

CATALOGUE NO. 8731.1

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BUILDING APPROVALS, NEW SOUTH WALES AND AUSTRALIAN CAPITAL TERRITORY, MARCH 1997

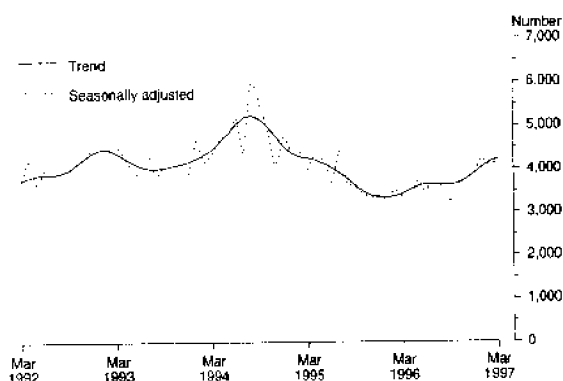
NEW SOUTH WALES

MAIN FEATURES

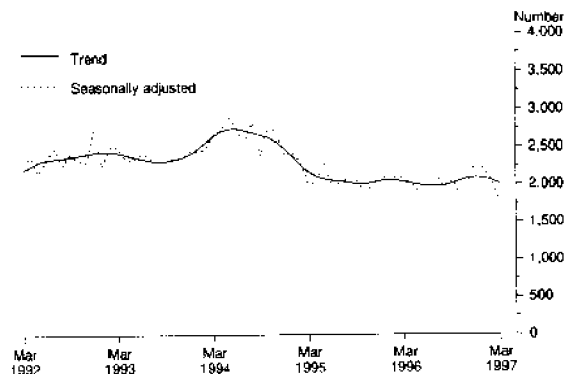
NUMBER OF DWELLING UNITS APPROVED

	March 1996	February 1997	March 1997	March 1996 to March 1997 change	February 1997 to March 1997 change
Original series	3,259	3,674	3,542	8.7%	-3.6%
Seasonally adjusted	3,348	4,076	4,191	25.2%	2.8%
Trend estimate	3,446	4,158	4,242	23.1%	2.0%

TOTAL DWELLING UNITS APPROVED, NSW



PRIVATE SECTOR HOUSES APPROVED, NSW



Residential building

- The trend for total dwellings units rose by 2.0% in March and is 23.1% higher than a year ago. The trend will change direction, if the seasonally adjusted estimate for this series falls by more than 5.1% next month.
- The trend for private sector houses decreased by 2.1% in March. The trend is likely to continue to fall, as the seasonally adjusted estimate for this series will need to rise by more than 27.2% for the trend to increase next month.
- In original terms the total number of dwelling units approved in March was 3,542, a decrease of 3.6% on February 1997 (3,674) and 8.7% higher than March 1996 (3,259)
- The value of new residential building approved in March was \$356.8 million.

Non-residential building

- The value of non-residential building approved was \$202.4 million. Of this total, other business premises accounted for \$44.4 million and educational accounted for \$36.8 million.
- In total there were 9 projects valued at \$5 million or more.

Value of total building

- For March the value of total building work approved was \$648.7 million, 10.3% fall on February (\$723.1 million) and 3.9% lower than March 1996 (\$674.9 million).

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact John Radimissis on Adelaide (08) 8237 7590 or any ABS State Office.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

TABLE 1. DWELLING UNITS APPROVED, NSW

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION										
1993-94	13,691	240	13,931	12,090	1,048	13,138	2,043	27,811	1,301	29,112
1994-95	13,834	255	14,089	16,919	1,012	17,931	1,778	32,513	1,285	33,798
1995-96	12,492	230	12,722	13,092	840	13,932	640	26,219	1,075	27,294
July-March --										
1995-96	9,469	213	9,682	9,646	581	10,227	350	19,461	798	20,259
1996-97	9,163	80	9,243	10,759	1,049	11,808	1,282	21,188	1,145	22,333
1996—										
January	829	26	855	701	78	779	37	1,567	104	1,671
February	986	13	999	954	46	1,000	31	1,967	63	2,030
March	1,082	10	1,092	955	32	987	9	2,046	42	2,088
April	918	5	923	812	30	842	23	1,753	35	1,788
May	1,145	7	1,152	1,918	87	2,005	85	3,147	95	3,242
June	960	5	965	716	142	858	182	1,858	147	2,005
July	1,116	13	1,129	1,446	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
1997—										
January	940	4	944	1,307	233	1,540	95	2,341	238	2,579
February	819	11	830	1,392	89	1,481	37	2,248	100	2,348
March	978	29	1,007	1,253	93	1,346	159	2,386	126	2,512
NEW SOUTH WALES										
1993-94	30,051	561	30,612	17,744	1,554	19,298	2,453	50,234	2,129	52,363
1994-95	28,578	423	29,001	21,979	1,811	23,790	2,073	52,604	2,260	54,864
1995-96	24,090	360	24,450	15,861	1,389	17,250	884	40,809	1,775	42,584
July-March—										
1995-96	18,209	317	18,526	11,831	914	12,745	528	30,548	1,251	31,799
1996-97	18,130	143	18,273	12,824	1,450	14,274	1,438	32,374	1,611	33,985
1996										
January	1,702	41	1,743	964	139	1,103	50	2,716	180	2,896
February	1,989	13	2,002	1,233	81	1,314	45	3,263	98	3,361
March	2,054	31	2,085	1,086	57	1,143	31	3,155	104	3,259
April	1,881	29	1,910	1,028	98	1,126	61	2,970	127	3,097
May	2,108	8	2,116	2,109	193	2,302	96	4,312	202	4,514
June	1,892	6	1,898	893	184	1,077	199	2,979	195	3,174
July	2,304	17	2,321	1,721	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
1997 ..										
January	1,813	5	1,818	1,597	250	1,847	102	3,511	256	3,767
February	1,890	30	1,920	1,608	160	1,768	76	3,484	190	3,674
March	1,808	34	1,842	1,425	93	1,518	182	3,411	131	3,542

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
SYDNEY STATISTICAL DIVISION														
1993-94	1,510.3	23.1	1,533.3	1,040.6	70.9	1,111.4	2,550.8	94.0	2,644.8	782.9	1,376.9	2,065.7	4,703.5	5,493.3
1994-95	1,639.9	26.4	1,666.3	1,745.0	76.7	1,821.7	3,384.9	103.0	3,488.0	852.4	2,206.4	2,896.8	6,437.1	7,237.2
1995-96	1,520.2	22.6	1,542.8	1,429.0	64.2	1,493.2	2,949.2	86.8	3,036.0	792.4	1,994.0	2,716.5	5,724.2	6,544.9
July-March—														
1995-96	1,147.1	20.9	1,168.0	1,071.0	43.8	1,114.8	2,218.1	64.7	2,282.8	585.9	1,569.2	2,070.2	4,369.8	4,939.0
1996-97	1,172.7	9.3	1,181.9	1,122.0	85.4	1,207.5	2,294.7	94.7	2,389.4	657.5	2,863.4	3,471.3	5,805.7	6,518.2
1996—														
January	104.1	2.4	106.5	63.9	7.8	71.6	168.0	10.1	178.1	64.6	161.1	187.5	393.6	430.2
February	116.0	1.2	117.2	74.7	3.8	78.5	190.8	5.0	195.7	58.9	187.8	276.7	436.4	531.4
March	130.1	0.9	131.0	74.2	2.4	76.5	204.3	3.3	207.6	65.5	121.5	182.7	391.0	455.8
April	115.2	0.5	115.8	83.0	2.2	85.2	198.2	2.7	200.9	60.6	160.6	199.2	415.2	460.7
May	139.8	0.6	140.4	216.4	6.6	223.0	356.1	7.2	363.3	78.3	144.5	232.3	576.8	673.9
June	118.1	0.6	118.6	58.7	11.6	70.3	176.7	12.2	188.9	67.5	119.6	214.8	362.5	471.2
July	142.3	1.2	143.5	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	153.7	8.0	161.6	261.6	9.1	270.6	56.0	132.9	153.0	450.4	479.7
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
NEW SOUTH WALES														
1993-94	3,065.8	53.3	3,119.1	1,424.1	99.9	1,523.9	4,489.9	153.1	4,643.1	1,043.1	1,895.6	2,884.1	7,420.5	8,570.2
1994-95	3,101.6	43.2	3,144.8	2,106.8	125.0	2,231.8	5,208.3	168.3	5,376.6	1,101.0	2,812.5	3,733.4	9,114.5	10,211.0
1995-96	2,700.0	36.2	2,736.2	1,637.1	103.7	1,740.8	4,337.1	139.9	4,477.0	1,041.4	2,684.7	3,650.2	8,049.4	9,168.6
July-March—														
1995-96	2,026.0	32.0	2,058.0	1,227.9	67.0	1,294.8	3,253.9	99.0	3,352.9	772.4	2,105.5	2,808.8	6,127.4	6,934.0
1996-97	2,107.6	16.1	2,123.6	1,288.1	117.1	1,405.2	3,395.6	133.2	3,528.8	847.1	3,386.8	4,248.3	7,619.0	8,624.3
1996—														
January	191.6	4.0	195.6	80.6	11.7	92.3	272.3	15.6	287.9	82.1	240.9	281.9	595.1	651.9
February	221.4	1.2	222.6	92.3	6.6	98.9	313.6	7.8	321.5	79.4	260.9	373.1	652.8	774.0
March	227.2	3.5	230.7	85.3	4.1	89.5	312.6	7.6	320.2	85.5	159.1	269.2	556.4	674.9
April	214.2	2.9	217.2	100.0	7.6	107.6	314.2	10.5	324.8	82.8	216.4	266.9	608.4	674.5
May	242.2	0.6	242.9	236.6	14.0	250.6	478.8	14.7	493.4	99.7	204.3	302.2	779.9	895.3
June	217.5	0.6	218.2	72.7	15.1	87.8	290.2	15.7	305.9	86.5	158.4	272.3	533.6	664.8
July	267.1	1.6	268.8	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	173.1	14.0	187.1	383.8	17.0	400.8	80.9	204.4	241.5	668.8	723.1
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

