,167	15	—	1,001	130	2,101	2,101	6,400
Ballina (A)	18	—	2,111	18	—	1,580	228	560	560	4,480
Byron (A)	32	—	2,743	5	11	1,187	600	415	415	4,945
Casino (A)	3	—	274	—	—	—	60	—	—	334
Kyogle (A)	2	—	60	—	—	—	—	—	—	60
Lismore (C)	7	—	660	—	—	—	252	95	95	1,007
Richmond River (A)	3	—	265	—	—	—	10	—	—	275
Tweed (A) Pt B	29	—	2,417	10	—	980	314	52	1,152	4,863
Richmond — Tweed SD Balance (SSD)	94	—	8,531	33	11	3,747	1,464	1,122	2,222	15,963
Richmond — Tweed (SD)	125	—	11,698	48	11	4,748	1,594	3,223	4,323	22,363

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MID-NORTH COAST STATISTICAL DIVISION										
Bellingen (A)	8	—	381	—	—	—	42	—	—	423
Coffs Harbour (C)	28	—	3,106	2	—	200	398	2,668	2,668	6,372
Copmanhurst (A)	—	—	—	—	—	—	—	—	—	—
Grafton (C)	4	—	476	—	—	—	180	80	80	736
Macleay (A)	11	—	1,307	—	9	822	75	—	—	2,204
Nambucca (A)	2	—	201	—	—	—	60	90	90	351
Nymboida (A)	3	—	193	—	—	—	—	—	—	193
Ulmarra (A)	—	—	—	—	—	—	—	—	—	—
Clarence (SSD)	56	—	5,664	2	9	1,022	755	2,838	2,838	10,279
Greater Taree (C)	16	—	1,949	—	—	—	379	—	—	2,328
Hastings (A)	47	—	5,527	2	—	167	662	406	406	6,762
Kempsey (A)	18	—	1,696	4	—	350	225	64	64	2,336
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	81	—	9,172	6	—	517	1,267	470	470	11,426
Mid-North Coast (SD)	137	—	14,836	8	9	1,539	2,022	3,308	3,308	21,704
NORTHERN STATISTICAL DIVISION										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	—	—	—	—	—	—	20	—	242	262
Gunnedah (A)	3	—	243	—	—	—	113	142	142	498
Inverell (A) Pt A	2	—	228	—	—	—	—	210	210	438
Manilla (A)	2	—	182	—	—	—	—	—	—	182
Nundle (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	—	—	—	—	—	—	—	—	—	—
Quirindi (A)	—	—	—	—	—	—	60	—	—	60
Tamworth (C)	4	—	542	—	—	—	363	365	365	1,269
Yallaroi (A)	—	—	—	—	—	—	—	—	—	—
Northern Slopes (SSD)	11	—	1,194	—	—	—	556	717	959	2,709
Armidale (C)	4	—	437	—	—	—	218	—	67	722
Dumaresq (A)	—	—	—	—	—	—	—	—	—	—
Glen Innes (A)	—	—	—	—	—	—	45	—	—	45
Guyra (A)	1	—	63	—	—	—	24	—	—	87
Inverell (A) Pt B	—	—	—	—	—	—	—	—	—	—
Severn (A)	1	—	35	—	—	—	50	—	—	85
Tenterfield (A)	3	—	403	—	—	—	—	70	70	473
Uralla (A)	2	—	308	—	—	—	57	80	80	445
Walcha (A)	1	—	250	—	—	—	—	—	—	250
Northern Tablelands (SSD)	12	—	1,496	—	—	—	394	150	217	2,107
Moree Plains (A)	2	2	488	—	4	381	18	—	250	1,137
Narrabri (A)	2	—	195	—	3	387	148	50	50	780
North Central Plain (SSD)	4	2	683	—	7	767	166	50	300	1,916
Northern (SD)	27	2	3,373	—	7	767	1,116	917	1,475	6,732

