

BUILDING APPROVALS

NEW SOUTH WALES AND
AUSTRALIAN CAPITAL TERRITORY

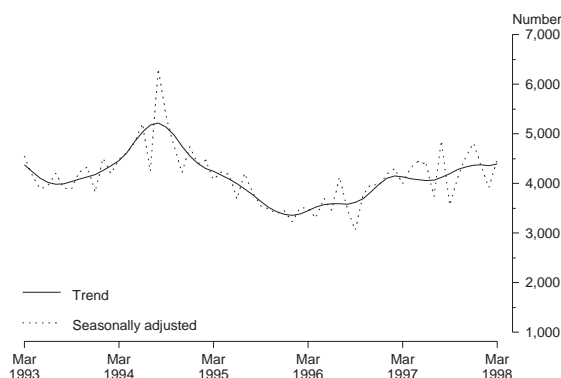
EMBARGO: 11.30AM (CANBERRA TIME) TUES 12 MAY 1998

NEW SOUTH WALES — MAIN FEATURES

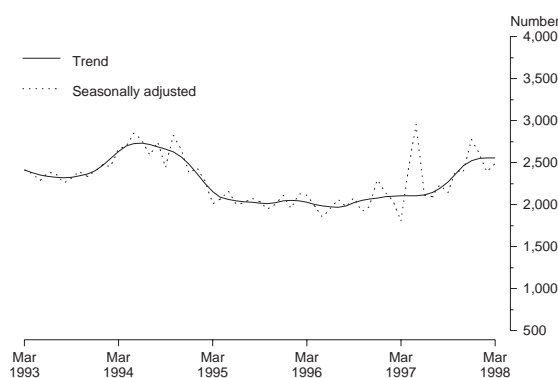
NUMBER OF DWELLING UNITS APPROVED

	March 1997	February 1998	March 1998	March 1997 to March 1998 change	February 1998 to March 1998 change
Original series	3,542	3,536	4,350	22.8%	23.0%
Seasonally adjusted	3,995	3,920	4,481	12.2%	14.3%
Trend estimate	4,132	4,364	4,397	6.4%	0.8%

TOTAL DWELLING UNITS APPROVED, NSW



PRIVATE SECTOR HOUSES APPROVED, NSW



Residential building

- The trend for the total number of dwelling units approved increased by 0.8% in March and is 6.4% higher than a year ago.
- The trend for the number of private sector houses, despite being flat for the past three months, has increased by 21.3% over the last year.
- In original terms the total number of dwelling units approved in March was 4,350, 23.0% more than February (3,536). Of the total 2,622 were houses and 1,668 were other residential dwellings.
- The value of new residential building approved in March was \$489.9 million, an increase of 30.4% over the February figure of \$375.7 million.

Non-residential building

- The value of non-residential building approved in March was \$386.4 million.
- Of this total Health accounted for \$115.5 million, followed by Other business premises with \$65.3 million and Entertainment and recreational with \$52.1 million.
- There were 12 building jobs valued at \$5 million and over (accounting for \$214.6 million) and 38 building jobs valued between \$1 million and \$5 million.

Value of total building

- The value of total building work approved in March was \$988.9 million, an increase of 4.8% on February (\$943.8 million), and 52.4% higher than March 1997 (\$648.7 million).

Please note that changes will be made to the content and presentation of the next issue of this publication to more closely align it with Building Approvals, Australia (Cat. no. 8731.0).

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
July-March—										
1996-97	9,163	80	9,243	10,957	1,049	12,006	1,282	21,386	1,145	22,531
1997-98	11,458	63	11,521	12,609	447	13,056	936	25,000	513	25,513
1997—										
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
October	1,261	3	1,264	1,313	7	1,320	118	2,692	10	2,702
November	1,277	3	1,280	1,947	8	1,955	74	3,298	11	3,309
December	1,433	1	1,434	1,565	107	1,672	42	3,039	109	3,148
1998—										
January	1,190	7	1,197	880	53	933	280	2,350	60	2,410
February	1,111	23	1,134	992	72	1,064	161	2,264	95	2,359
March	1,309	16	1,325	1,291	62	1,353	42	2,641	79	2,720
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
July-March—										
1996-97	18,130	143	18,273	13,022	1,450	14,472	1,438	32,572	1,611	34,183
1997-98	21,265	143	21,408	14,676	686	15,362	1,064	36,994	840	37,834
1997—										
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
October	2,444	9	2,453	1,588	10	1,598	129	4,161	19	4,180
November	2,403	8	2,411	2,216	10	2,226	92	4,710	19	4,729
December	2,478	13	2,491	1,724	116	1,840	49	4,250	130	4,380
1998—										
January	2,181	29	2,210	1,148	105	1,253	290	3,619	134	3,753
February	2,108	26	2,134	1,146	85	1,231	171	3,425	111	3,536
March	2,587	35	2,622	1,576	92	1,668	60	4,222	128	4,350

(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-March—														
1996-97	1,172.7	9.3	1,181.9	1,133.6	85.4	1,219.1	2,306.3	94.7	2,401.0	657.5	2,863.4	3,471.3	5,817.3	6,529.8
1997-98	1,510.2	7.3	1,517.5	1,468.3	36.3	1,504.6	2,978.6	43.6	3,022.1	798.6	2,505.4	3,493.7	6,275.6	7,314.4
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	89.4	137.4	404.1	463.1
April	153.4	3.1	156.5	156.8	6.7	163.5	310.1	9.8	319.9	65.9	167.7	201.3	543.5	587.2
May	297.7	0.1	297.8	176.8	4.7	181.4	474.5	4.8	479.3	77.2	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
October	165.4	0.3	165.7	175.3	0.9	176.2	340.7	1.2	341.9	88.6	398.1	458.9	825.6	889.4
November	164.2	0.5	164.7	229.5	0.6	230.1	393.7	1.1	394.8	86.0	269.0	287.4	748.7	768.2
December	188.5	0.1	188.6	171.2	8.4	179.6	359.8	8.4	368.2	84.9	166.8	231.7	611.4	684.8
1998—														
January	157.2	0.7	157.9	78.8	4.3	83.1	236.0	5.0	241.0	115.7	282.1	399.8	633.2	756.6
February	150.1	2.6	152.7	95.1	5.2	100.3	245.2	7.9	253.0	85.8	281.0	413.8	611.2	752.6
March	178.2	1.9	180.2	137.8	5.2	143.0	316.0	7.2	323.2	88.6	132.5	302.5	534.1	714.4
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-March—														
1996-97	2,107.6	16.1	2,123.6	1,299.7	117.1	1,416.8	3,407.2	133.2	3,540.4	847.1	3,386.8	4,248.3	7,630.6	8,635.9
1997-98	2,574.0	16.0	2,590.0	1,632.8	57.0	1,689.7	4,206.8	73.0	4,279.8	990.7	3,007.6	4,203.9	8,197.1	9,474.3
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
October	292.3	1.0	293.3	198.2	1.2	199.4	490.5	2.2	492.7	110.1	446.9	520.3	1,045.7	1,123.1
November	289.4	1.1	290.5	247.7	0.8	248.5	537.0	1.9	539.0	108.5	346.2	380.6	991.7	1,028.0
December	302.4	1.3	303.8	183.9	9.1	193.0	486.3	10.5	496.8	103.1	200.9	286.0	789.7	885.8
1998—														
January	264.9	2.8	267.7	99.0	8.0	106.9	363.9	10.8	374.6	132.3	346.1	477.0	841.6	984.0
February	258.5	2.9	261.4	107.9	6.3	114.3	366.5	9.2	375.7	106.3	312.0	461.8	784.0	943.8
March	315.6	4.2	319.8	162.2	7.8	170.1	477.9	12.1	489.9	112.6	180.1	386.4	767.4	988.9