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—						
January	2,050	2,052	3,115	3,284	325.6	95.5
February	2,101	2,105	3,412	3,545	347.3	86.5
March	2,063	2,066	3,245	3,348	322.1	89.1
April	2,002	1,981	3,235	3,387	352.0	86.5
May	1,895	1,920	3,719	3,738	425.2	88.6
June	1,905	1,953	3,288	3,407	326.6	90.4
July	2,150	2,155	3,688	4,328	436.8	93.5
August	1,952	1,981	3,363	3,418	372.4	84.6
September	2,053	2,107	3,148	3,258	324.8	82.9
October	1,888	1,889	3,505	3,671	386.1	86.9
November	1,966	1,977	3,694	3,786	385.7	127.1
December	2,327	2,346	3,699	3,890	405.7	88.7
1997						
January	2,185	2,149	4,061	4,258	429.7	104.6
February	2,061	2,103	3,857	4,076	461.8	93.0
March	1,774	1,909	3,531	4,191	365.7	94.0
TREND ESTIMATES						
1996—						
January	2,056	2,074	3,249	3,342	335.2	90.1
February	2,052	2,059	3,280	3,378	339.5	90.1
March	2,033	2,036	3,331	3,446	348.1	89.7
April	2,009	2,014	3,391	3,533	360.4	89.3
May	1,991	2,003	3,430	3,606	371.6	88.1
June	1,979	1,999	3,442	3,644	378.0	87.5
July	1,974	2,002	3,427	3,642	378.0	87.8
August	1,982	2,011	3,415	3,623	374.2	89.5
September	2,012	2,035	3,444	3,621	373.7	92.3
October	2,048	2,062	3,518	3,663	379.5	95.7
November	2,076	2,086	3,623	3,764	391.3	98.4
December	2,088	2,102	3,721	3,900	403.6	99.9
1997—						
January	2,081	2,107	3,789	4,036	413.5	99.9
February	2,056	2,098	3,825	4,158	419.9	98.9
March	2,012	2,072	3,834	4,242	422.9	97.4

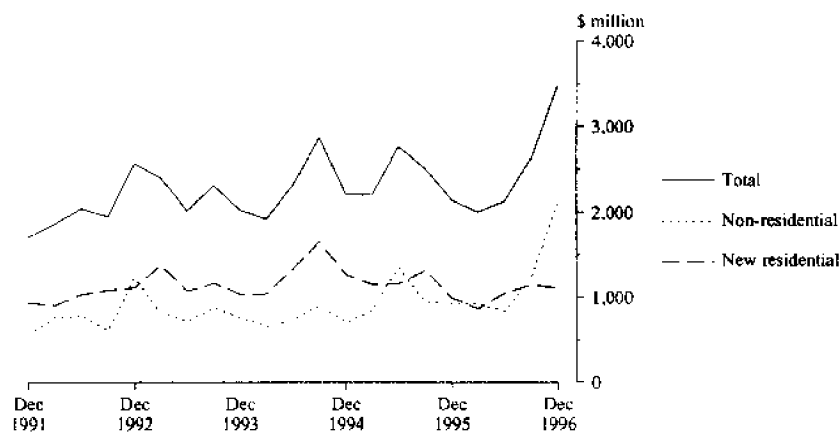
(a) See paragraphs 17-24 of the Explanatory Notes. (b) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1993-94	2,870.6	2,920.5	1,640.7	4,561.2	977.0	1,984.8	3,021.2	7,424.4	8,559.4
1994-95	2,849.3	2,889.0	2,334.3	5,223.2	1,011.7	2,851.1	3,789.3	8,981.6	10,024.2
1995-96	2,424.4	2,457.0	1,770.3	4,227.3	934.8	2,665.6	3,623.6	7,742.7	8,785.7
1995---									
Sept. qtr	665.2	676.9	638.8	1,315.7	245.4	807.2	947.0	2,339.0	2,508.1
Dec. qtr	583.3	592.6	395.8	988.4	227.7	631.1	929.2	1,842.9	2,145.3
1996---									
Mar. qtr	574.2	582.0	284.7	866.7	221.5	655.1	916.0	1,725.0	2,004.1
June qtr	601.8	605.5	451.0	1,056.5	240.2	572.2	831.4	1,835.7	2,128.1
Sept. qtr	682.2	686.2	454.1	1,140.3	254.4	929.7	1,233.2	2,285.0	2,627.9
Dec. qtr	636.2	640.0	463.1	1,103.1	271.7	1,782.9	2,104.0	3,142.3	3,478.9

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

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



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

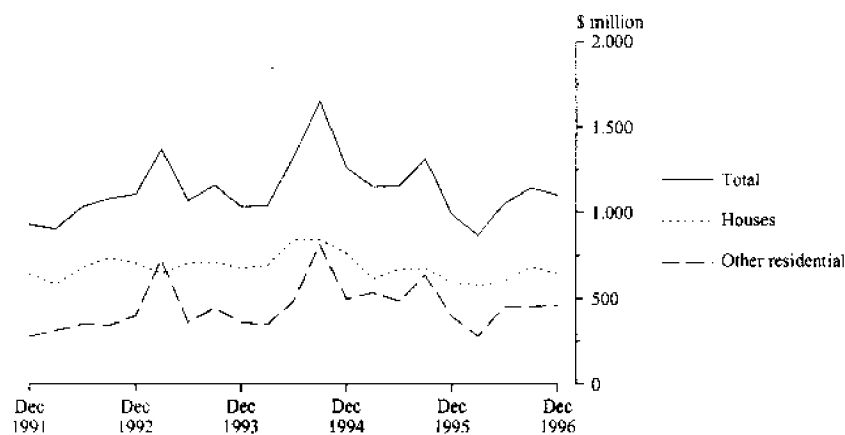


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, NSW
(\$ million)