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
NORTH WESTERN STATISTICAL DIVISION										
Coolah (A)	—	—	—	—	—	—	—	—	—	—
Coonabarabran (A)	2	—	75	—	—	—	20	100	100	195
Dubbo (C)	21	—	2,440	11	—	700	200	1,869	1,869	5,209
Gilgandra (A)	—	—	—	—	—	—	—	—	—	—
Mudgee (A)	5	—	585	—	—	—	135	50	140	860
Narromine (A)	1	—	81	—	—	—	—	600	600	681
Wellington (A)	1	—	150	—	—	—	27	—	—	177
Central Macquarie (SSD)	30	—	3,331	11	—	700	382	2,619	2,709	7,122
Bogan (A)	—	—	—	—	—	—	—	—	—	—
Coonamble (A)	2	—	215	—	—	—	20	—	—	235
Walgett (A)	—	1	130	—	—	—	—	—	—	130
Warren (A)	1	—	84	—	—	—	50	—	—	134
Macquarie — Barwon (SSD)	3	1	429	—	—	—	70	—	—	499
Bourke (A)	—	—	—	—	—	—	48	—	—	48
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—
Cobar (A)	2	—	340	—	—	—	30	150	150	520
Upper Darling (SSD)	2	—	340	—	—	—	78	150	150	568
North Western (SD)	35	1	4,100	11	—	700	530	2,769	2,859	8,189
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	13	—	1,158	7	—	630	191	4,581	4,581	6,561
Blayney (A) Pt A	2	—	179	—	—	—	206	250	250	635
Cabonne (A) Pt A	2	—	245	—	—	—	110	—	—	355
Evans (A) Pt A	1	—	75	—	—	—	—	—	—	75
Orange (C)	15	—	1,275	6	—	405	358	—	262	2,300
Bathurst — Orange (SSD)	33	—	2,932	13	—	1,035	866	4,831	5,093	9,926
Blayney (A) Pt B	1	—	80	—	—	—	—	—	—	80
Cabonne (A) Pt B	1	—	70	—	—	—	—	—	—	70
Evans (A) Pt B	4	—	300	—	—	—	53	—	—	353
Greater Lithgow (C)	12	—	1,125	—	—	—	81	500	18,030	19,236
Oberon (A)	—	—	—	—	—	—	20	—	—	20
Rylstone (A)	—	—	—	—	—	—	—	—	—	—
Central Tablelands (excl. Bathurst — Orange) (SSD)	18	—	1,575	—	—	—	154	500	18,030	19,739
Bland (A)	1	—	40	—	—	—	17	210	210	267
Cabonne (A) Pt C	3	—	114	—	—	—	60	—	—	174
Cowra (A)	5	—	510	—	—	—	25	50	50	585
Forbes (A)	1	—	220	—	—	—	106	—	—	326
Lachlan (A)	1	—	100	—	—	—	—	—	—	100
Parkes (A)	8	—	828	4	—	240	78	—	—	1,146
Weddin (A)	1	—	62	—	—	—	—	—	—	62
Lachlan (SSD)	20	—	1,874	4	—	240	286	260	260	2,660
Central West (SD)	71	—	6,381	17	—	1,275	1,306	5,591	23,383	32,345