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						
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
October	2,411	2,420	4,081	4,111	511.7	102.3
November	2,390	2,400	4,466	4,507	505.2	108.0
December	2,778	2,795	4,644	4,822	562.3	122.2
1998—						
January	2,607	2,642	4,235	4,350	436.4	149.9
February	2,391	2,429	3,781	3,920	436.8	122.4
March	2,493	2,514	4,335	4,481	484.5	115.5
TREND ESTIMATES						
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	2,106	2,128	3,966	4,100	438.6	97.4
May	2,109	2,128	3,963	4,079	439.3	99.3
June	2,120	2,133	3,954	4,060	443.6	100.6
July	2,145	2,154	3,967	4,067	455.6	99.9
August	2,194	2,200	4,028	4,124	473.9	99.7
September	2,274	2,280	4,112	4,205	491.1	101.6
October	2,373	2,383	4,189	4,281	500.9	106.3
November	2,464	2,479	4,239	4,335	501.2	113.0
December	2,522	2,542	4,262	4,369	492.9	120.2
1998—						
January	2,551	2,576	4,260	4,381	482.5	125.4
February	2,558	2,587	4,230	4,364	470.5	128.3
March	2,555	2,587	4,249	4,397	471.5	129.9

(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)

(\$ 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	2,335.0	5,223.8	1,011.6	2,850.9	3,789.0	8,981.6	10,024.4
1995-96	2,424.0	2,456.6	1,770.3	4,226.8	934.7	2,665.2	3,623.0	7,742.7	8,784.5
1996-97	2,711.4	2,732.5	1,968.1	4,700.6	1,035.9	4,023.5	5,020.1	9,628.6	10,756.5
1996—									
Sept. qtr	682.4	686.5	454.2	1,140.7	254.5	928.2	1,231.2	2,282.8	2,626.4
Dec. qtr	636.0	639.7	462.1	1,101.8	271.6	1,768.7	2,087.3	3,124.1	3,460.7
1997—									
Mar. qtr	568.2	574.8	504.4	1,079.2	232.2	607.2	825.9	1,884.0	2,137.3
June qtr	824.8	831.5	547.4	1,378.9	277.5	719.3	875.7	2,337.6	2,532.0
Sept. qtr	753.2	755.5	636.1	1,391.6	281.2	1,103.3	1,588.2	2,764.2	3,261.0
Dec. qtr	777.7	780.8	613.6	1,394.4	283.0	923.1	1,102.0	2,596.0	2,779.4

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

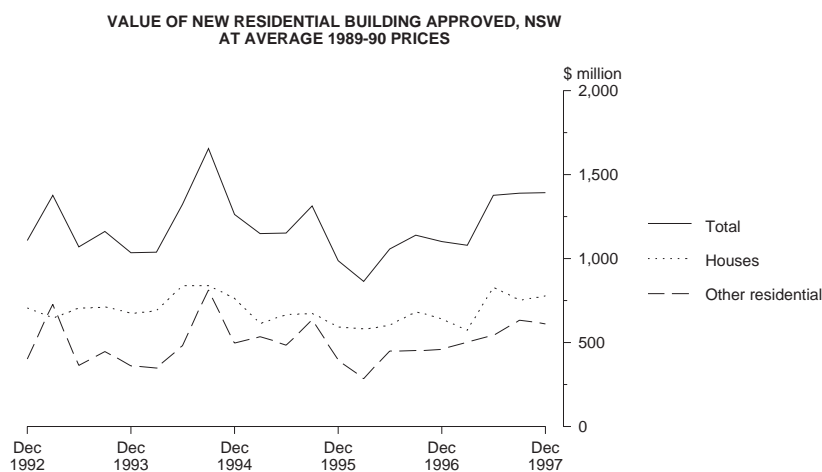
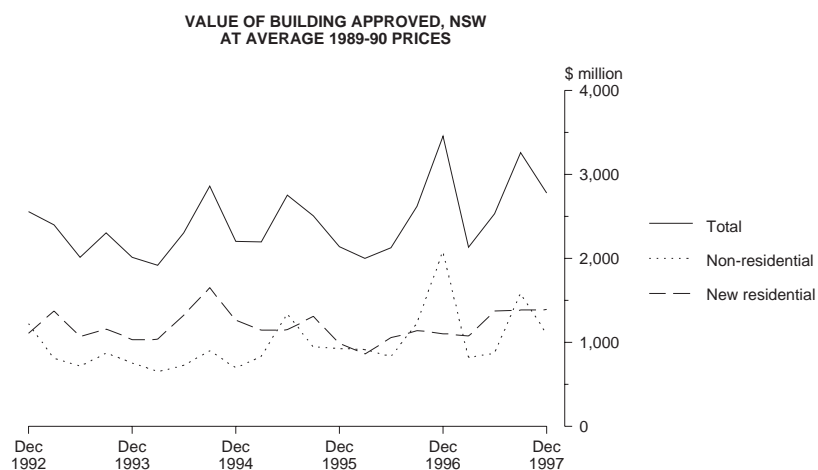


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, NSW
(\$ million)

	1995-96	1996-97	July-March		1998		
Class of building			1996-97	1997-98	January	February	March
PRIVATE SECTOR							
New houses	2,700.0	3,031.8	2,107.6	2,574.0	264.9	258.5	315.6
New other residential buildings	1,637.1	1,817.7	1,299.7	1,632.8	99.0	107.9	162.2
Total new residential building	4,337.1	4,849.4	3,407.2	4,206.8	363.9	366.5	477.9
Alterations and additions to residential buildings	1,027.6	1,141.6	836.5	982.7	131.6	105.5	109.5
Hotels, etc.	99.6	302.3	259.2	535.7	86.5	54.5	4.5
Shops	562.8	830.0	623.0	533.1	92.2	27.5	39.5
Factories	351.7	414.1	332.5	301.2	30.5	34.1	24.9
Offices	432.4	1,092.2	965.6	726.8	54.4	18.8	22.2
Other business premises	593.8	409.5	299.6	449.1	56.7	129.8	53.0
Educational	122.5	127.2	95.2	114.5	7.9	11.6	5.8
Religious	50.5	21.9	18.3	20.7	7.8	1.1	0.9
Health	83.3	156.9	113.9	67.0	2.5	8.4	14.1
Entertainment and recreational	300.3	717.7	629.8	199.7	3.5	11.8	12.0
Miscellaneous	87.7	71.6	49.7	59.8	3.9	14.5	3.1
Total non-residential building	2,684.7	4,143.2	3,386.8	3,007.6	346.1	312.0	180.1
Total	8,049.4	10,134.2	7,630.6	8,197.1	841.6	784.0	767.4
PUBLIC SECTOR							
New houses	36.2	23.5	16.1	16.0	2.8	2.9	4.2
New other residential buildings	103.7	157.4	117.1	57.0	8.0	6.3	7.8
Total new residential building	139.9	181.0	133.2	73.0	10.8	9.2	12.1
Alterations and additions to residential buildings	13.8	16.4	10.6	8.0	0.7	0.9	3.1
Hotels, etc.	1.0	7.4	6.1	0.5	—	—	—
Shops	32.3	61.4	55.5	6.3	0.1	2.2	0.1
Factories	5.5	24.6	23.5	1.3	0.3	—	—
Offices	145.4	136.8	118.3	98.2	2.4	29.1	18.6
Other business premises	147.2	185.0	158.7	228.6	5.7	82.4	12.2
Educational	251.9	283.2	243.8	190.3	48.0	17.3	12.2
Religious	—	0.1	0.1	—	—	—	—
Health	256.7	77.3	51.7	231.9	63.2	5.7	101.4
Entertainment and recreational	83.5	189.1	163.9	369.6	2.8	2.8	40.1
Miscellaneous	42.0	61.0	40.0	69.6	8.6	10.3	21.7
Total non-residential building	965.6	1,025.9	861.5	1,196.3	131.0	149.8	206.4
Total	1,119.3	1,223.3	1,005.3	1,277.2	142.4	159.8	221.5
TOTAL							
New houses	2,736.2	3,055.3	2,123.6	2,590.0	267.7	261.4	319.8
New other residential buildings	1,740.8	1,975.1	1,416.8	1,689.7	106.9	114.3	170.1
Total new residential building	4,477.0	5,030.4	3,540.4	4,279.8	374.6	375.7	489.9
Alterations and additions to residential buildings	1,041.4	1,158.0	847.1	990.7	132.3	106.3	112.6
Hotels, etc.	100.6	309.6	265.3	536.2	86.5	54.5	4.5
Shops	595.1	891.3	678.5	539.4	92.3	29.7	39.6
Factories	357.2	438.7	356.0	302.5	30.8	34.1	24.9
Offices	577.8	1,229.0	1,083.9	825.0	56.8	47.9	40.8
Other business premises	741.0	594.5	458.2	677.7	62.4	212.2	65.3
Educational	374.4	410.5	339.0	304.8	55.9	28.9	17.9
Religious	50.5	22.1	18.4	20.7	7.8	1.1	0.9
Health	340.1	234.2	165.6	298.9	65.7	14.1	115.5
Entertainment and recreational	383.8	906.7	793.6	569.3	6.2	14.6	52.1
Miscellaneous	129.7	132.6	89.8	129.4	12.6	24.8	24.9
Total non-residential building	3,650.2	5,169.1	4,248.3	4,203.9	477.0	461.8	386.4
Total	9,168.6	11,357.5	8,635.9	9,474.3	984.0	943.8	988.9