Class of building	1994-95	1995-96	July-March		1997		
			1995-96	1996-97	January	February	March
PRIVATE SECTOR							
New houses	3,101.6	2,700.0	2,026.0	2,107.6	210.1	210.6	215.3
New other residential buildings	2,106.8	1,637.1	1,227.9	1,288.1	151.4	173.1	130.3
Total new residential building	5,208.3	4,337.1	3,253.9	3,395.6	361.5	383.8	345.7
Alterations and additions to residential buildings	1,093.7	1,027.6	768.0	836.5	89.1	80.7	89.1
Hotels, etc.	284.4	99.6	56.3	259.2	52.8	9.0	7.0
Shops	587.5	562.8	440.4	623.0	44.2	68.4	23.2
Factories	381.2	351.7	292.8	332.5	20.5	35.0	21.4
Offices	348.1	432.4	367.6	965.6	93.4	40.9	18.1
Other business premises	354.2	593.8	447.1	299.6	21.6	23.9	19.4
Educational	99.2	122.5	107.0	95.2	4.8	5.3	6.3
Religious	33.7	50.5	30.4	18.3	0.8	0.2	1.9
Health	75.5	83.3	51.7	113.9	43.6	2.2	11.7
Entertainment and recreational	574.8	300.3	239.7	629.8	7.7	17.4	18.8
Miscellaneous	73.7	87.7	72.6	49.7	2.3	2.1	6.1
Total non-residential building	2,812.5	2,684.7	2,105.5	3,386.8	291.6	204.4	134.0
Total	9,114.5	8,049.4	6,127.4	7,619.0	742.2	668.8	568.7
PUBLIC SECTOR							
New houses	43.2	36.2	32.0	16.1	0.6	3.0	3.8
New other residential buildings	125.0	103.7	67.0	117.1	19.1	14.0	7.3
Total new residential building	168.3	139.9	99.0	133.2	19.7	17.0	11.1
Alterations and additions to residential buildings	7.3	13.8	4.4	10.6	0.5	0.2	0.5
Hotels, etc.	2.3	1.0	0.8	6.1	—	0.4	1.4
Shops	19.4	32.3	25.5	55.5	0.2	0.9	0.7
Factories	8.3	5.5	2.8	23.5	—	—	—
Offices	157.1	145.4	124.4	118.3	16.7	3.9	2.8
Other business premises	85.2	147.2	112.0	158.7	9.6	9.9	25.0
Educational	237.7	251.9	188.8	243.8	35.6	14.2	30.4
Religious	—	—	—	0.1	—	—	—
Health	239.7	256.7	148.5	51.7	6.0	2.0	6.4
Entertainment and recreational	51.7	83.5	71.2	163.9	50.6	2.8	0.4
Miscellaneous	119.5	42.0	29.2	40.0	2.7	3.0	1.4
Total non-residential building	920.9	965.6	703.3	861.5	121.4	37.1	68.4
Total	1,096.5	1,119.3	806.6	1,005.3	141.6	54.3	80.0
TOTAL							
New houses	3,144.8	2,736.2	2,058.0	2,123.6	210.7	213.6	219.1
New other residential buildings	2,231.8	1,740.8	1,294.8	1,405.2	170.5	187.1	137.7
Total new residential building	5,376.6	4,477.0	3,352.9	3,528.8	381.2	400.8	356.8
Alterations and additions to residential buildings	1,101.0	1,041.4	772.4	847.1	89.6	80.9	89.5
Hotels, etc.	286.7	100.6	57.1	265.3	52.8	9.3	8.4
Shops	607.0	595.1	465.8	678.5	44.4	69.3	23.9
Factories	389.5	357.2	295.6	356.0	20.5	35.0	21.4
Offices	505.2	577.8	492.0	1,083.9	110.1	44.8	20.9
Other business premises	439.4	741.0	559.1	458.2	31.2	33.8	44.4
Educational	336.9	374.4	295.7	339.0	40.3	19.5	36.8
Religious	33.7	50.5	30.4	18.4	0.8	0.2	1.9
Health	315.2	340.1	200.3	165.6	49.6	4.2	18.0
Entertainment and recreational	626.5	383.8	310.9	793.6	58.3	20.2	19.2
Miscellaneous	193.3	129.7	101.8	89.8	5.0	5.1	7.5
Total non-residential building	3,733.4	3,650.2	2,808.8	4,248.3	413.0	241.5	202.4
Total	10,211.0	9,168.6	6,934.0	8,624.3	883.8	723.1	648.7

**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--												
January	8	0.9	7	2.4	1	1.0	1	1.0	2	47.5	19	52.8
February	10	1.0	5	1.3	—	—	1	2.0	1	5.0	17	9.3
March	7	0.6	3	1.0	—	—	1	1.4	1	5.4	12	8.4
SHOPS												
1997--												
January	79	6.8	25	7.4	8	5.1	6	12.7	1	12.5	119	44.4
February	81	7.0	19	5.4	9	6.2	5	11.8	2	39.0	116	69.3
March	63	5.2	6	1.6	7	4.2	7	12.8	—	—	83	23.9
FACTORIES												
1997--												
January	26	2.5	24	7.5	6	4.0	4	6.6	—	—	60	20.5
February	28	3.1	18	5.2	3	1.9	4	8.0	1	16.8	54	35.0
March	23	2.4	22	6.7	11	8.3	1	4.1	—	—	57	21.4
OFFICES												
1997--												
January	78	6.8	29	8.3	6	4.0	5	13.8	3	77.2	121	110.1
February	61	6.3	22	6.3	11	7.0	6	9.0	1	16.1	101	44.8
March	50	5.0	26	7.5	7	4.8	2	3.6	—	—	85	20.9
OTHER BUSINESS PREMISES												
1997--												
January	25	2.9	12	3.6	5	3.4	8	21.3	—	—	50	31.2
February	29	2.9	20	6.2	11	7.3	5	12.4	1	5.0	66	33.8
March	34	3.3	16	4.9	5	4.1	5	12.2	2	19.9	62	44.4
EDUCATIONAL												
1997--												
January	16	1.7	6	1.7	4	2.3	8	19.8	1	14.8	35	40.3
February	14	1.4	8	3.0	4	2.9	5	12.3	—	—	31	19.5
March	12	1.1	10	3.0	2	1.5	5	7.2	4	23.9	33	36.8

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												
1997—												
January	1	0.1	3	0.7	—	—	—	—	—	—	4	0.8
February	1	0.2	—	—	—	—	—	—	—	—	1	0.2
March	6	0.5	—	—	—	—	1	1.4	—	—	7	1.9
HEALTH												
1997—												
January	19	2.1	4	1.2	3	1.8	3	3.8	3	40.7	32	49.6
February	10	0.9	4	1.0	3	2.3	—	—	—	—	17	4.2
March	3	0.3	2	0.8	—	—	4	9.0	1	8.0	10	18.0
ENTERTAINMENT AND RECREATIONAL												
1997—												
January	11	1.1	1	0.2	2	1.3	1	4.7	2	51.0	17	58.3
February	20	2.0	9	2.3	5	3.2	3	6.4	1	6.3	38	20.2
March	13	1.6	7	1.9	10	7.0	2	2.3	1	6.4	33	19.2
MISCELLANEOUS												
1997—												
January	17	1.8	2	0.6	1	1.0	1	1.6	—	—	21	5.0
February	7	0.6	5	1.4	3	2.1	1	1.0	—	—	16	5.1
March	13	1.3	6	1.6	2	1.1	1	3.5	—	—	22	7.5
TOTAL NON-RESIDENTIAL BUILDING												
1997—												
January	280	26.8	113	33.6	36	23.8	37	85.2	12	243.7	478	413.0
February	261	25.3	110	32.2	49	32.9	30	62.9	7	88.2	457	241.5
March	224	21.4	98	29.0	44	31.0	29	57.3	9	63.7	404	202.4

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
SYDNEY STATISTICAL DIVISION						
Houses	978	126,677	29	3,234	1,007	129,911
Brick, stone, or concrete	106	17,011	—	—	106	17,011
Brick-veneer	581	68,230	25	2,929	606	71,159
Timber	25	2,539	—	—	25	2,539
Fibre cement	6	545	—	—	6	545
Other materials	260	38,353	4	305	264	38,657
Other residential buildings	1,253	117,405	93	7,343	1,346	124,748
Total residential buildings	2,231	244,082	122	10,577	2,353	254,659
HUNTER STATISTICAL DIVISION						
Houses	230	24,683	—	—	230	24,683
Brick, stone, or concrete	1	220	—	—	1	220
Brick-veneer	188	20,464	—	—	188	20,464
Timber	17	1,317	—	—	17	1,317
Fibre cement	14	1,059	—	—	14	1,059
Other materials	10	1,624	—	—	10	1,624
Other residential buildings	48	4,083	—	—	48	4,083
Total residential buildings	278	28,766	—	—	278	28,766
ILLAWARRA STATISTICAL DIVISION						
Houses	133	16,137	—	—	133	16,137
Brick, stone, or concrete	3	211	—	—	3	211
Brick-veneer	106	13,193	—	—	106	13,193
Timber	4	386	—	—	4	386
Fibre cement	11	908	—	—	11	908
Other materials	11	1,439	—	—	11	1,439
Other residential buildings	28	2,018	—	—	28	2,018
Total residential buildings	163	18,155	—	—	163	18,155
BALANCE OF NEW SOUTH WALES						
Houses	465	47,839	5	540	470	48,379
Brick, stone, or concrete	66	8,221	—	—	66	8,221
Brick-veneer	294	31,824	5	540	299	32,364
Timber	46	3,263	—	—	46	3,263
Fibre cement	25	1,837	—	—	25	1,837
Other materials	34	2,693	—	—	34	2,693
Other residential buildings	96	6,836	—	—	96	6,836
Total residential buildings	561	54,675	5	540	566	55,215
NEW SOUTH WALES						
Houses	1,808	215,335	34	3,774	1,842	219,109
Brick, stone, or concrete	176	25,663	—	—	176	25,663
Brick-veneer	1,169	133,710	30	3,469	1,199	137,179
Timber	92	7,504	—	—	92	7,504
Fibre cement	56	4,348	—	—	56	4,348
Other materials	315	44,109	4	305	319	44,413
Other residential buildings	1,425	130,342	93	7,343	1,518	137,685
Total residential buildings	3,233	345,677	127	11,117	3,360	356,794