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	14	—	1,820	—	—	—	113	—	—	1,933
Yarrowlumla (A) — Pt A	—	—	—	—	—	—	149	—	—	149
Queanbeyan (SSD)	14	—	1,820	—	—	—	262	—	—	2,081
Boorowa (A)	—	—	—	—	—	—	30	—	—	30
Crookwell (A)	—	—	—	—	—	—	12	174	174	186
Goulburn (C)	2	—	233	—	—	—	112	—	—	345
Gunning (A)	1	—	95	—	—	—	36	—	—	131
Harden (A)	1	—	49	—	—	—	17	—	—	66
Mulwaree (A)	12	—	1,343	—	—	—	—	—	—	1,343
Tallaganda (A)	4	—	290	—	—	—	52	—	—	342
Yarrowlumla (A) — Pt B	—	—	—	—	—	—	—	—	—	—
Yass (A)	1	—	61	—	—	—	—	—	—	61
Young (A)	4	—	286	2	—	150	56	50	50	542
Southern Tablelands (excl. Queanbeyan) (SSD)	25	—	2,356	2	—	150	314	224	224	3,044
Bega Valley (A)	18	—	1,805	2	—	150	212	626	626	2,793
Eurobodalla (A)	23	—	2,117	5	—	304	424	—	—	2,845
Lower South Coast (SSD)	41	—	3,922	7	—	454	636	626	626	5,638
Bombala (A)	1	—	77	—	—	—	—	—	—	77
Cooma-Monaro (A)	2	—	23	—	—	—	159	102	102	284
Snowy River (A)	6	—	579	4	—	380	35	2,380	2,380	3,374
Snowy (SSD)	9	—	680	4	—	380	194	2,482	2,482	3,736
South Eastern (SD)	89	—	8,778	13	—	984	1,406	3,332	3,332	14,500
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	—	—	—	—	4	263	41	—	—	304
Cootamundra (A)	1	—	120	—	—	—	71	—	—	191
Gundagai (A)	4	—	406	—	—	—	10	—	—	416
Junee (A)	—	—	—	—	—	—	—	—	—	—
Lockhart (A)	—	—	—	—	—	—	—	—	—	—
Narrandera (A)	1	—	76	—	—	—	45	50	50	171
Temora (A)	—	—	—	—	—	—	13	—	—	13
Tumut (A)	3	—	164	—	—	—	45	348	348	557
Wagga Wagga (C)	24	—	2,488	2	—	148	1,310	2,380	2,380	6,326
Central Murrumbidgee (SSD)	33	—	3,253	2	4	411	1,534	2,778	2,778	7,977
Carrathool (A)	1	—	98	—	—	—	23	—	—	121
Griffith (C)	9	—	1,216	—	—	—	138	148	148	1,502
Hay (A)	1	—	51	—	—	—	—	—	—	51
Leeton (A)	4	—	478	2	—	90	—	135	135	703
Murrumbidgee (A)	2	—	260	—	—	—	20	84	84	364
Lower Murrumbidgee (SSD)	17	—	2,103	2	—	90	181	366	366	2,740
Murrumbidgee (SD)	50	—	5,357	4	4	501	1,715	3,144	3,144	10,717

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MURRAY STATISTICAL DIVISION										
Albury (C)	25	—	2,745	2	—	200	467	655	3,457	6,869
Hume (A)	3	—	250	—	—	—	72	—	—	322
Albury (SSD)	28	—	2,995	2	—	200	539	655	3,457	7,191
Corowa (A)	6	—	659	—	—	—	68	125	125	852
Culcairn (A)	2	—	241	—	—	—	13	—	—	254
Holbrook (A)	—	—	—	—	—	—	25	—	—	25
Tumbarumba (A)	2	—	200	—	—	—	81	—	—	281
Urana (A)	—	—	—	—	—	—	20	—	—	20
Upper Murray (excl. Albury) (SSD)	10	—	1,100	—	—	—	207	125	125	1,432
Berrigan (A)	5	—	334	—	—	—	42	—	—	376
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	2	—	163	—	—	—	22	—	—	185
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	6	—	563	7	—	465	32	—	—	1,059
Wakool (A)	—	—	—	—	—	—	—	—	—	—
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	13	—	1,060	7	—	465	96	—	—	1,621
Balranald (A)	1	—	84	—	—	—	—	—	—	84
Wentworth (A)	7	—	1,199	—	—	—	—	140	140	1,339
Murray—Darling (SSD)	8	—	1,282	—	—	—	—	140	140	1,422
Murray (SD)	59	—	6,437	9	—	665	841	920	3,722	11,665
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	1	—	113	—	—	—	72	50	50	235
Central Darling (A)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	1	—	113	—	—	—	72	50	50	235
NEW SOUTH WALES										
New South Wales	2,499	3	306,039	1,524	83	145,087	110,420	314,195	396,414	957,959

(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 1997.