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

<i>Period</i>	<i>\$50,000 to less than \$200,000</i>		<i>\$200,000 to less than \$500,000</i>		<i>\$500,000 to less than \$1m</i>		<i>\$1m to less than \$5m</i>		<i>\$5m and over</i>		<i>Total</i>	
	<i>No.</i>	<i>Value (\$m)</i>	<i>No.</i>	<i>Value (\$m)</i>	<i>No.</i>	<i>Value (\$m)</i>	<i>No.</i>	<i>Value (\$m)</i>	<i>No.</i>	<i>Value (\$m)</i>	<i>No.</i>	<i>Value (\$m)</i>
HOTELS, ETC.												
<i>1998—</i>												
January	5	0.7	3	0.7	1	0.6	3	8.6	3	76.0	15	86.5
February	8	0.9	2	0.5	—	—	1	3.2	1	50.0	12	54.5
March	7	0.7	4	1.1	—	—	2	2.8	—	—	13	4.5
SHOPS												
<i>1998—</i>												
January	68	6.2	12	3.7	5	2.8	3	4.3	3	75.2	91	92.3
February	85	7.8	18	4.5	6	3.8	8	13.5	—	—	117	29.7
March	117	9.6	14	3.7	12	7.9	5	8.2	1	10.3	149	39.6
FACTORIES												
<i>1998—</i>												
January	21	2.0	19	5.8	11	7.4	7	15.7	—	—	58	30.8
February	18	2.0	16	4.7	8	5.3	10	17.0	1	5.2	53	34.1
March	15	1.7	14	3.9	11	6.8	8	12.5	—	—	48	24.9
OFFICES												
<i>1998—</i>												
January	53	5.1	11	3.1	7	5.0	7	8.9	2	34.7	80	56.8
February	44	4.0	17	4.9	9	5.8	4	9.3	1	24.0	75	47.9
March	71	6.5	32	10.7	13	8.3	6	9.1	1	6.2	123	40.8
OTHER BUSINESS PREMISES												
<i>1998—</i>												
January	28	2.1	15	4.7	10	6.7	12	29.4	2	19.5	67	62.4
February	27	2.2	7	1.7	5	3.7	10	20.2	4	184.4	53	212.2
March	54	5.7	21	5.7	8	6.0	6	11.4	4	36.5	93	65.3
EDUCATIONAL												
<i>1998—</i>												
January	16	1.8	17	5.8	5	3.2	7	18.4	3	26.7	48	55.9
February	5	0.5	5	1.7	7	4.2	8	17.5	1	5.0	26	28.9
March	12	1.2	11	3.0	7	5.2	3	8.5	—	—	33	17.9

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

<i>Period</i>	<i>\$50,000 to less than \$200,000</i>		<i>\$200,000 to less than \$500,000</i>		<i>\$500,000 to less than \$1m</i>		<i>\$1m to less than \$5m</i>		<i>\$5m and over</i>		<i>Total</i>	
	<i>No.</i>	<i>Value (\$m)</i>	<i>No.</i>	<i>Value (\$m)</i>	<i>No.</i>	<i>Value (\$m)</i>	<i>No.</i>	<i>Value (\$m)</i>	<i>No.</i>	<i>Value (\$m)</i>	<i>No.</i>	<i>Value (\$m)</i>
RELIGIOUS												
<i>1998—</i>												
January	1	0.1	1	0.3	1	0.8	—	—	1	6.7	4	7.8
February	5	0.4	2	0.6	—	—	—	—	—	—	7	1.1
March	2	0.3	3	0.6	—	—	—	—	—	—	5	0.9
HEALTH												
<i>1998—</i>												
January	12	1.1	8	2.2	2	1.4	—	—	1	61.0	23	65.7
February	6	0.4	3	0.8	2	1.3	4	11.6	—	—	15	14.1
March	7	0.7	5	1.6	1	0.7	2	6.5	4	106.0	19	115.5
ENTERTAINMENT AND RECREATIONAL												
<i>1998—</i>												
January	9	0.8	6	1.9	3	2.4	1	1.1	—	—	19	6.2
February	16	2.0	5	1.8	6	3.6	2	7.2	—	—	29	14.6
March	11	1.2	12	3.4	4	2.8	5	7.3	1	37.4	33	52.1
MISCELLANEOUS												
<i>1998—</i>												
January	14	1.4	3	1.1	1	0.6	3	9.6	—	—	21	12.6
February	14	1.3	5	1.5	3	2.5	6	12.7	1	6.8	29	24.8
March	14	1.3	7	2.3	2	1.9	1	1.2	1	18.2	25	24.9
TOTAL NON-RESIDENTIAL BUILDING												
<i>1998—</i>												
January	227	21.3	95	29.3	46	30.8	43	95.8	15	299.9	426	477.0
February	228	21.5	80	22.7	46	30.1	53	112.2	9	275.4	416	461.8
March	310	28.8	123	36.1	58	39.5	38	67.4	12	214.6	541	386.4

TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED IN SELECTED AREAS, NSW, MARCH 1998

<i>Dwelling unit classification</i>	<i>Private sector</i>		<i>Public sector</i>		<i>Total</i>	
	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>
SYDNEY STATISTICAL DIVISION						
<i>Houses</i>	1,309	178,249	16	1,923	1,325	180,172
Brick, stone, or concrete	194	33,230	—	—	194	33,230
Brick-veneer	819	99,843	16	1,923	835	101,766
Timber	12	868	—	—	12	868
Fibre cement	21	2,325	—	—	21	2,325
Other materials	263	41,982	—	—	263	41,982
Other residential buildings	1,291	137,789	62	5,235	1,353	143,024
Total residential buildings	2,600	316,038	78	7,158	2,678	323,196
HUNTER STATISTICAL DIVISION						
<i>Houses</i>	341	36,956	15	1,589	356	38,545
Brick, stone, or concrete	10	1,285	—	—	10	1,285
Brick-veneer	228	26,538	15	1,589	243	28,127
Timber	20	1,928	—	—	20	1,928
Fibre cement	14	1,006	—	—	14	1,006
Other materials	69	6,199	—	—	69	6,199
Other residential buildings	55	4,073	14	808	69	4,881
Total residential buildings	396	41,029	29	2,397	425	43,426
ILLAWARRA STATISTICAL DIVISION						
<i>Houses</i>	258	30,008	—	—	258	30,008
Brick, stone, or concrete	17	2,862	—	—	17	2,862
Brick-veneer	206	23,878	—	—	206	23,878
Timber	13	1,115	—	—	13	1,115
Fibre cement	1	100	—	—	1	100
Other materials	21	2,053	—	—	21	2,053
Other residential buildings	112	11,389	6	705	118	12,094
Total residential buildings	370	41,397	6	705	376	42,102
BALANCE OF NEW SOUTH WALES						
<i>Houses</i>	679	70,421	4	691	683	71,113
Brick, stone, or concrete	96	10,730	1	230	97	10,960
Brick-veneer	375	42,743	2	331	377	43,074
Timber	83	6,800	—	—	83	6,800
Fibre cement	46	3,276	—	—	46	3,276
Other materials	79	6,872	1	130	80	7,002
Other residential buildings	118	8,971	10	1,100	128	10,071
Total residential buildings	797	79,392	14	1,791	811	81,183
NEW SOUTH WALES						
<i>Houses</i>	2,587	315,635	35	4,204	2,622	319,838
Brick, stone, or concrete	317	48,108	1	230	318	48,338
Brick-veneer	1,628	193,002	33	3,844	1,661	196,845
Timber	128	10,712	—	—	128	10,712
Fibre cement	82	6,708	—	—	82	6,708
Other materials	432	57,105	1	130	433	57,235
Other residential buildings	1,576	162,221	92	7,848	1,668	170,069
Total residential buildings	4,163	477,856	127	12,051	4,290	489,907