(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 1997

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	1,007	129	282	411	170	267	498	935	1,346	2,353
Hunter	230	39	4	43	5	—	—	5	48	278
Illawarra	135	8	12	20	8	—	—	8	28	163
Richmond — Tweed	101	16	11	27	4	—	—	4	31	132
Mid-North Coast	135	15	5	20	16	—	—	16	36	171
Northern	25	—	—	—	—	—	—	—	—	25
North Western	28	6	—	6	—	—	—	—	6	34
Central West	47	2	—	2	—	—	—	—	2	49
South Eastern	67	2	—	2	6	—	—	6	8	75
Murrumbidgee	34	6	—	6	—	—	—	—	6	40
Murray	31	3	—	3	4	—	—	4	7	38
Far West	2	—	—	—	—	—	—	—	—	2
New South Wales	1,842	226	314	540	213	267	498	978	1,518	3,360
VALUE (\$'000)										
Sydney	129,911	9,816	26,379	36,195	15,415	24,485	48,653	88,553	124,748	254,659
Hunter	24,683	3,203	460	3,663	420	—	—	420	4,083	28,766
Illawarra	16,137	674	814	1,488	530	—	—	530	2,018	18,155
Richmond — Tweed	9,620	1,220	910	2,130	221	—	—	221	2,351	11,970
Mid-North Coast	13,122	915	370	1,285	900	—	—	900	2,185	15,307
Northern	2,408	—	—	—	—	—	—	—	—	2,408
North Western	3,060	399	—	399	—	—	—	—	399	3,459
Central West	5,358	60	—	60	—	—	—	—	60	5,418
South Eastern	7,233	135	—	135	800	—	—	800	935	8,168
Murrumbidgee	3,982	478	—	478	—	—	—	—	478	4,460
Murray	3,346	149	—	149	280	—	—	280	429	3,775
Far West	251	—	—	—	—	—	—	—	—	251
New South Wales	219,109	17,048	28,933	45,982	18,565	24,485	48,653	91,703	137,685	356,794

(a) Excludes Conversions, etc.

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE, NSW

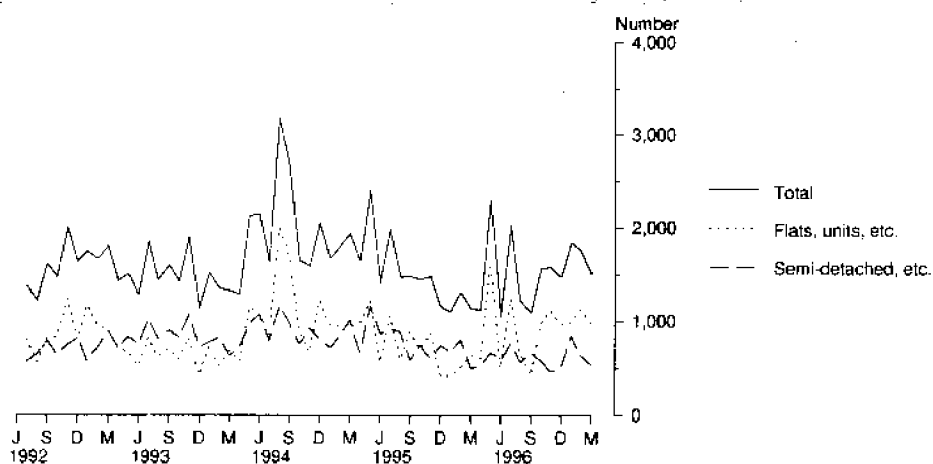


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, MARCH 1997

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION										
Botany (A)	1	—	180	8	—	560	191	813	813	1,743
Leichhardt (A)	6	—	1,570	10	—	1,230	2,624	75	75	5,499
Marrickville (A)	3	—	330	—	—	—	468	130	242	1,039
South Sydney (C)	1	—	150	30	—	2,960	3,727	9,280	9,450	16,287
Sydney (C) — Inner & Remainder	—	—	—	55	—	5,000	12,210	15,622	21,622	38,832
Inner Sydney (SSD)	11	—	2,230	103	—	9,750	19,219	25,920	32,202	63,401
Randwick (C)	8	—	990	105	—	13,000	2,387	235	6,061	22,438
Waverley (A)	1	—	225	—	—	—	2,158	—	—	2,383
Woollahra (A)	3	—	2,800	2	—	200	3,685	415	479	7,164
Eastern Suburbs (SSD)	12	—	4,015	107	—	13,200	8,229	650	6,540	31,985
Hurstville (C)	10	—	1,334	17	—	1,420	597	755	755	4,106
Kogarah (A)	14	—	1,345	10	—	700	448	—	—	2,493
Rockdale (C)	7	—	1,198	8	—	660	930	675	675	3,462
Sutherland Shire (A)	38	—	5,268	365	—	34,915	2,581	1,600	1,889	44,652
St George — Sutherland (SSD)	69	—	9,144	400	—	37,695	4,555	3,030	3,319	54,713
Bankstown (C)	15	—	1,540	15	10	1,923	815	5,759	5,759	10,037
Canterbury (A)	11	—	1,461	19	—	1,440	1,351	1,050	1,050	5,302
Canterbury — Bankstown (SSD)	26	—	3,001	34	10	3,363	2,166	6,809	6,809	15,339
Fairfield (C)	24	—	3,233	40	24	5,217	841	4,659	4,659	13,950
Liverpool (C)	181	4	19,059	16	—	1,339	332	3,922	3,922	24,651
Fairfield — Liverpool (SSD)	205	4	22,292	56	24	6,556	1,173	8,581	8,581	38,601
Camden (A)	29	—	3,170	—	—	—	171	1,165	1,165	4,506
Campbelltown (C)	50	—	4,787	6	—	387	498	1,460	6,217	11,888
Wollondilly (A)	23	—	2,438	—	—	—	133	—	120	2,691
Outer South Western Sydney (SSD)	102	—	10,396	6	—	387	801	2,625	7,502	19,085
Ashfield (A)	1	—	100	—	—	—	405	220	220	725
Burwood (A)	2	—	160	24	—	2,400	100	—	—	2,660
Concord (A)	5	—	519	14	—	1,955	569	200	800	3,843
Drummoyne (A)	2	—	320	27	—	2,740	794	940	940	4,794
Strathfield (A)	6	—	992	24	—	2,730	615	2,860	3,860	8,197
Inner Western Sydney (SSD)	16	—	2,092	89	—	9,825	2,483	4,220	5,820	20,220