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

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

movements in the seasonally adjusted estimates for next month (October 1997) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

4. For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 7% in October 1997, the trend estimate for that month would be 2,195, a movement of -0.1%. The monthly movement in the trend estimates for July, August and September 1997, which is currently estimated to be 0.7%, 0.5% and 0.4% respectively, would be revised to 1.0%, 0.8% and 1.0%. On the other hand, a 7% seasonally adjusted decline in the number of private houses in October 1997 would produce a trend for October 1997 of 2,079, a movement of -1.9% with the movements in the trend estimates for July, August and September 1997 being revised to 0.2%, -0.5% and -0.7% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if October 1997 seasonally adjusted estimate			
			is up 7% on September 1997		is down 7% on September 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
April	2,110	0.2	2,108	0.1	2,114	0.4
May	2,120	0.5	2,116	0.4	2,126	0.6
June	2,139	0.9	2,137	1.0	2,142	0.8
July	2,154	0.7	2,158	1.0	2,146	0.2
August	2,163	0.5	2,176	0.8	2,135	-0.5
September	2,173	0.4	2,197	1.0	2,120	-0.7
October	n.y.a.	n.y.a.	2,195	-0.1	2,079	-1.9

TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if October 1997 seasonally adjusted estimate			
			is up 7% on September 1997		is down 7% on September 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
April	2,133	0.1	2,131	0.0	2,136	0.3
May	2,139	0.3	2,135	0.2	2,145	0.4
June	2,153	0.7	2,151	0.8	2,156	0.5
July	2,163	0.5	2,168	0.8	2,155	-0.0
August	2,169	0.3	2,183	0.7	2,141	-0.7
September	2,177	0.4	2,203	0.9	2,124	-0.8
October	n.y.a.	n.y.a.	2,199	-0.2	2,080	-2.1

TOTAL NUMBER OF DWELLING UNITS APPROVED: RELIABILITY OF TREND ESTIMATES

	<i>Revised trend estimate if October 1997 seasonally adjusted estimate</i>					
	<i>Trend estimate</i>		<i>is up 8% on September 1997</i>		<i>is down 8% on September 1997</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1997—						
April	4,100	-0.8	4,105	-0.7	4,116	-0.4
May	4,088	-0.3	4,096	-0.2	4,115	-0.0
June	4,088	-0.0	4,091	0.1	4,101	-0.4
July	4,092	0.1	4,085	-0.2	4,059	-1.0
August	4,087	-0.1	4,063	0.5	3,978	-2.0
September	4,082	-0.1	4,024	-1.0	3,865	-2.9
October	n.y.a.	n.y.a.	3,963	-1.5	3,723	-3.7

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	<i>Revised trend estimate if October 1997 seasonally adjusted estimate</i>					
	<i>Trend estimate</i>		<i>is up 9% on September 1997</i>		<i>is down 9% on September 1997</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1997						
April	439.3	-0.2	440.0	0.1	441.5	0.3
May	440.9	0.4	442.0	0.4	444.6	0.7
June	446.2	1.2	446.6	1.1	448.0	0.8
July	454.4	1.8	453.3	1.5	450.0	0.4
August	462.6	1.8	459.1	1.3	447.5	-0.5
September	472.8	2.2	463.0	0.9	441.3	-1.4
October	n.y.a.	n.y.a.	458.9	0.9	426.0	-3.5