(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, MARCH 1998

New other residential building										
Statistical division	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Sydney	1,325	183	339	522	179	371	281	831	1,353	2,678
Hunter	356	50	—	50	19	—	—	19	69	425
Illawarra	258	27	23	50	62	6	—	68	118	376
Richmond — Tweed	132	22	4	26	16	—	—	16	42	174
Mid-North Coast	154	19	9	28	—	20	—	20	48	202
Northern	40	3	—	3	—	—	—	—	3	43
North Western	54	4	2	6	—	—	—	—	6	60
Central West	69	2	4	6	6	—	—	6	12	81
South Eastern	132	6	2	8	—	—	—	—	8	140
Murrumbidgee	64	7	2	9	—	—	—	—	9	73
Murray	37	—	—	—	—	—	—	—	—	37
Far West	1	—	—	—	—	—	—	—	—	1
New South Wales	2,622	323	385	708	282	397	281	960	1,668	4,290
VALUE (\$'000)										
Sydney	180,172	16,936	33,733	50,669	18,840	29,611	43,903	92,354	143,024	323,196
Hunter	38,545	3,753	—	3,753	1,128	—	—	1,128	4,881	43,426
Illawarra	30,008	2,324	1,910	4,234	7,310	550	—	7,860	12,094	42,102
Richmond — Tweed	12,810	1,446	350	1,796	1,478	—	—	1,478	3,274	16,084
Mid-North Coast	16,606	1,684	935	2,619	—	900	—	900	3,519	20,125
Northern	4,095	330	—	330	—	—	—	—	330	4,425
North Western	5,748	370	250	620	—	—	—	—	620	6,368
Central West	7,129	150	460	610	300	—	—	300	910	8,038
South Eastern	13,770	448	150	598	—	—	—	—	598	14,368
Murrumbidgee	6,433	590	230	820	—	—	—	—	820	7,253
Murray	4,431	—	—	—	—	—	—	—	—	4,431
Far West	90	—	—	—	—	—	—	—	—	90
New South Wales	319,838	28,031	38,018	66,049	29,056	31,061	43,903	104,020	170,069	489,907

(a) Excludes Conversions, etc.

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE, NSW

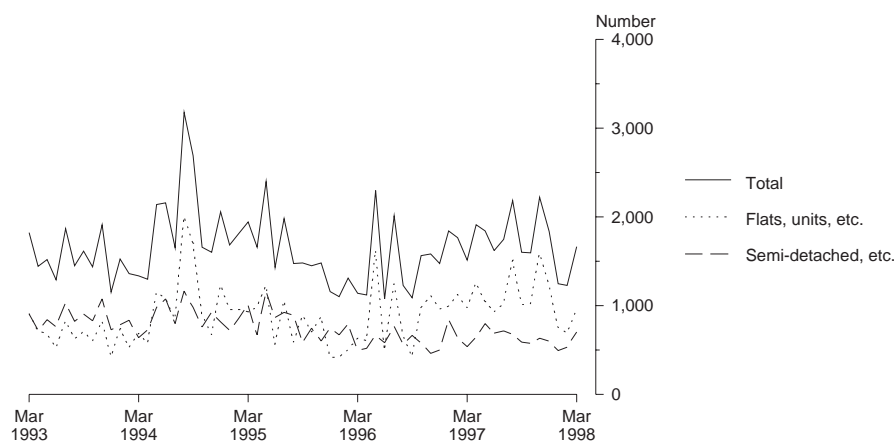


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, MARCH 1998

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)	2	—	248	—	—	—	280	1,100	1,100	1,628
Leichhardt (A)	2	—	250	5	—	2,400	2,825	1,940	1,940	7,415
Marrickville (A)	1	—	180	13	—	880	1,381	2,020	2,020	4,461
South Sydney (C)	2	—	344	108	—	9,560	4,611	5,815	6,954	21,469
Sydney (C) — Inner & Remainder	—	—	—	71	—	14,453	21	14,081	56,636	71,110
Inner Sydney (SSD)	7	—	1,022	197	—	27,293	9,118	24,956	68,650	106,082
Randwick (C)	15	—	2,476	21	10	3,693	4,070	80	9,090	19,329
Waverley (A)	4	—	1,249	13	—	1,550	1,890	970	970	5,659
Woollahra (A)	7	—	4,780	17	—	2,780	6,988	1,618	1,978	16,526
Eastern Suburbs (SSD)	26	—	8,506	51	10	8,023	12,948	2,668	12,038	41,514
Hurstville (C)	23	—	3,589	25	—	2,127	918	2,570	2,994	9,627
Kogarah (A)	10	—	2,326	10	—	900	1,519	—	—	4,745
Rockdale (C)	12	—	1,851	30	—	3,150	1,166	1,615	1,615	7,782
Sutherland Shire (A)	43	—	7,365	117	15	13,930	4,415	6,195	6,720	32,430
St George — Sutherland (SSD)	88	—	15,130	182	15	20,106	8,018	10,380	11,329	54,584
Bankstown (C)	59	—	6,615	240	4	20,285	1,786	1,751	2,458	31,144
Canterbury (A)	9	—	1,312	18	—	1,380	2,253	190	3,148	8,093
Canterbury — Bankstown (SSD)	68	—	7,927	258	4	21,665	4,039	1,941	5,606	39,237
Fairfield (C)	45	3	6,409	2	—	150	1,051	4,050	4,435	12,045
Liverpool (C)	210	13	25,016	4	—	305	482	2,779	4,840	30,643
Fairfield — Liverpool (SSD)	255	16	31,424	6	—	455	1,533	6,829	9,275	42,688
Camden (A)	89	—	9,332	—	—	—	466	—	—	9,798
Campbelltown (C)	42	—	5,809	—	—	—	860	4,355	4,355	11,024
Wollondilly (A)	24	—	2,717	—	—	—	541	180	180	3,439
Outer South Western Sydney (SSD)	155	—	17,858	—	—	—	1,868	4,535	4,535	24,261
Ashfield (A)	—	—	—	—	—	—	424	560	3,895	4,319
Burwood (A)	—	—	—	—	—	—	188	—	—	188
Concord (A)	2	—	358	4	—	282	671	—	80	1,392
Drummoyne (A)	1	—	213	22	—	2,145	1,578	—	200	4,136
Strathfield (A)	4	—	1,310	2	—	325	374	1,630	1,630	3,639
Inner Western Sydney (SSD)	7	—	1,881	28	—	2,752	3,235	2,190	5,805	13,673

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, MARCH 1998—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	—	1,497	41	—	2,760	614	8,334	8,598	13,469
Holroyd (C)	5	—	694	44	19	4,282	265	—	460	5,701
Parramatta (C)	15	—	1,865	115	14	10,702	2,502	9,428	11,101	26,170
Central Western Sydney (SSD)	30	—	4,055	200	33	17,744	3,381	17,762	20,159	45,339
Blue Mountains (C)	32	—	3,558	19	—	1,455	1,711	1,055	2,204	8,928
Hawkesbury (C)	21	—	1,849	14	—	1,167	443	1,831	1,934	5,392
Penrith (C)	79	—	9,700	2	—	109	1,501	2,947	3,946	15,256
Outer Western Sydney (SSD)	132	—	15,107	35	—	2,731	3,655	5,833	8,084	29,577
Baulkham Hills (A)	130	—	19,498	38	—	3,166	2,515	2,705	2,705	27,884
Blacktown (C)	109	—	11,458	36	—	2,690	1,676	29,834	104,051	119,875
Blacktown — Baulkham Hills (SSD)	239	—	30,956	74	—	5,856	4,191	32,539	106,756	147,759
Hunter's Hill (A)	9	—	3,006	6	—	750	1,022	10,300	10,300	15,078
Lane Cove (A)	3	—	459	4	—	600	1,104	100	400	2,563
Mosman (A)	—	—	—	—	—	—	1,562	—	—	1,562
North Sydney (A)	1	—	100	25	—	9,108	2,602	821	821	12,632
Ryde (C)	8	—	1,292	34	—	3,240	1,124	376	8,451	14,106
Willoughby (C)	7	—	1,094	15	—	2,200	2,827	1,010	1,599	7,719
Lower Northern Sydney (SSD)	28	—	5,950	84	—	15,898	10,241	12,607	21,571	53,659
Hornsby (A)	45	—	6,660	58	—	4,460	3,025	259	369	14,514
Ku-ring-gai (A)	18	—	5,103	—	—	—	5,183	270	335	10,620
Hornsby — Ku-ring-gai (SSD)	63	—	11,762	58	—	4,460	8,207	529	704	25,134
Manly (A)	5	—	1,786	9	—	2,025	1,452	1,435	1,535	6,798
Pittwater (A)	13	—	2,910	35	—	7,240	3,339	300	300	13,789
Warringah (A)	24	—	4,166	33	—	2,879	9,694	3,185	3,185	19,925
Northern Beaches (SSD)	42	—	8,862	77	—	12,144	14,486	4,920	5,020	40,512
Gosford (C)	77	—	10,389	35	—	3,435	2,332	4,055	22,275	38,430
Wyong (A)	92	—	9,343	6	—	462	1,387	720	720	11,913
Gosford — Wyong (SSD)	169	—	19,732	41	—	3,897	3,719	4,775	22,995	50,343
Sydney (SD)	1,309	16	180,172	1,291	62	143,024	88,638	132,464	302,527	714,361