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, MARCH 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)	—	8	920	30	—	2,025	—	300	14,222	17,167
Holroyd (C)	3	—	346	18	—	1,170	1,011	4,685	4,825	7,352
Parramatta (C)	17	1	2,623	117	—	8,158	1,681	4,848	10,375	22,836
Central Western Sydney (SSD)	20	9	3,888	165	—	11,353	2,692	9,833	29,422	47,355
Blue Mountains (C)	19	—	2,013	—	—	—	1,235	—	60	3,308
Hawkesbury (C)	29	—	3,355	2	20	1,552	634	938	1,112	6,654
Penrith (C)	42	14	6,412	15	7	1,535	1,570	2,062	8,880	18,397
Outer Western Sydney (SSD)	90	14	11,780	17	27	3,087	3,440	3,000	18,053	28,359
Baulkham Hills (A)	55	—	10,049	12	—	1,080	1,250	385	385	12,764
Blacktown (C)	108	—	11,729	38	—	2,707	1,533	5,320	5,691	21,660
Blacktown—Baulkham Hills (SSD)	163	—	21,778	50	—	3,787	2,783	5,705	6,076	34,424
Hunter's Hill (A)	1	—	800	—	—	—	689	—	—	1,489
Lane Cove (A)	4	—	628	—	—	—	1,426	670	670	2,723
Mosman (A)	2	—	950	—	—	—	1,308	—	—	2,258
North Sydney (A)	9	—	1,402	12	—	1,420	1,502	3,207	3,207	7,530
Ryde (C)	5	2	1,043	11	14	1,717	1,182	645	705	4,648
Willoughby (C)	3	—	910	23	—	2,650	2,998	2,105	2,105	8,663
Lower Northern Sydney (SSD)	24	2	5,733	46	14	5,787	9,105	6,626	6,686	27,311
Hornsby (A)	58	—	7,823	64	—	4,812	2,744	8,550	8,550	23,929
Ku-ring-gai (A)	40	—	7,219	15	—	2,820	4,378	195	195	14,612
Hornsby—Ku-ring-gai (SSD)	98	—	15,042	79	—	7,632	7,122	8,745	8,745	38,541
Manly (A)	4	—	1,420	20	—	1,900	1,079	850	850	5,249
Pittwater (A)	5	—	1,010	—	—	—	1,520	—	1,983	4,513
Warringah (A)	16	—	2,802	4	16	1,894	1,993	1,670	1,670	8,359
Northern Beaches (SSD)	25	—	5,232	24	16	3,794	4,592	2,520	4,503	18,121
Gosford (C)	56	—	7,696	67	2	7,907	1,604	960	960	18,167
Wyang (A)	61	—	5,594	10	—	625	1,080	200	200	7,499
Gosford—Wyang (SSD)	117	—	13,289	77	2	8,532	2,684	1,160	1,160	25,666
Sydney (SD)	978	29	129,911	1,253	93	124,748	71,046	89,423	137,417	463,121

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, MARCH 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)	16	—	1,623	2	—	150	223	195	195	2,191
Lake Macquarie (C)	87	—	9,411	24	—	2,010	1,966	2,023	2,443	15,829
Maitland (C)	17	—	1,849	—	—	—	248	3,300	3,378	5,475
Newcastle (C) — Inner & Remainder	14	—	1,148	9	—	665	1,254	5,473	5,723	8,790
Port Stephens (A)	48	—	5,670	9	—	880	760	1,780	1,780	9,090
Newcastle (SSD)	182	—	19,702	44	—	3,705	4,451	12,771	13,518	41,377
Dungog (A)	3	—	203	—	—	—	67	80	80	349
Gloucester (A)	3	—	265	—	—	—	30	—	—	295
Great Lakes (A)	27	—	2,861	2	—	250	117	95	95	3,323
Merriwa (A)	—	—	—	—	—	—	—	—	—	—
Murrurundi (A)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (A)	2	—	232	—	—	—	60	170	170	462
Scone (A)	4	—	448	2	—	128	26	—	—	602
Singleton (A)	9	—	973	—	—	—	354	2,505	2,505	3,831
Hunter SD Balance (SSD)	48	—	4,981	4	—	378	653	2,850	2,850	8,862
Hunter (SD)	230	—	24,683	48	—	4,083	5,105	15,621	16,368	50,239
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	3	—	478	—	—	—	118	—	—	596
Shellharbour (A)	25	—	2,861	5	—	336	501	211	211	3,909
Wollongong (C)	33	—	4,583	17	—	1,148	1,133	1,797	2,587	9,451
Wollongong (SSD)	61	—	7,922	22	—	1,484	1,752	2,008	2,798	13,956
Shoalhaven (C)	49	—	4,613	—	—	—	899	517	1,917	7,429
Wingecarribee (A)	25	—	3,602	6	—	534	713	80	80	4,928
Illawarra SD Balance (SSD)	74	—	8,215	6	—	534	1,612	597	1,997	12,357
Illawarra (SD)	135	—	16,137	28	—	2,018	3,364	2,605	4,795	26,313
RICHMOND—TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	22	—	2,681	10	—	625	140	4,885	5,286	8,732
Tweed Heads (SSD)	22	—	2,681	10	—	625	140	4,885	5,286	8,732
Ballina (A)	23	—	2,361	10	—	936	297	—	—	3,593
Byron (A)	10	—	924	4	—	320	187	170	170	1,601
Casino (A)	1	—	125	—	—	—	60	—	—	185
Kyogle (A)	7	—	400	—	—	—	39	—	—	439
Lismore (C)	14	—	1,323	—	—	—	239	660	660	2,222
Richmond River (A)	3	—	144	5	—	350	11	277	652	1,157
Tweed (A) Pt B	21	—	1,662	2	—	120	93	220	220	2,095
Richmond—Tweed SD Balance (SSD)	79	—	6,938	21	—	1,726	925	1,327	1,702	11,291
Richmond—Tweed (SD)	101	—	9,620	31	—	2,351	1,065	6,212	6,988	20,023

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, MARCH 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)	3	—	320	—	—	—	56	—	120	496
Coffs Harbour (C)	25	—	2,561	9	—	740	378	935	6,625	10,304
Copmanhurst (A)	2	—	218	2	—	110	103	—	—	431
Grafton (C)	4	—	450	—	—	—	83	750	853	1,386
Maclean (A)	13	—	1,113	2	—	125	82	6,403	6,403	7,722
Nambucca (A)	4	—	302	—	—	—	115	50	50	467
Nymboida (A)	—	1	90	—	—	—	34	—	265	389
Ulmara (A)	5	—	503	—	—	—	41	—	—	544
Clarence (SSD)	56	1	5,558	13	—	975	891	8,138	14,316	21,740
Greater Taree (C)	14	—	1,674	16	—	900	365	950	950	3,889
Hastings (A)	53	—	4,886	2	—	110	333	310	310	5,639
Kempsey (A)	11	—	1,004	5	—	200	137	310	310	1,651
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	78	—	7,564	23	—	1,270	835	1,570	1,570	11,179
Mid-North Coast (SD)	134	1	13,122	36	—	2,185	1,726	9,708	15,886	32,919
NORTHERN STATISTICAL DIVISION										
Barraba (A)	—	—	—	—	—	—	19	—	—	19
Bingara (A)	1	—	50	—	—	—	—	—	—	50
Gunnedah (A)	1	—	150	—	—	—	44	633	633	827
Inverell (A) Pt A	1	—	120	—	—	—	15	—	—	135
Manilla (A)	—	—	—	—	—	—	107	—	—	107
Nundle (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	5	—	459	—	—	—	104	50	50	613
Quirindi (A)	—	—	—	—	—	—	35	—	213	248
Tamworth (C)	3	—	454	—	—	—	170	513	513	1,137
Yallaroi (A)	—	—	—	—	—	—	—	—	—	—
Northern Slopes (SSD)	11	—	1,233	—	—	—	494	1,196	1,409	3,136
Annandale (C)	1	—	151	—	—	—	48	—	50	250
Dumaresq (A)	3	—	370	—	—	—	60	—	—	430
Glen Innes (A)	2	—	78	—	—	—	—	—	—	78
Guyra (A)	1	—	95	—	—	—	52	—	—	147
Inverell (A) Pt B	—	—	—	—	—	—	—	—	—	—
Severn (A)	—	—	—	—	—	—	10	—	—	10
Tenterfield (A)	3	—	125	—	—	—	11	—	—	136
Uralla (A)	—	—	—	—	—	—	—	—	—	—
Walcha (A)	—	—	—	—	—	—	16	—	—	16
Northern Tablelands (SSD)	10	—	819	—	—	—	197	—	50	1,066
Moree Plains (A)	2	—	179	—	—	—	140	100	100	419
Narrabri (A)	2	—	177	—	—	—	48	1,415	2,515	2,740
North Central Plain (SSD)	4	—	355	—	—	—	188	1,515	2,615	3,159
Northern (SD)	25	—	2,408	—	—	—	880	2,711	4,074	7,362