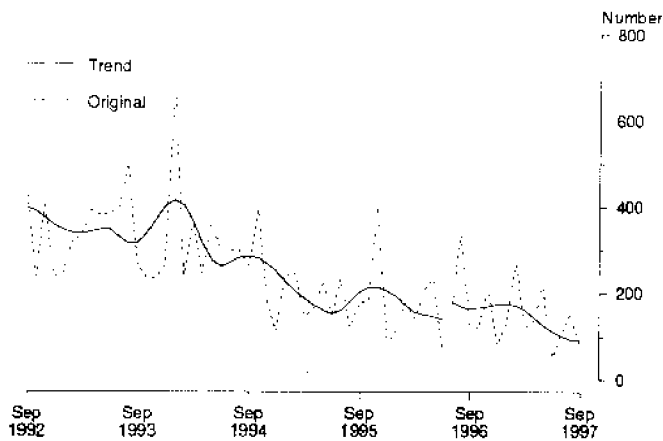
VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING: RELIABILITY OF TREND ESTIMATES

	<i>Revised trend estimate if October 1997 seasonally adjusted estimate</i>					
	<i>Trend estimate</i>		<i>is up 8% on September 1997</i>		<i>is down 8% on September 1997</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1997—						
April	97.5	1.2	97.5	1.1	97.8	1.4
May	99.8	2.3	99.6	2.2	100.1	2.4
June	101.2	1.4	101.2	1.6	101.5	1.3
July	101.3	0.1	101.3	0.1	100.6	-0.8
August	100.7	-0.7	100.6	-0.8	98.3	-2.3
September	99.3	-1.4	99.3	-1.2	95.1	-3.3
October	n.y.a.	n.y.a.	98.3	-1.0	91.9	-3.4

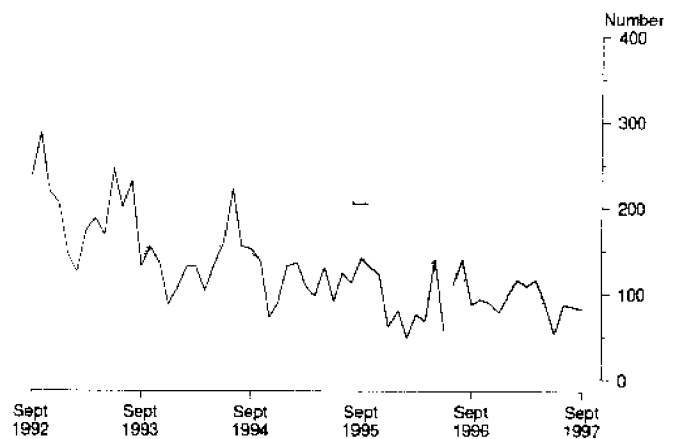
AUSTRALIAN CAPITAL TERRITORY, SEPTEMBER 1997

MAIN FEATURES

TOTAL DWELLING UNITS APPROVED,
ACT



PRIVATE SECTOR HOUSES APPROVED,
ACT



Residential building

- In original terms the number of dwelling units approved in September was 83, a fall of 46% on August. There were 17 dwelling units approved in Ngunnawal, 15 in Conder and 14 in Amaroo.
- The trend for the number of dwelling units approved has remained the same in September after falling more than 46% since January 1997.
- The value of new residential building approved in September was \$11.2 million.
- The value of alterations and additions to residential buildings was \$5.1 million.

Non-residential building

- The value of non-residential building approved in September was \$9.0 million.
- There were 9 building jobs reported in September which were valued at more than \$500,000.

NOTE: Because of under-reporting prior to July 1996 a break in series was introduced at 30.6.96. If the extent of the under-reporting can be resolved the series will be revised.