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, MARCH 1998—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	—	2,003	—	—	—	940	170	170	3,113
Lake Macquarie (C)	118	—	13,257	19	—	1,141	3,309	1,285	2,514	20,221
Maitland (C)	26	—	2,834	2	14	963	870	1,231	1,231	5,897
Newcastle (C) — Inner & Remainder	65	—	6,394	8	—	643	1,958	12,190	17,864	26,859
Port Stephens (A)	36	15	5,860	9	—	825	418	1,059	1,059	8,161
Newcastle (SSD)	266	15	30,348	38	14	3,572	7,495	15,934	22,837	64,251
Dungog (A)	11	—	1,272	—	—	—	53	120	120	1,445
Gloucester (A)	3	—	395	—	—	—	35	—	—	430
Great Lakes (A)	38	—	4,031	17	—	1,309	192	279	279	5,810
Merriwa (A)	1	—	118	—	—	—	—	—	—	118
Murrurundi (A)	—	—	—	—	—	—	24	—	—	24
Muswellbrook (A)	9	—	1,087	—	—	—	74	800	800	1,961
Scone (A)	2	—	206	—	—	—	72	75	75	353
Singleton (A)	11	—	1,090	—	—	—	256	355	430	1,775
Hunter SD Balance (SSD)	75	—	8,197	17	—	1,309	705	1,629	1,704	11,916
Hunter (SD)	341	15	38,545	55	14	4,881	8,200	17,563	24,541	76,167
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	9	—	1,334	4	—	410	239	370	370	2,352
Shellharbour (A)	42	—	4,766	26	6	3,220	241	480	480	8,707
Wollongong (C)	87	—	9,979	58	—	6,534	2,585	8,225	8,305	27,403
Wollongong (SSD)	138	—	16,080	88	6	10,164	3,064	9,075	9,155	38,462
Shoalhaven (C)	67	—	7,128	—	—	—	1,201	1,133	1,530	9,859
Wingecarribee (A)	53	—	6,801	24	—	1,930	871	2,435	2,506	12,107
Illawarra SD Balance (SSD)	120	—	13,929	24	—	1,930	2,071	3,568	4,036	21,966
Illawarra (SD)	258	—	30,008	112	6	12,094	5,136	12,643	13,191	60,429
RICHMOND — TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	33	—	3,312	8	—	491	140	930	930	4,873
Tweed Heads (SSD)	33	—	3,312	8	—	491	140	930	930	4,873
Ballina (A)	18	—	2,058	14	—	965	213	275	671	3,907
Byron (A)	36	—	3,238	14	—	1,478	556	585	585	5,858
Casino (A)	2	—	187	—	—	—	—	165	165	352
Kyogle (A)	4	—	276	—	—	—	15	—	58	349
Lismore (C)	18	—	1,671	2	—	120	122	642	783	2,695
Richmond River (A)	6	—	684	—	—	—	194	140	140	1,018
Tweed (A) Pt B	15	—	1,384	4	—	220	165	—	—	1,769
Richmond — Tweed SD Balance (SSD)	99	—	9,498	34	—	2,783	1,265	1,807	2,402	15,948
Richmond — Tweed (SD)	132	—	12,810	42	—	3,274	1,405	2,737	3,332	20,821

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, MARCH 1998—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)	11	—	1,223	—	—	—	185	650	650	2,058
Coffs Harbour (C)	34	—	3,830	15	—	1,365	174	899	1,232	6,601
Copmanhurst (A)	1	—	92	—	—	—	—	—	—	92
Grafton (C)	5	2	865	—	—	—	189	250	250	1,304
Maclean (A)	18	—	1,601	24	—	1,435	174	—	—	3,210
Nambucca (A)	10	—	817	—	—	—	48	—	—	864
Nymboida (A)	1	—	106	—	—	—	65	—	—	171
Ulmarra (A)	3	1	351	—	—	—	65	—	—	416
Clarence (SSD)	83	3	8,886	39	—	2,800	899	1,799	2,132	14,717
Greater Taree (C)	16	—	1,669	—	—	—	177	73	378	2,224
Hastings (A)	42	—	5,111	9	—	719	260	430	430	6,521
Kempsey (A)	10	—	939	—	—	—	161	—	—	1,100
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	68	—	7,720	9	—	719	598	503	808	9,845
Mid-North Coast (SD)	151	3	16,606	48	—	3,519	1,497	2,302	2,940	24,562
NORTHERN STATISTICAL DIVISION										
Barraba (A)	1	—	25	—	—	—	146	—	—	171
Bingara (A)	—	—	—	—	—	—	—	—	—	—
Gunnedah (A)	3	—	390	—	—	—	122	145	145	657
Inverell (A) Pt A	—	—	—	—	—	—	—	—	—	—
Manilla (A)	1	—	60	—	—	—	—	—	—	60
Nundle (A)	1	—	98	—	—	—	26	—	—	124
Parry (A)	6	—	645	—	—	—	42	350	350	1,037
Quirindi (A)	—	—	—	—	—	—	77	—	—	77
Tamworth (C)	9	—	1,035	—	—	—	222	1,530	1,624	2,881
Yallaroi (A)	—	—	—	—	—	—	—	—	—	—
Northern Slopes (SSD)	21	—	2,253	—	—	—	635	2,025	2,119	5,008
Armidale (C)	1	—	105	—	—	—	56	—	—	161
Dumaresq (A)	—	—	—	—	—	—	12	—	—	12
Glen Innes (A)	6	—	688	—	—	—	15	127	127	830
Guyra (A)	1	—	59	—	—	—	45	—	—	104
Inverell (A) Pt B	1	—	98	—	—	—	76	105	105	279
Severn (A)	—	—	—	—	—	—	311	—	—	311
Tenterfield (A)	2	—	78	—	—	—	85	260	410	573
Uralla (A)	—	—	—	—	—	—	23	—	—	23
Walcha (A)	—	—	—	—	—	—	—	—	—	—
Northern Tablelands (SSD)	11	—	1,028	—	—	—	623	492	642	2,293
Moree Plains (A)	3	—	350	—	3	330	70	197	197	947
Narrabri (A)	5	—	464	—	—	—	10	—	—	474
North Central Plain (SSD)	8	—	814	—	3	330	80	197	197	1,421
Northern (SD)	40	—	4,095	—	3	330	1,338	2,714	2,958	8,722