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, MARCH 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)	—	—	—	—	—	—	65	—	—	65
Coonabarabran (A)	1	—	169	—	—	—	—	—	—	169
Dubbo (C)	14	—	1,693	4	—	270	265	359	359	2,587
Gilgandra (A)	—	—	—	—	—	—	74	—	—	74
Mudgee (A)	9	—	955	—	—	—	190	85	85	1,230
Narromine (A)	1	—	30	2	—	129	—	—	—	159
Wellington (A)	—	—	—	—	—	—	—	—	—	—
Central Macquarie (SSD)	25	—	2,846	6	—	399	594	444	444	4,283
Bogan (A)	—	—	—	—	—	—	—	—	—	—
Coonamble (A)	1	—	70	—	—	—	—	—	—	70
Walgett (A)	2	—	144	—	—	—	—	—	—	144
Warren (A)	—	—	—	—	—	—	—	—	—	—
Macquarie — Barwon (SSD)	3	—	214	—	—	—	—	—	—	214
Bourke (A)	—	—	—	—	—	—	12	159	159	171
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—
Cobar (A)	—	—	—	—	—	—	30	60	60	90
Upper Darling (SSD)	—	—	—	—	—	—	42	219	219	261
North Western (SD)	28	—	3,060	6	—	399	637	663	663	4,758
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	14	—	1,505	2	—	60	146	395	2,405	4,116
Blayney (A) Pt A	—	—	—	—	—	—	28	—	—	28
Cabonne (A) Pt A	1	—	61	—	—	—	125	—	—	186
Evans (A) Pt A	—	—	—	—	—	—	—	—	—	—
Orange (C)	11	—	1,341	—	—	—	306	430	930	2,577
Bathurst — Orange (SSD)	26	—	2,908	2	—	60	605	825	3,335	6,908
Blayney (A) Pt B	—	—	—	—	—	—	—	—	—	—
Cabonne (A) Pt B	1	—	87	—	—	—	—	—	—	87
Evans (A) Pt B	1	—	150	—	—	—	—	—	—	150
Greater Lithgow (C)	6	—	718	—	—	—	482	760	892	2,091
Oberon (A)	2	—	391	—	—	—	132	140	140	663
Rylstone (A)	—	—	—	—	—	—	—	—	—	—
Central Tablelands (excl. Bathurst — Orange) (SSD)	10	—	1,346	—	—	—	614	900	1,032	2,991
Bland (A)	3	—	246	—	—	—	31	170	170	447
Cabonne (A) Pt C	4	—	363	—	—	—	15	—	—	378
Cowra (A)	1	—	110	—	—	—	—	—	—	110
Forbes (A)	—	—	—	—	—	—	55	—	—	55
Lachlan (A)	2	—	250	—	—	—	30	—	—	280
Parkes (A)	1	—	135	—	—	—	198	—	—	333
Weddin (A)	—	—	—	—	—	—	45	—	—	45
Lachlan (SSD)	11	—	1,104	—	—	—	374	170	170	1,648
Central West (SD)	47	—	5,358	2	—	60	1,592	1,895	4,537	11,547

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, MARCH 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)	8	—	1,075	—	—	—	177	150	373	1,625
Yarrowlumla (A) — Pt A	4	—	331	—	—	—	191	—	—	523
Queanbeyan (SSD)	12	—	1,407	—	—	—	368	150	373	2,148
Boorowa (A)	—	—	—	—	—	—	34	60	60	94
Crookwell (A)	1	—	300	—	—	—	59	—	—	359
Goulburn (C)	4	—	419	—	—	—	159	—	—	578
Gunning (A)	—	—	—	—	—	—	228	—	—	228
Harden (A)	1	—	72	—	—	—	38	110	110	220
Mulwaree (A)	8	—	699	—	—	—	95	—	—	794
Tallaganda (A)	—	—	—	—	—	—	—	—	—	—
Yarrowlumla (A) — Pt B	—	—	—	—	—	—	—	—	—	—
Yass (A)	2	—	152	—	—	—	90	—	—	242
Young (A)	2	—	265	—	—	—	20	—	—	285
Southern Tablelands (excl. Queanbeyan) (SSD)	18	—	1,907	—	—	—	722	170	170	2,798
Bega Valley (A)	10	—	780	—	—	—	138	600	665	1,583
Eurobodalla (A)	20	—	1,892	—	—	—	299	—	448	2,639
Lower South Coast (SSD)	30	—	2,672	—	—	—	437	600	1,113	4,221
Bombala (A)	2	—	553	—	—	—	18	—	58	630
Cooma-Monaro (A)	—	—	—	—	—	—	194	—	—	194
Snowy River (A)	5	—	694	8	—	935	86	1,110	1,110	2,825
Snowy (SSD)	7	—	1,247	8	—	935	298	1,110	1,168	3,649
South Eastern (SD)	67	—	7,233	8	—	935	1,824	2,030	2,824	12,816
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	1	—	150	—	—	—	—	—	—	150
Cootamundra (A)	—	—	—	—	—	—	273	—	—	273
Gundagai (A)	2	—	220	—	—	—	37	—	—	257
Junee (A)	1	—	40	—	—	—	—	—	—	40
Lockhart (A)	—	—	—	—	—	—	26	70	70	96
Narrandera (A)	—	—	—	—	—	—	38	—	—	38
Temora (A)	3	—	287	—	—	—	54	—	—	341
Tumut (A)	1	—	78	—	—	—	27	196	196	301
Wagga Wagga (C)	9	—	1,402	2	—	170	484	129	5,848	7,905
Central Murrumbidgee (SSD)	17	—	2,177	2	—	170	939	395	6,114	9,401
Carrathool (A)	—	—	—	—	—	—	30	—	—	30
Griffith (C)	11	—	1,318	4	—	308	199	396	396	2,221
Hay (A)	1	—	120	—	—	—	—	—	—	120
Leeton (A)	4	—	333	—	—	—	159	—	—	492
Murrumbidgee (A)	1	—	34	—	—	—	—	200	200	234
Lower Murrumbidgee (SSD)	17	—	1,805	4	—	308	388	596	596	3,097
Murrumbidgee (SD)	34	—	3,982	6	—	478	1,327	991	6,710	12,498

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, MARCH 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)	12	—	1,364	7	—	429	465	—	—	2,258
Hume (A)	4	—	495	—	—	—	80	—	—	575
Albury (SSD)	16	—	1,859	7	—	429	545	—	—	2,833
Corowa (A)	3	—	254	—	—	—	—	—	—	254
Culcairn (A)	1	—	150	—	—	—	10	—	—	160
Holbrook (A)	—	—	—	—	—	—	10	—	—	10
Tumbarumba (A)	—	—	—	—	—	—	40	160	160	200
Urana (A)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	4	—	404	—	—	—	60	160	160	624
Berrigan (A)	2	—	187	—	—	—	155	—	—	342
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	—	—	—	—	—	—	40	500	500	540
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	2	—	180	—	—	—	36	—	—	216
Wakool (A)	1	—	116	—	—	—	—	—	—	116
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	5	—	483	—	—	—	231	500	500	1,214
Balranald (A)	3	3	600	—	—	—	—	—	—	600
Wentworth (A)	—	—	—	—	—	—	—	1,384	1,384	1,384
Murray --- Darling (SSD)	3	3	600	—	—	—	—	1,384	1,384	1,984
Murray (SD)	28	3	3,346	7	—	429	836	2,044	2,044	6,654
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	1	1	251	—	—	—	129	90	90	470
Central Darling (A)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	1	1	251	—	—	—	129	90	90	470
NEW SOUTH WALES										
New South Wales	1,808	34	219,109	1,425	93	137,685	89,530	133,993	282,396	648,720

(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 1996 to March 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 (April 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 April 1997, the trend estimate for that month would be 1,929, a movement of -2.6%. The monthly movements in the trend estimates for January, February and March 1997, which are currently estimated to be -0.3%, -1.2% and -2.1% respectively, would be revised to -0.7%, -1.9% and -2.7%. On the other hand, a 7% seasonally adjusted decline in the number of private houses approved in April 1997 would produce a trend estimate for April 1997 of 1,828, a movement of -4.5%, with the movements in the trend estimates for January, February and March 1997 being revised to -1.4%, -3.1% and -4.4% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1997 seasonally adjusted estimate			
			is up 7% on March 1997		is down 7% on March 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
October	2,048	1.8	2,051	2.0	2,056	2.2
November	2,076	1.3	2,081	1.5	2,089	1.6
December	2,088	0.6	2,090	0.4	2,094	0.2
1997—						
January	2,081	-0.3	2,076	-0.7	2,066	-1.4
February	2,056	-1.2	2,036	-1.9	2,001	-3.1
March	2,012	-2.1	1,980	-2.7	1,914	-4.4
April	n.y.a.	n.y.a.	1,929	-2.6	1,828	-4.5

TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1997 seasonally adjusted estimate			
			is up 7% on March 1997		is down 7% on March 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
October	2,062	1.4	2,064	1.4	2,069	1.7
November	2,086	1.1	2,088	1.2	2,097	1.4
December	2,102	0.8	2,103	0.7	2,107	0.5
1997—						
January	2,107	0.2	2,106	0.1	2,094	-0.6
February	2,098	-0.4	2,091	-0.7	2,053	-2.0
March	2,072	-1.2	2,064	-1.3	1,992	-3.0
April	n.y.a.	n.y.a.	2,043	-1.0	1,935	-2.9

TOTAL NUMBER OF DWELLING UNITS APPROVED: RELIABILITY OF TREND ESTIMATES

	Revised trend estimate if April 1997 seasonally adjusted estimate					
	Trend estimate		is up 8% on March 1997		is down 8% on March 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
October	3,663	1.2	3,656	1.0	3,669	1.3
November	3,764	2.8	3,751	2.6	3,774	2.9
December	3,900	3.6	3,894	3.8	3,905	3.5
1997—						
January	4,036	3.5	4,054	4.1	4,023	3.0
February	4,158	3.0	4,191	3.4	4,088	1.6
March	4,242	2.0	4,306	2.7	4,112	0.6
April	n.y.a.	n.y.a.	4,386	1.9	4,092	-0.5

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	Revised trend estimate if April 1997 seasonally adjusted estimate					
	Trend estimate		is up 9% on March 1997		is down 9% on March 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
October	379.5	1.6	379.8	1.6	381.1	2.0
November	391.3	3.1	391.8	3.2	394.0	3.4
December	403.6	3.1	404.0	3.1	405.1	2.8
1997—						
January	413.5	2.5	412.8	2.2	409.9	1.2
February	420.0	1.6	415.8	0.7	406.2	-0.9
March	422.9	0.7	414.5	-0.3	396.4	-2.4
April	n.y.a.	n.y.a.	407.9	-1.6	380.6	-4.0

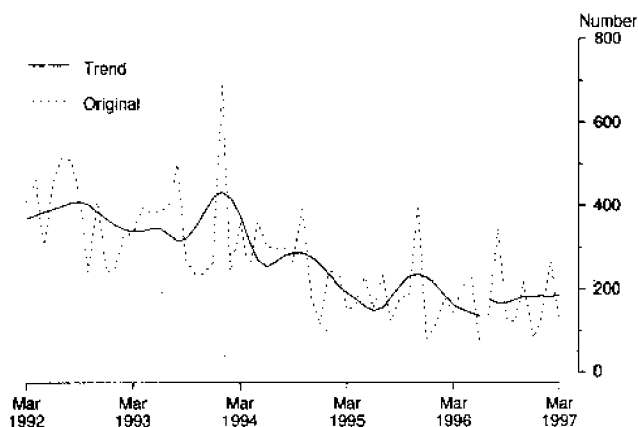
VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING: RELIABILITY OF TREND ESTIMATES

	Revised trend estimate if April 1997 seasonally adjusted estimate					
	Trend estimate		is up 8% on March 1997		is down 8% on March 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
October	95.7	3.6	95.6	3.6	95.9	3.9
November	98.4	2.9	98.4	2.9	98.9	3.1
December	99.9	1.5	99.9	1.5	100.1	1.3
1997—						
January	99.9	0.0	99.9	0.1	99.2	-0.9
February	98.9	-1.0	99.0	-0.9	96.7	-2.5
March	97.4	-1.5	98.1	-1.0	93.8	-3.0
April	n.y.a.	n.y.a.	96.9	-1.2	90.4	-3.6

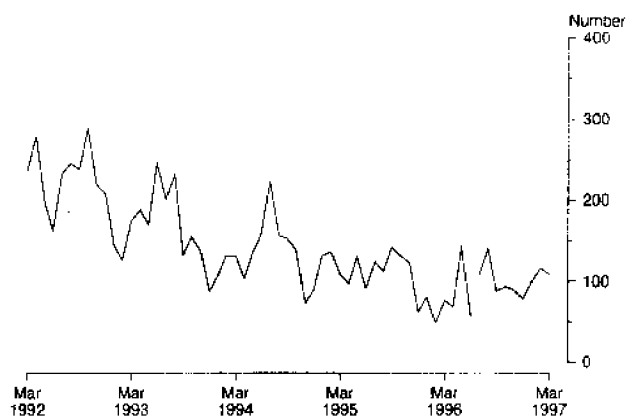
AUSTRALIAN CAPITAL TERRITORY

MAIN FEATURES

TOTAL DWELLING UNITS APPROVED,
ACT



PRIVATE SECTOR HOUSES APPROVED,
ACT



Residential building

- The trend for total dwelling units has increased by 11.4% over the last six months.
- In original terms the number of dwelling units approved in March was 122, comprising 109 new private sector houses (46 located in Gungahlin-Hall SSD and 44 located in Tuggeranong SSD).
- The value of new residential building approved in March was \$12.6 million with 2 townhouse developments contributing \$3.6 million.

- The value of alterations and additions to residential building was \$3.5 million.

Non-residential building

- The value of non-residential building approved in March was only \$3.5 million.

NOTE: Changes to the 'ACT Building, Electrical and Plumbing Control' system to produce building permits and their subsequent processing has revealed previous under-reporting of approval information. For the period July to December 1996, 165 dwelling units and total building work of \$40.5 million (16%) had been incorrectly omitted from data reported to ABS. All series for the ACT have been revised from July 1996. As further information is received and analysed, the series prior to that are likely to be revised. A trend break has been included in the graphs.

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	
1993-94	1,619	60	1,679	2,301	80	2,381	24	3,944	140	4,084	..
1994-95	1,526	7	1,533	1,062	122	1,184	4	2,592	129	2,721	..
1995-96	1,168	40	1,208	792	65	857	85	1,960	190	2,150	..
1995-96											
July-March	899	17	916	706	12	718	—	1,605	29	1,634	..
1996-97											
July-March	924	39	963	572	10	582	4	1,500	49	1,549	..
1996—											
January	81	14	95	21	—	21	—	102	14	116	209
February	49	—	49	121	9	130	—	170	9	179	185
March	76	1	77	66	—	66	—	142	1	143	162
April	69	7	76	—	45	45	85	69	137	206	150
May	142	14	156	77	—	77	—	219	14	233	142
June	58	2	60	9	8	17	—	67	10	77	135
1996—											
July	109	—	109	27	—	27	1	137	—	137	176
August	140	—	140	205	—	205	—	345	—	345	166
September	88	—	88	38	—	38	—	126	—	126	167
October	94	—	94	24	—	24	1	119	—	119	174
November	90	16	106	111	—	111	—	201	16	217	182
December	79	—	79	—	—	—	2	81	—	81	183
1997—											
January	99	16	115	16	4	20	—	115	20	135	184
February	116	—	116	151	—	151	—	267	—	267	181
March	109	7	116	—	6	6	—	109	13	122	186

(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					
1993-94	185,417	4,538	189,954	175,730	6,802	182,532	361,147	11,339	372,486	64,131	88,303	290,188	513,581	726,804
1994-95	167,590	813	168,403	94,633	9,682	104,315	262,223	10,496	272,718	60,354	91,722	275,174	412,184	608,246
1995-96	132,947	3,534	136,481	72,090	9,466	81,556	205,037	13,000	218,037	56,702	125,323	492,533	377,392	767,272
1996—														
January	9,235	1,069	10,304	1,651	—	1,651	10,886	1,069	11,955	2,561	7,838	12,793	21,285	27,309
February	5,473	—	5,473	9,721	766	10,487	15,195	766	15,960	3,348	7,197	161,953	25,740	181,261
March	8,070	80	8,150	3,971	—	3,971	12,040	80	12,121	2,729	2,443	14,760	16,751	29,610
April	8,042	460	8,502	—	7,785	7,785	8,042	8,245	16,287	12,173	7,612	18,358	18,784	46,818
May	16,547	1,204	17,752	6,393	—	6,393	22,941	1,204	24,145	4,054	5,966	109,258	32,961	137,457
June	6,756	192	6,948	629	680	1,309	7,385	872	8,257	3,228	26,521	59,402	37,104	70,887
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