TABLE 10. DWELLING UNITS APPROVED, ACT

Period (b)	New houses			New other residential buildings			Conversions, etc.	Total (a)			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	
1994-95	1,526	7	1,533	1,062	122	1,184	4	2,592	129	2,721	..
1995-96	1,168	40	1,208	792	65	857	85	1,960	190	2,150	..
1996-97	1,185	39	1,224	717	10	727	6	1,908	49	1,957	..
1996-97											
July-September	337	—	337	270	—	270	1	608	—	608	..
1997-98											
July-September	257	—	257	78	8	86	—	335	8	343	..
1996—											
July	109	—	109	27	—	27	1	137	—	137	183
August	140	—	140	205	—	205	—	345	—	345	171
September	88	—	88	38	—	38	—	126	—	126	166
October	94	—	94	24	—	24	1	119	—	119	168
November	90	16	106	111	—	111	—	201	16	217	172
December	79	—	79	—	—	—	2	81	—	81	176
1997—											
January	99	16	115	16	4	20	—	115	20	135	177
February	116	—	116	151	—	151	—	267	—	267	173
March	109	7	116	—	6	6	—	109	13	122	163
April	116	—	116	22	—	22	—	138	—	138	145
May	91	—	91	123	—	123	2	216	—	216	127
June	54	—	54	—	—	—	—	54	—	54	112
July	88	—	88	11	8	19	—	99	8	107	101
August	86	—	86	67	—	67	—	153	—	153	94
September	83	—	83	—	—	—	—	83	—	83	94

(a) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes. (b) A trend break has been introduced at the end of June 1996 (See note on page 20 ACT main features)

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

Period (a)	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
1994-95	167,590	813	168,403	94,633	9,682	104,315	262,223	10,496	272,718	60,354	91,722	275,174	412,184	608,246
1995-96	132,947	3,534	136,481	72,090	9,466	81,556	205,037	13,000	218,037	56,702	125,323	492,533	377,392	767,272
1996-97	140,828	3,646	144,474	63,709	873	64,582	204,537	4,519	209,056	56,814	147,055	291,637	408,364	557,508
1996—														
July	12,770	—	12,770	2,412	—	2,412	15,182	—	15,182	6,314	12,662	37,242	34,137	58,737
August	17,128	—	17,128	11,750	—	11,750	28,878	—	28,878	5,321	13,204	14,548	47,380	48,746
September	11,051	—	11,051	3,338	—	3,338	14,390	—	14,390	6,438	25,126	50,145	45,954	70,973
October	11,354	—	11,354	2,362	—	2,362	13,716	—	13,716	6,447	9,434	14,608	29,597	34,771
November	11,450	1,485	12,934	11,750	—	11,750	23,200	1,485	24,684	4,931	14,532	23,813	42,663	53,429
December	10,194	—	10,194	—	—	—	10,194	—	10,194	3,619	8,490	16,545	22,302	30,357
1997—														
January	11,253	1,565	12,817	1,906	395	2,301	13,159	1,959	15,118	4,078	14,166	62,818	31,403	82,014
February	13,096	—	13,096	14,058	—	14,058	27,154	—	27,154	3,365	4,913	12,213	35,432	42,732
March	11,528	597	12,125	—	479	479	11,528	1,075	12,603	3,462	1,777	3,517	16,767	19,582
April	14,193	—	14,193	2,366	—	2,366	16,559	—	16,559	5,751	12,264	13,051	34,574	35,361
May	10,433	—	10,433	13,766	—	13,766	24,199	—	24,199	3,900	26,282	30,137	54,381	58,236
June	6,379	—	6,379	—	—	—	6,379	—	6,379	3,188	4,207	13,001	13,775	22,569
July	9,272	—	9,272	877	480	1,357	10,149	480	10,629	3,617	24,372	27,550	38,137	41,796
August	9,551	—	9,551	6,524	—	6,524	16,075	—	16,075	4,028	17,162	18,343	37,266	38,447
September	11,179	—	11,179	—	—	—	11,179	—	11,179	5,132	7,625	9,009	23,937	25,320

