

BUILDING APPROVALS, NEW SOUTH WALES AND AUSTRALIAN CAPITAL TERRITORY, NOVEMBER 1996

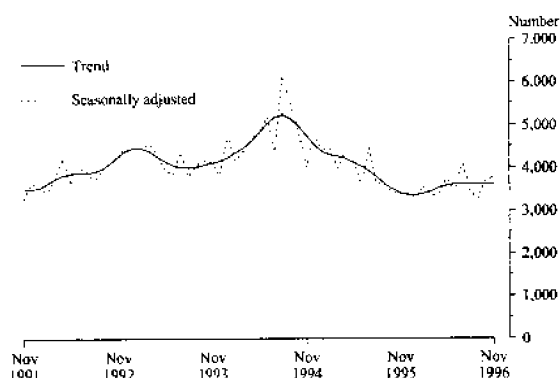
NEW SOUTH WALES

MAIN FEATURES

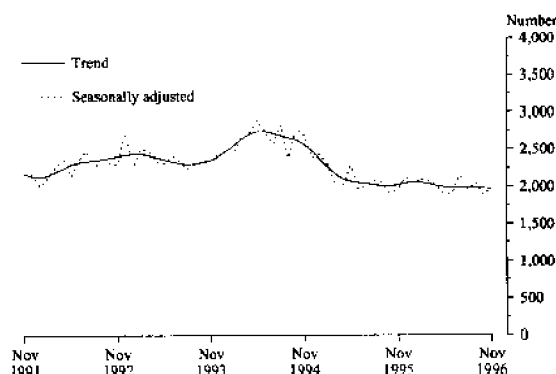
NUMBER OF DWELLING UNITS APPROVED

	November 1995	October 1996	November 1996	November 1995 to November 1996 change	October 1996 to November 1996 change
Original series	3,787	3,829	4,080	7.7%	6.6%
Seasonally adjusted	3,363	3,671	3,786	12.6%	3.1%
Trend estimate	3,400	3,603	3,603	6.0%	0.0%

TOTAL DWELLING UNITS APPROVED, NSW



PRIVATE SECTOR HOUSES APPROVED, NSW



Residential Building

- The trend for private sector houses decreased by 0.5% in November. While this is the fourth consecutive fall the trend is only 2.6% down on a year ago.
- The trend for total dwelling units remains flat with no change in November and a fall of just 0.4% since July. The series has shown low growth over the last year, increasing 6.0%.
- In original terms the total number of dwelling units approved was 4,080, an increase of 6.6% on October. Of this total 2,031 were private sector house approvals. There were 463 dwelling units created by conversions, the highest level since September 1994.

Non-residential building

- The value of non-residential projects approved in November was \$880.8million. Of the total, entertainment and recreation projects accounted for \$504.5 million with 4 projects in this sector contributing \$491.5 million. The Olympic Games stadium has been included in this category of building work.
- There were 13 projects valued at \$5 million or more and 29 projects in the \$1 million to less than \$5 million category.