(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	—	—	—	—	—	—	12	—	—	12
Braddon	—	—	—	—	—	—	—	—	—	—
Campbell	—	—	—	—	—	—	—	—	—	—
City	—	—	—	—	—	—	—	935	1,455	1,455
Dickson	—	—	—	—	—	—	—	140	140	140
Downer	—	—	—	—	—	—	41	—	—	41
Duntroon	—	—	—	—	—	—	—	—	—	—
Hackett	—	—	—	—	—	—	55	—	—	55
Kowen	—	—	—	—	—	—	—	—	—	—
Lynham	—	—	—	—	—	—	57	244	244	301
Majura	—	—	—	—	—	—	—	—	53	53
O'Connor	—	—	—	—	—	—	263	—	—	263
Reid	—	—	—	—	—	—	—	—	—	—
Russell	—	—	—	—	—	—	—	—	92	92
Turner	—	—	—	—	—	—	—	—	—	—
Watson	—	—	—	—	—	—	15	—	—	15
Total	—	—	—	—	—	—	443	1,319	1,985	2,427
BELCONNEN STATISTICAL SUBDIVISION										
Aranda	—	—	—	—	—	—	34	—	—	34
Belconnen Town Centre	—	—	—	—	—	—	—	250	250	250
Belconnen — SSD Balance	—	—	—	—	—	—	—	—	—	—
Bruce	—	—	—	—	—	—	46	—	589	636
Charnwood	—	—	—	—	—	—	—	—	—	—
Cook	—	—	—	—	—	—	35	—	—	35
Dunlop	11	2	1,360	—	—	—	—	—	—	1,360
Evatt	—	—	—	—	—	—	—	—	—	—
Florey	—	—	—	—	—	—	—	—	—	—
Flynn	—	—	—	—	—	—	—	—	—	—
Fraser	—	—	—	—	—	—	75	—	—	75
Girralang	—	—	—	—	—	—	58	—	—	58
Hawker	—	—	—	—	—	—	61	—	—	61
Higgins	—	—	—	—	—	—	23	—	—	23
Holt	4	—	299	—	—	—	—	—	—	299
Kaleen	—	—	—	—	—	—	—	—	—	—
Latham	—	—	—	—	—	—	—	—	—	—
McKellar	—	—	—	—	—	—	14	—	—	14
Macgregor	—	—	—	—	—	—	—	—	—	—
Macquarie	—	—	—	—	—	—	—	—	—	—
Melba	—	—	—	—	—	—	—	—	—	—
Page	—	—	—	—	—	—	—	—	—	—
Scullin	—	—	—	—	—	—	—	—	—	—
Spence	—	—	—	—	—	—	73	—	—	73
Weetangera	1	—	152	—	—	—	29	—	—	181
Total	16	2	1,811	—	—	—	448	250	839	3,099

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	—	—	—	—	—	—	55	—	—	55
Curtin	1	—	134	—	—	—	125	—	—	259
Farrer	—	—	—	—	—	—	77	—	—	77
Garran	—	—	—	—	—	—	166	—	—	166
Hughes	—	—	—	—	—	—	91	—	—	91
Isaacs	—	—	—	—	—	—	—	—	—	—
Lyons	—	—	—	—	—	—	54	—	—	54
Mawson	1	—	130	—	—	—	17	—	—	147
O'Malley	—	—	—	—	—	—	—	—	—	—
Pearce	—	—	—	—	—	—	14	—	—	14
Phillip	—	—	—	—	—	—	—	—	—	—
Torrens	—	—	—	—	—	—	—	—	—	—
Total	2	—	264	—	—	—	598	—	—	862
WESTON CREEK-STROMLO STATISTICAL SUBDIVISION										
Chapman	—	—	—	—	—	—	73	—	—	73
Duffy	—	—	—	—	—	—	17	—	—	17
Fisher	—	—	—	—	—	—	—	—	—	—
Holder	—	—	—	—	—	—	34	—	—	34
Rivett	—	—	—	—	—	—	—	—	—	—
Stirling	—	—	—	—	—	—	56	—	—	56
Stromlo	—	—	—	—	—	—	—	—	—	—
Waramanga	—	—	—	—	—	—	—	—	—	—
Weston	—	—	—	—	—	—	112	—	—	112
Weston Creek-Stromlo — SSD Balance	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	291	—	—	291
TUGGERANONG STATISTICAL SUBDIVISION										
Banks	1	—	117	—	—	—	35	—	—	152
Bonython	23	—	2,012	—	—	—	88	—	—	2,099
Calwell	—	—	—	—	—	—	96	—	—	96
Chisholm	—	—	—	—	—	—	58	—	—	58
Conder	20	1	2,245	—	—	—	15	—	—	2,260
Fadden	—	—	—	—	—	—	50	—	—	50
Gilmore	—	—	—	—	—	—	15	—	—	15
Gordon	—	—	—	—	—	—	59	—	—	59
Gowrie	—	—	—	—	—	—	—	—	—	—
Greenway	—	—	—	—	—	—	—	—	431	431
Isabella Plains	—	—	—	—	—	—	—	—	—	—
Kambah	—	—	—	—	4	319	91	—	—	410
Macarthur	—	—	—	—	—	—	57	—	—	57
Monash	—	—	—	—	—	—	181	—	—	181
Oxley	—	—	—	—	—	—	—	—	—	—
Richardson	—	—	—	—	—	—	92	—	—	92
Theodore	—	—	—	—	—	—	11	—	—	11
Tuggeranong — SSD Balance	—	—	—	—	—	—	—	—	—	—
Wanniassa	—	—	—	—	—	—	148	—	—	148
Total	44	1	4,374	—	4	319	995	—	431	6,120

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	—	—	—	—	—	—	75	—	—	75
Deakin	—	—	—	—	—	—	144	—	—	144
Forrest	—	—	—	—	—	—	48	—	—	48
Fyshwick	—	—	—	—	—	—	—	—	—	—
Griffith	—	—	—	—	—	—	81	130	130	211
Harman	—	—	—	—	—	—	—	—	—	—
Hume	—	—	—	—	—	—	—	—	—	—
Jerrabomberra	—	—	—	—	—	—	—	—	—	—
Kingston	—	—	—	—	—	—	—	—	—	—
Narrabundah	—	—	—	—	—	—	36	—	—	36
Oaks Estate	—	—	—	—	—	—	—	—	—	—
Parkes	—	—	—	—	—	—	—	—	53	53
Pialligo	—	—	—	—	—	—	—	—	—	—
Red Hill	—	—	—	—	—	—	66	—	—	66
Symonston	—	—	—	—	—	—	—	—	—	—
Yarralumla	1	—	286	—	—	—	166	78	78	530
Total	1	—	286	—	—	—	616	208	261	1,163
GUNGAHLIN-HALL STATISTICAL SUBDIVISION										
Amaroo	7	—	819	—	—	—	—	—	—	819
Gungahlin-Hall — SSD Balance	—	—	—	—	—	—	—	—	—	—
Hall	—	—	—	—	—	—	15	—	—	15
Mitchell	—	—	—	—	—	—	—	—	—	—
Ngunnawal	35	—	3,498	—	2	160	17	—	—	3,675
Nicholls	4	4	1,073	—	—	—	—	—	—	1,073
Palmerston	—	—	—	—	—	—	38	—	—	38
Total	46	4	5,390	—	2	160	70	—	—	5,620
AUSTRALIAN CAPITAL TERRITORY										
AUSTRALIAN CAPITAL TERRITORY	109	7	12,125	—	6	479	3,462	1,777	3,517	19,582

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

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

Scope and Coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

(a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.

(b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings etc.).

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

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

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

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

Building Classification

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

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

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

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

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

Seasonal Adjustment

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

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

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

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

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

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

Trend Estimates

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

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

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

Estimates at Constant Prices

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

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

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

Australian Standard Geographical Classification (ASGC)

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

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

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

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

- (b) *Statistical Subdivisions (SSDs)*. These consist of one or more SLAs and form the intermediate size spatial unit for the presentation of regional data.

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

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

Unpublished Data and Related Publications

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

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

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

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

Symbols and Other Usages

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

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

GREGORY W. BRAY
 Regional Director
 New South Wales

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