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

TABLE 12. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, ACT

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
NORTH CANBERRA STATISTICAL SUBDIVISION										
Acton	—	—	—	—	—	—	—	—	—	—
Ainslie	—	—	—	—	—	—	94	—	—	94
Braddon	—	—	—	—	—	—	49	—	—	49
Campbell	2	—	236	—	—	—	118	—	—	353
City	—	—	—	—	—	—	—	165	165	165
Dickson	—	—	—	—	—	—	—	80	80	80
Downer	—	—	—	—	—	—	—	—	—	—
Duntroon	—	—	—	—	—	—	—	—	—	—
Hackett	—	—	—	—	—	—	—	—	—	—
Kowen	—	—	—	—	—	—	—	—	—	—
Lynham	—	—	—	—	—	—	10	—	—	10
Majura	—	—	—	—	—	—	—	—	—	—
O'Connor	1	—	79	—	—	—	134	—	—	213
Reid	—	—	—	—	—	—	—	—	—	—
Russell	—	—	—	—	—	—	—	—	—	—
Turner	—	—	—	—	—	—	79	—	—	79
Watson	—	—	—	—	—	—	69	—	—	69
Total	3	—	314	—	—	—	553	245	245	1,113
BELCONNEN STATISTICAL SUBDIVISION										
Aranda	—	—	—	—	—	—	75	—	—	75
Belconnen Town Centre	—	—	—	—	—	—	—	969	969	969
Belconnen — SSD Balance	—	—	—	—	—	—	—	—	—	—
Bruce	—	—	—	—	—	—	—	239	323	323
Charnwood	—	—	—	—	—	—	—	—	—	—
Cook	—	—	—	—	—	—	—	—	—	—
Dunlop	10	—	983	—	—	—	—	—	—	983
Evatt	—	—	—	—	—	—	16	—	—	16
Florey	—	—	—	—	—	—	123	—	—	123
Flynn	—	—	—	—	—	—	153	—	—	153
Fraser	—	—	—	—	—	—	11	—	—	11
Giralang	—	—	—	—	—	—	85	—	—	85
Hawker	—	—	—	—	—	—	34	—	—	34
Higgins	—	—	—	—	—	—	17	—	—	17
Holt	4	—	383	—	—	—	43	—	—	426
Kaleen	—	—	—	—	—	—	62	—	—	62
Latham	—	—	—	—	—	—	—	—	—	—
McKellar	—	—	—	—	—	—	17	—	—	17
Macgregor	—	—	—	—	—	—	47	—	—	47
Macquarie	—	—	—	—	—	—	—	—	—	—
Melba	—	—	—	—	—	—	52	—	—	52
Page	—	—	—	—	—	—	—	—	—	—
Scullin	—	—	—	—	—	—	31	—	—	31
Spence	—	—	—	—	—	—	—	—	—	—
Weetangera	—	—	—	—	—	—	134	—	—	134
Total	14	—	1,367	—	—	—	899	1,208	1,292	3,558

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	1	—	80	—	—	—	—	—	—	80
Curtin	—	—	—	—	—	—	162	—	—	162
Farrer	—	—	—	—	—	—	14	—	—	14
Garran	—	—	—	—	—	—	86	—	—	86
Hughes	—	—	—	—	—	—	161	—	—	161
Isaacs	—	—	—	—	—	—	—	—	—	—
Lyons	—	—	—	—	—	—	—	—	—	—
Mawson	2	—	373	—	—	—	—	—	—	373
O'Malley	—	—	—	—	—	—	—	—	—	—
Pearce	—	—	—	—	—	—	20	—	—	20
Phillip	—	—	—	—	—	—	23	650	650	673
Torrens	—	—	—	—	—	—	—	—	—	—
Total	3	—	453	—	—	—	466	650	650	1,569
WESTON CREEK-STROMLO STATISTICAL SUBDIVISION										
Chapman	—	—	—	—	—	—	96	—	—	96
Duffy	—	—	—	—	—	—	22	—	—	22
Fisher	—	—	—	—	—	—	11	—	—	11
Holder	—	—	—	—	—	—	96	—	—	96
Rivett	—	—	—	—	—	—	107	—	—	107
Stirling	—	—	—	—	—	—	86	—	—	86
Stromlo	—	—	—	—	—	—	—	—	—	—
Waramanga	—	—	—	—	—	—	19	—	—	19
Weston	—	—	—	—	—	—	23	—	—	23
Weston Creek-Stromlo — SSD Balance	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	460	—	—	460
TUGGERANONG STATISTICAL SUBDIVISION										
Banks	—	—	—	—	—	—	55	—	—	55
Bonython	—	—	—	—	—	—	—	—	—	—
Calwell	—	—	—	—	—	—	121	—	—	121
Chisholm	1	—	184	—	—	—	—	—	—	184
Conder	15	—	1,421	—	—	—	72	417	417	1,910
Fadden	—	—	—	—	—	—	51	—	—	51
Gilmore	—	—	—	—	—	—	235	—	—	235
Gordon	2	—	266	—	—	—	101	—	—	368
Gowrie	—	—	—	—	—	—	298	—	—	298
Greenway	—	—	—	—	—	—	—	70	70	70
Isabella Plains	—	—	—	—	—	—	—	—	—	—
Kambah	1	—	148	—	—	—	383	—	—	531
Macarthur	—	—	—	—	—	—	67	—	—	67
Monash	—	—	—	—	—	—	95	—	—	95
Oxley	—	—	—	—	—	—	46	—	—	46
Richardson	—	—	—	—	—	—	26	—	—	26
Theodore	—	—	—	—	—	—	174	—	—	174
Tuggeranong — SSD Balance	—	—	—	—	—	—	—	—	—	—
Wanniassa	—	—	—	—	—	—	182	—	—	182
Total	19	—	2,019	—	—	—	1,906	487	487	4,413