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, MARCH 1998—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	—	130	—	—	—	12	290	290	432
Coonabarabran (A)	2	—	145	—	—	—	—	—	134	279
Dubbo (C)	26	—	3,009	4	—	370	200	1,300	1,300	4,880
Gilgandra (A)	2	—	167	—	—	—	25	—	—	192
Mudgee (A)	5	—	604	—	—	—	101	—	—	705
Narromine (A)	2	—	135	—	—	—	14	—	—	149
Wellington (A)	2	—	214	—	—	—	134	70	70	419
Central Macquarie (SSD)	40	—	4,405	4	—	370	486	1,660	1,794	7,054
Bogan (A)	4	—	297	—	—	—	43	250	250	590
Coonamble (A)	—	—	—	—	—	—	68	—	—	68
Walgett (A)	—	—	—	—	—	—	10	—	—	10
Warren (A)	2	—	290	—	—	—	—	—	—	290
Macquarie — Barwon (SSD)	6	—	587	—	—	—	121	250	250	958
Bourke (A)	—	—	—	—	—	—	—	—	—	—
Brewarrina (A)	7	—	632	—	—	—	50	—	153	835
Cobar (A)	1	—	125	—	2	250	25	—	—	400
Upper Darling (SSD)	8	—	757	—	2	250	75	—	153	1,235
North Western (SD)	54	—	5,748	4	2	620	682	1,910	2,197	9,247
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	18	—	2,169	—	—	—	120	460	1,820	4,108
Blayney (A) Pt A	—	—	—	—	—	—	—	—	—	—
Cabonne (A) Pt A	—	—	—	—	—	—	41	—	—	41
Evans (A) Pt A	—	—	—	—	—	—	—	—	—	—
Orange (C)	9	—	956	2	—	150	337	—	—	1,443
Bathurst — Orange (SSD)	27	—	3,125	2	—	150	498	460	1,820	5,592
Blayney (A) Pt B	—	—	—	—	—	—	—	—	—	—
Cabonne (A) Pt B	1	—	128	—	—	—	—	—	—	128
Evans (A) Pt B	—	—	—	—	—	—	—	—	—	—
Greater Lithgow (C)	15	—	1,322	6	—	300	244	50	50	1,916
Oberon (A)	3	—	351	—	—	—	12	—	—	362
Rylstone (A)	—	—	—	—	—	—	—	—	—	—
Central Tablelands (excl. Bathurst — Orange) (SSD)	19	—	1,800	6	—	300	256	50	50	2,406
Bland (A)	1	—	120	—	—	—	—	95	95	215
Cabonne (A) Pt C	1	—	112	—	—	—	35	—	—	147
Cowra (A)	7	—	520	—	—	—	—	50	50	570
Forbes (A)	6	—	685	4	—	460	—	70	70	1,214
Lachlan (A)	2	—	182	—	—	—	105	—	423	710
Parkes (A)	6	—	585	—	—	—	141	140	140	867
Weddin (A)	—	—	—	—	—	—	—	—	—	—
Lachlan (SSD)	23	—	2,204	4	—	460	281	355	778	3,722
Central West (SD)	69	—	7,129	12	—	910	1,035	865	2,647	11,720

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, MARCH 1998—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	—	1,984	—	—	—	153	1,610	1,610	3,747
Yarrowlumla (A) — Pt A	5	—	597	—	—	—	15	—	—	612
Queanbeyan (SSD)	19	—	2,581	—	—	—	168	1,610	1,610	4,359
Boorowa (A)	—	—	—	—	—	—	72	—	—	72
Crookwell (A)	—	—	—	—	—	—	15	—	—	15
Goulburn (C)	10	—	1,210	—	—	—	178	436	789	2,177
Gunning (A)	1	—	150	—	—	—	—	—	—	150
Harden (A)	1	—	123	—	—	—	70	—	—	193
Mulwaree (A)	35	—	3,046	—	—	—	319	—	—	3,365
Tallaganda (A)	2	—	170	—	—	—	—	—	—	170
Yarrowlumla (A) — Pt B	—	—	—	—	—	—	—	—	—	—
Yass (A)	4	—	454	—	—	—	—	—	—	454
Young (A)	6	—	656	4	—	298	94	140	140	1,188
Southern Tablelands (excl. Queanbeyan) (SSD)	59	—	5,810	4	—	298	747	576	929	7,784
Bega Valley (A)	15	—	1,532	2	—	150	489	—	777	2,948
Eurobodalla (A)	33	—	3,093	2	—	150	483	—	—	3,726
Lower South Coast (SSD)	48	—	4,625	4	—	300	972	—	777	6,674
Bombala (A)	1	—	87	—	—	—	10	—	—	97
Cooma-Monaro (A)	2	—	280	—	—	—	60	—	—	340
Snowy River (A)	3	—	387	—	—	—	151	350	695	1,233
Snowy (SSD)	6	—	754	—	—	—	221	350	695	1,670
South Eastern (SD)	132	—	13,770	8	—	598	2,108	2,536	4,011	20,487
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	3	—	317	—	—	—	85	—	—	402
Cootamundra (A)	1	—	105	—	—	—	—	85	85	190
Gundagai (A)	2	—	230	—	—	—	68	—	—	298
Junee (A)	1	—	58	—	—	—	287	73	73	418
Lockhart (A)	—	—	—	—	—	—	—	—	—	—
Narrandera (A)	2	—	260	—	—	—	150	—	—	410
Temora (A)	1	—	115	—	3	290	82	—	—	487
Tumut (A)	3	—	274	—	—	—	189	—	—	463
Wagga Wagga (C)	18	—	1,765	—	—	—	338	280	650	2,753
Central Murrumbidgee (SSD)	31	—	3,124	—	3	290	1,199	438	808	5,421
Carrathool (A)	—	—	—	—	—	—	30	—	—	30
Griffith (C)	20	1	2,093	4	2	530	35	480	480	3,138
Hay (A)	3	—	271	—	—	—	19	—	—	290
Leeton (A)	6	—	664	—	—	—	130	—	—	794
Murrumbidgee (A)	3	—	281	—	—	—	—	1,350	1,350	1,631
Lower Murrumbidgee (SSD)	32	1	3,309	4	2	530	214	1,830	1,830	5,883
Murrumbidgee (SD)	63	1	6,433	4	5	820	1,413	2,268	2,638	11,305

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, MARCH 1998—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)	15	—	2,158	—	—	—	634	1,905	1,905	4,698
Hume (A)	5	—	614	—	—	—	90	—	—	704
Albury (SSD)	20	—	2,772	—	—	—	724	1,905	1,905	5,402
Corowa (A)	7	—	617	—	—	—	93	50	50	761
Culcairn (A)	1	—	16	—	—	—	—	—	130	146
Holbrook (A)	—	—	—	—	—	—	13	—	—	13
Tumbarumba (A)	1	—	83	—	—	—	—	—	—	83
Urana (A)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	9	—	716	—	—	—	106	50	180	1,002
Berrigan (A)	2	—	243	—	—	—	17	—	—	261
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	2	—	238	—	—	—	30	—	—	268
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	2	—	212	—	—	—	24	—	254	490
Wakool (A)	1	—	130	—	—	—	38	63	63	231
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	7	—	823	—	—	—	110	63	317	1,250
Balranald (A)	—	—	—	—	—	—	—	—	—	—
Wentworth (A)	1	—	120	—	—	—	124	55	55	299
Murray — Darling (SSD)	1	—	120	—	—	—	124	55	55	299
Murray (SD)	37	—	4,431	—	—	—	1,065	2,073	2,457	7,953
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	1	—	90	—	—	—	67	—	22,986	23,143
Central Darling (A)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	1	—	90	—	—	—	67	—	22,986	23,143
NEW SOUTH WALES										
New South Wales	2,587	35	319,838	1,576	92	170,069	112,584	180,075	386,426	988,917

(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 October 1997 to March 1998.

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 (April 1998) 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 6% in April 1998, the trend estimate for that month would be 2,567, a movement of -0.2%. The monthly movement in the trend estimates for January, February and March 1998, which is currently estimated to be 1.2%, 0.3% and -0.1% respectively, would be revised to 1.2%, 0.5% and 0.3%. On the other hand, a 6% seasonally adjusted decline in the number of private houses in April 1998 would produce a trend for April 1998 of 2,431, a movement of -2.1% with the movements in the trend estimates for January, February and March 1998 being revised to 0.4%, -0.8% and -1.4% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	<i>Trend estimate</i>		<i>Revised trend estimate if April 1998 seasonally adjusted estimate</i>			
			<i>is up 6% on March 1998</i>		<i>is down 6% on March 1998</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—						
October	2,373	4.4	2,372	4.3	2,378	4.6
November	2,464	3.8	2,464	3.9	2,475	4.1
December	2,522	2.3	2,521	2.3	2,527	2.1
1998—						
January	2,551	1.2	2,552	1.2	2,537	0.4
February	2,558	0.3	2,565	0.5	2,517	-0.8
March	2,555	-0.1	2,573	0.3	2,483	-1.4
April	n.y.a.	n.y.a.	2,567	-0.2	2,431	-2.1

TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	<i>Trend estimate</i>		<i>Revised trend estimate if April 1998 seasonally adjusted estimate</i>			
			<i>is up 7% on March 1998</i>		<i>is down 7% on March 1998</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—						
October	2,383	4.5	2,381	4.4	2,388	4.7
November	2,479	4.0	2,479	4.1	2,490	4.3
December	2,542	2.5	2,542	2.6	2,548	2.3
1998—						
January	2,576	1.4	2,577	1.4	2,562	0.6
February	2,587	0.4	2,593	0.6	2,544	-0.7
March	2,587	-0.0	2,603	0.4	2,510	-1.3
April	n.y.a.	n.y.a.	2,598	-0.2	2,457	-2.1

TOTAL NUMBER OF DWELLING UNITS APPROVED: RELIABILITY OF TREND ESTIMATES

	<i>Revised trend estimate if April 1998 seasonally adjusted estimate</i>					
	<i>Trend estimate</i>		<i>is up 8% on March 1998</i>		<i>is down 8% on March 1998</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—						
October	4,281	1.8	4,273	1.6	4,287	2.0
November	4,335	1.3	4,322	1.2	4,347	1.4
December	4,369	0.8	4,361	0.9	4,373	0.6
1998—						
January	4,381	0.3	4,399	0.9	4,367	-0.2
February	4,364	-0.4	4,439	0.9	4,332	-0.8
March	4,397	0.8	4,498	1.3	4,295	-0.9
April	n.y.a.	n.y.a.	4,518	0.5	4,211	-1.9

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

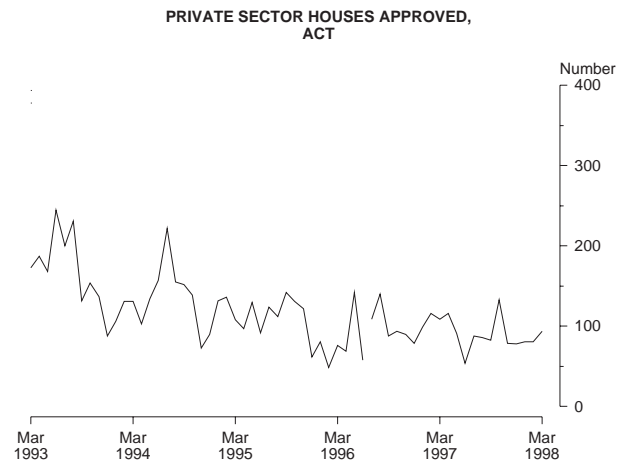
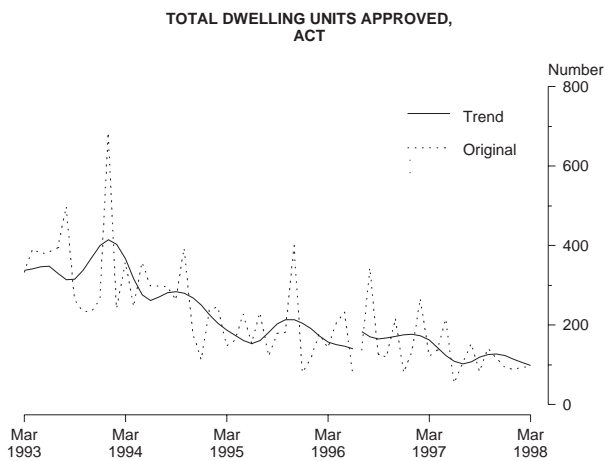
	<i>Revised trend estimate if April 1998 seasonally adjusted estimate</i>					
	<i>Trend estimate</i>		<i>is up 10% on March 1998</i>		<i>is down 10% on March 1998</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1997—						
October	500.9	2.0	500.1	1.8	501.9	2.2
November	501.2	0.1	500.0	-0.0	503.3	0.3
December	492.9	-1.7	492.2	-1.6	493.8	-1.9
1998—						
January	482.5	-2.1	484.6	-1.5	480.4	-2.7
February	470.4	-2.5	482.4	-0.5	468.3	-2.5
March	471.5	0.2	486.0	0.8	459.4	-1.9
April	n.y.a.	n.y.a.	484.4	-0.3	444.3	-3.3

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

	<i>Revised trend estimate if April 1998 seasonally adjusted estimate</i>					
	<i>Trend estimate</i>		<i>is up 8% on March 1998</i>		<i>is down 8% on March 1998</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—						
October	106.3	4.7	106.4	4.7	106.8	5.1
November	113.0	6.3	113.1	6.3	113.8	6.6
December	120.2	6.3	120.2	6.3	120.5	5.9
1998—						
January	125.4	4.3	125.1	4.0	124.2	3.0
February	128.3	2.3	127.3	1.8	124.4	0.2
March	129.9	1.3	128.0	0.5	122.5	-1.5
April	n.y.a.	n.y.a.	127.1	-0.7	118.9	-3.0

AUSTRALIAN CAPITAL TERRITORY, MARCH 1998

MAIN FEATURES



Residential building

- In original terms the number of dwelling units approved in March was 94, all of which were houses. Of these, 32 were approved in Ngunnawal, 16 in Conder and 13 in O'Malley.
- The trend for total dwelling units approved has further declined in March.
- The value of new residential building approved was \$12.5 million, an increase of 12.3% over the figure for February. The value of alterations and additions to residential buildings was \$4.6 million.

Non-residential building

- The value of non-residential building approved in March was \$7.6 million, the lowest figure since March 1997.
- There were five building jobs reported in March 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-March	924	39	963	572	10	582	4	1,500	49	1,549	..
1997-98											
July-March	803	2	805	158	8	166	2	963	10	973	..
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	143
May	91	—	91	123	—	123	2	216	—	216	124
June	54	—	54	—	—	—	—	54	—	54	109
July	88	—	88	11	8	19	—	99	8	107	103
August	86	—	86	67	—	67	—	153	—	153	108
September	83	—	83	—	—	—	—	83	—	83	119
October	133	—	133	8	—	8	1	142	—	142	126
November	79	2	81	36	—	36	—	115	2	117	128
December	78	—	78	16	—	16	—	94	—	94	123
1998—											
January	81	—	81	7	—	7	—	88	—	88	115
February	81	—	81	13	—	13	1	95	—	95	106
March	94	—	94	—	—	—	—	94	—	94	99

(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)

(\$ 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
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
October	17,484	—	17,484	798	—	798	18,282	—	18,282	6,328	7,603	21,072	32,213	45,682
November	9,614	137	9,751	3,400	—	3,400	13,014	137	13,151	3,681	8,041	26,435	24,737	43,268
December	9,423	—	9,423	1,360	—	1,360	10,783	—	10,783	2,416	35,161	42,836	48,359	56,035
1998—														
January	9,612	—	9,612	556	—	556	10,168	—	10,168	3,814	9,995	20,608	23,976	34,590
February	10,118	—	10,118	983	—	983	11,101	—	11,101	4,569	8,302	24,056	23,971	39,725
March	12,463	—	12,463	—	—	—	12,463	—	12,463	4,617	5,732	7,649	22,812	24,729

(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	—	—	—	—	—	—	—	—	670	670
Ainslie	—	—	—	—	—	—	45	—	—	45
Braddon	—	—	—	—	—	—	—	140	140	140
Campbell	—	—	—	—	—	—	24	—	—	24
City	—	—	—	—	—	—	—	330	627	627
Dickson	—	—	—	—	—	—	—	—	—	—
Downer	1	—	127	—	—	—	68	—	—	195
Duntroon	—	—	—	—	—	—	—	—	—	—
Hackett	—	—	—	—	—	—	—	—	—	—
Kowen	—	—	—	—	—	—	—	—	—	—
Lyneham	—	—	—	—	—	—	—	—	—	—
Majura	—	—	—	—	—	—	—	—	—	—
O'Connor	1	—	322	—	—	—	138	—	—	460
Reid	—	—	—	—	—	—	147	—	—	147
Russell	—	—	—	—	—	—	—	—	—	—
Turner	—	—	—	—	—	—	40	—	—	40
Watson	—	—	—	—	—	—	130	—	—	130
Total	2	—	449	—	—	—	592	470	1,437	2,479
BELCONNEN STATISTICAL SUBDIVISION										
Aranda	—	—	—	—	—	—	—	—	—	—
Belconnen Town Centre	—	—	—	—	—	—	—	519	519	519
Belconnen — SSD Balance	—	—	—	—	—	—	—	—	—	—
Bruce	—	—	—	—	—	—	—	850	850	850
Charnwood	—	—	—	—	—	—	31	—	—	31
Cook	—	—	—	—	—	—	—	—	—	—
Dunlop	3	—	328	—	—	—	10	—	—	339
Evatt	—	—	—	—	—	—	57	—	—	57
Florey	—	—	—	—	—	—	—	—	—	—
Flynn	—	—	—	—	—	—	11	—	—	11
Fraser	—	—	—	—	—	—	—	—	—	—
Giralang	—	—	—	—	—	—	22	—	—	22
Hawker	—	—	—	—	—	—	40	—	—	40
Higgins	—	—	—	—	—	—	41	—	—	41
Holt	—	—	—	—	—	—	25	—	—	25
Kaleen	—	—	—	—	—	—	119	182	182	301
Latham	—	—	—	—	—	—	51	—	—	51
McKellar	—	—	—	—	—	—	92	—	—	92
Macgregor	—	—	—	—	—	—	15	—	—	15
Macquarie	—	—	—	—	—	—	—	—	50	50
Melba	—	—	—	—	—	—	—	—	—	—
Page	—	—	—	—	—	—	—	—	—	—
Scullin	—	—	—	—	—	—	10	—	—	10
Spence	—	—	—	—	—	—	—	—	—	—
Weetangera	—	—	—	—	—	—	120	—	—	120
Total	3	—	328	—	—	—	645	1,551	1,601	2,574

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	—	—	—	—	—	—	—	—	—	—
Curtin	—	—	—	—	—	—	290	—	—	290
Farrer	1	—	161	—	—	—	53	—	—	213
Garran	—	—	—	—	—	—	266	—	—	266
Hughes	—	—	—	—	—	—	121	—	—	121
Isaacs	—	—	—	—	—	—	—	—	—	—
Lyons	—	—	—	—	—	—	—	—	—	—
Mawson	—	—	—	—	—	—	—	—	—	—
O'Malley	13	—	1,993	—	—	—	—	—	—	1,993
Pearce	—	—	—	—	—	—	142	—	—	142
Phillip	—	—	—	—	—	—	—	65	65	65
Torrens	—	—	—	—	—	—	94	—	—	94
Total	14	—	2,154	—	—	—	967	65	65	3,186
WESTON CREEK-STROMLO STATISTICAL SUBDIVISION										
Chapman	—	—	—	—	—	—	86	—	—	86
Duffy	—	—	—	—	—	—	101	—	—	101
Fisher	—	—	—	—	—	—	—	—	—	—
Holder	—	—	—	—	—	—	—	—	—	—
Rivett	—	—	—	—	—	—	—	—	—	—
Stirling	—	—	—	—	—	—	72	—	—	72
Stromlo	—	—	—	—	—	—	—	—	—	—
Waramanga	—	—	—	—	—	—	—	—	—	—
Weston	—	—	—	—	—	—	—	—	—	—
Weston Creek-Stromlo — SSD Balance	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	259	—	—	259
TUGGERANONG STATISTICAL SUBDIVISION										
Banks	—	—	—	—	—	—	106	—	—	106
Bonython	—	—	—	—	—	—	95	—	—	95
Calwell	1	—	160	—	—	—	144	—	—	304
Chisholm	—	—	—	—	—	—	161	—	—	161
Conder	16	—	1,729	—	—	—	31	—	—	1,760
Fadden	—	—	—	—	—	—	—	—	—	—
Gilmore	—	—	—	—	—	—	135	—	—	135
Gordon	—	—	—	—	—	—	109	—	—	109
Gowrie	—	—	—	—	—	—	—	—	—	—
Greenway	—	—	—	—	—	—	—	55	55	55
Isabella Plains	—	—	—	—	—	—	18	—	—	18
Kambah	1	—	191	—	—	—	294	—	—	485
Macarthur	—	—	—	—	—	—	71	—	—	71
Monash	—	—	—	—	—	—	20	—	—	20
Oxley	—	—	—	—	—	—	79	—	—	79
Richardson	—	—	—	—	—	—	21	—	—	21
Theodore	1	—	174	—	—	—	—	—	—	174
Tuggeranong — SSD Balance	—	—	—	—	—	—	—	—	—	—
Wanniassa	—	—	—	—	—	—	20	276	276	296
Total	19	—	2,254	—	—	—	1,304	331	331	3,889

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	—	—	—	—	—	—	—	250	250	250
Deakin	1	—	157	—	—	—	85	75	75	317
Forrest	—	—	—	—	—	—	—	—	—	—
Fyshwick	—	—	—	—	—	—	—	1,254	2,154	2,154
Griffith	—	—	—	—	—	—	105	136	136	240
Harman	—	—	—	—	—	—	—	—	—	—
Hume	—	—	—	—	—	—	—	400	400	400
Jerrabomberra	—	—	—	—	—	—	—	—	—	—
Kingston	—	—	—	—	—	—	—	—	—	—
Narrabundah	2	—	143	—	—	—	397	—	—	540
Oaks Estate	—	—	—	—	—	—	—	—	—	—
Parkes	—	—	—	—	—	—	—	—	—	—
Pialligo	—	—	—	—	—	—	—	—	—	—
Red Hill	—	—	—	—	—	—	120	—	—	120
Symonston	—	—	—	—	—	—	—	—	—	—
Yarralumla	2	—	328	—	—	—	90	—	—	418
Total	5	—	628	—	—	—	797	2,115	3,015	4,440
GUNGAHLIN-HALL STATISTICAL SUBDIVISION										
Amaroo	8	—	1,185	—	—	—	—	—	—	1,185
Gungahlin-Hall — SSD Balance	—	—	—	—	—	—	—	—	—	—
Hall	—	—	—	—	—	—	—	—	—	—
Mitchell	—	—	—	—	—	—	—	—	—	—
Ngunnawal	32	—	3,637	—	—	—	53	—	—	3,689
Nicholls	11	—	1,828	—	—	—	—	1,200	1,200	3,028
Palmerston	—	—	—	—	—	—	—	—	—	—
Total	51	—	6,650	—	—	—	53	1,200	1,200	7,902
AUSTRALIAN CAPITAL TERRITORY										
AUSTRALIAN CAPITAL TERRITORY	94	—	12,463	—	—	—	4,617	5,732	7,649	24,729

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* (Cat. no. 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* (Cat. no. 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* (Cat. no. 5216.0).

Australian Standard Geographical Classification (ASGC)

28. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (Cat. no. 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).
- (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 (Cat. no. 8731.0) – issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (Cat. no. 8750.0) – issued quarterly
Building Activity, New South Wales (Cat. no. 8752.1) – issued quarterly
Building Activity, Australian Capital Territory (Cat. no. 8752.8) – issued quarterly
Housing Finance for Owner Occupation, Australia (Cat. no. 5609.0) – issued monthly
Price Index of Materials Used in House Building (Cat. no. 6408.0) – issued monthly

32. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (Cat. no. 1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (Cat. no. 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

SELF-HELP ACCESS TO STATISTICS

<i>PHONE</i>	Call 1900 986 400 for the latest statistics on CPI, Labour Force, Earnings, National Accounts, Balance of Payments and other topics. (Call cost is 75c per minute)
<i>INTERNET</i>	http://www.abs.gov.au
<i>LIBRARY</i>	A range of ABS publications is available from public and tertiary libraries Australia wide. Contact your nearest library to determine whether it has the ABS statistics you require.

WHY NOT SUBSCRIBE?

<i>PHONE</i>	+61 1300 366 323
<i>FAX</i>	+61 3 9615 7848

CONTACTING THE ABS

ABS provides a range of services, including: a telephone inquiry service; information consultancy tailored to your needs; survey, sample and questionnaire design; survey evaluation and methodological reviews; and statistical training.

<i>INQUIRIES</i>	<i>By phone</i>	<i>By fax</i>
Canberra	02 6252 6627	02 6253 1404
Sydney	02 9268 4611	02 9268 4668
Melbourne	03 9615 7755	03 9615 7798
Brisbane	07 3222 6351	07 3222 8283
Perth	08 9360 5140	08 9360 5955
Adelaide	08 8237 7400	08 8237 7566
Hobart	03 6222 5800	03 6222 5995
Darwin	08 8943 2111	08 8981 1218

<i>POST</i>	Client Services, ABS, PO Box 10, Belconnen, ACT 2616
<i>EMAIL</i>	client.services@abs.gov.au