TABLE 12. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, ACT

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH CANBERRA STATISTICAL SUBDIVISION										
Barton	—	—	—	—	—	—	—	—	—	—
Deakin	—	—	—	—	—	—	—	—	—	—
Forrest	—	—	—	—	—	—	119	—	—	119
Fyshwick	—	—	—	—	—	—	—	1,890	3,190	3,190
Griffith	1	—	179	—	—	—	117	—	—	297
Harman	—	—	—	—	—	—	—	—	—	—
Hume	—	—	—	—	—	—	—	—	—	—
Jerrabomberra	—	—	—	—	—	—	—	—	—	—
Kingston	—	—	—	—	—	—	—	1,067	1,067	1,067
Narrabundah	1	—	70	—	—	—	57	322	322	449
Oaks Estate	—	—	—	—	—	—	—	—	—	—
Parkes	—	—	—	—	—	—	—	—	—	—
Pialligo	—	—	—	—	—	—	—	—	—	—
Red Hill	1	—	750	—	—	—	348	—	—	1,098
Symonston	1	—	77	—	—	—	—	—	—	77
Yarralumla	2	—	398	—	—	—	173	—	—	571
Total	6	—	1,474	—	—	—	813	3,279	4,579	6,867
GUNGAHLIN-HALL STATISTICAL SUBDIVISION										
Amaroo	14	—	2,283	—	—	—	—	—	—	2,283
Gungahlin-Hall — SSD Balance	—	—	—	—	—	—	—	—	—	—
Hall	—	—	—	—	—	—	—	—	—	—
Mitchell	—	—	—	—	—	—	—	900	900	900
Ngunnawal	17	—	1,824	—	—	—	34	—	—	1,858
Nicholls	6	—	1,088	—	—	—	—	855	855	1,943
Palmerston	1	—	356	—	—	—	—	—	—	356
Total	38	—	5,551	—	—	—	34	1,755	1,755	7,341
AUSTRALIAN CAPITAL TERRITORY										
AUSTRALIAN CAPITAL TERRITORY	83	—	11,179	—	—	—	5,132	7,625	9,009	25,320

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

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

Scope and Coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

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

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

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

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

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

Building Classification

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

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

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

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

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

Seasonal Adjustment

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

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

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

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

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

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

Trend Estimates

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

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

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

Estimates at Constant Prices

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

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

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

Australian Standard Geographical Classification (ASGC)

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

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

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

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

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

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

Unpublished Data and Related Publications

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

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

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

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

Symbols and Other Usages

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

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

Gregory W. Bray
Regional Director
New South Wales

For more information . . .

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