NOTE: Some figures for New South Wales included in *BUILDING APPROVALS, AUSTRALIA, November 1996 (8731.0)* released on Tuesday 7 January are incorrect. A private office project valued at \$20.3 million and a private retail project valued at \$13.6 were found to be duplicated and were subsequently deleted. This New South Wales publication for November 1996 contains the correct information. Revised figures for November will be included in the December issue of *Building Approvals, Australia*.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Jeff Bulger 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-November—										
1995-96	5,701	143	5,844	6,163	384	6,547	251	12,115	527	12,642
1996-97	5,422	29	5,451	5,483	504	5,987	969	11,864	543	12,407
1995—										
September	1,177	74	1,251	1,225	10	1,235	81	2,483	84	2,567
October	1,042	7	1,049	988	33	1,021	51	2,081	40	2,121
November	1,110	38	1,148	1,249	14	1,263	40	2,399	52	2,451
December	871	21	892	873	41	914	22	1,766	62	1,828
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	1,273	328	1,601	105	2,494	341	2,835
August	1,075	7	1,082	950	33	983	103	2,122	46	2,168
September	1,174	1	1,175	816	47	863	95	2,085	48	2,133
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
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-November—										
1995-96	10,757	206	10,963	7,453	568	8,021	376	18,586	774	19,360
1996-97	10,716	58	10,774	6,715	775	7,490	1,048	18,467	845	19,312
1995—										
September	2,205	81	2,286	1,427	56	1,483	99	3,731	137	3,868
October	1,992	34	2,026	1,269	75	1,344	63	3,324	109	3,433
November	2,164	49	2,213	1,472	14	1,486	88	3,724	63	3,787
December	1,707	26	1,733	1,095	69	1,164	26	2,828	95	2,923
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	1,548	469	2,017	132	3,984	486	4,470
August	2,074	12	2,086	1,196	35	1,231	109	3,373	53	3,426
September	2,297	8	2,305	1,037	55	1,092	110	3,443	64	3,507
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

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

TABLE 2. VALUE OF BUILDING APPROVED, 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	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-November—														
1995-96	682.1	14.4	696.5	782.3	27.4	809.7	1,464.4	41.8	1,506.3	340.3	988.8	1,295.7	2,791.4	3,142.3
1996-97	687.7	3.5	691.2	583.9	43.2	627.1	1,271.6	46.7	1,318.3	401.5	2,017.8	2,401.1	3,682.3	4,120.9
1995—														
September	139.3	8.2	147.6	131.0	1.0	132.0	270.3	9.2	279.5	73.0	170.4	198.9	513.6	551.4
October	121.8	0.8	122.6	104.8	2.9	107.7	226.6	3.7	230.3	63.9	221.3	370.7	511.0	664.9
November	135.2	3.3	138.5	144.3	0.9	145.2	279.5	4.2	283.7	68.9	136.8	187.7	484.9	540.3
December	114.7	2.0	116.7	75.9	2.5	78.4	190.6	4.5	195.1	56.7	110.0	127.7	357.2	379.5
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	132.9	28.6	161.5	275.2	29.9	305.0	74.8	132.9	185.6	479.3	565.5
August	133.3	1.4	134.7	102.3	2.2	104.6	235.6	3.7	239.3	69.4	345.5	385.4	647.0	694.2
September	147.5	0.1	147.6	74.9	4.0	78.8	222.4	4.1	226.4	75.1	248.4	351.0	545.8	652.5
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
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-November—														
1995-96	1,186.6	20.9	1,207.5	878.3	40.2	918.5	2,064.9	61.0	2,126.0	452.2	1,281.5	1,691.9	3,796.3	4,270.1
1996-97	1,238.5	6.8	1,245.2	676.7	64.2	740.9	1,915.1	71.0	1,986.1	513.6	2,309.8	2,867.9	4,729.4	5,367.7
1995—														
September	242.1	9.3	251.3	148.4	4.1	152.4	390.5	13.3	403.8	95.3	219.3	255.6	705.0	754.6
October	213.7	3.4	217.0	124.9	5.4	130.3	338.6	8.8	347.4	86.3	271.1	431.9	695.1	865.5
November	239.3	4.5	243.8	161.8	0.9	162.7	401.1	5.5	406.5	95.1	200.7	310.3	696.7	812.0
December	199.2	2.5	201.7	91.3	4.3	95.6	290.5	6.8	297.3	73.2	163.1	192.7	526.7	563.2
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	153.1	39.0	192.1	420.2	40.6	460.9	100.2	212.1	289.0	729.0	850.0
August	235.6	1.9	237.5	119.1	2.4	121.6	354.8	4.3	359.1	89.5	405.2	480.0	845.9	928.6
September	262.0	0.9	262.9	94.7	4.8	99.5	356.7	5.7	362.4	95.5	312.0	468.4	764.0	926.3
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

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

Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1995—						
September	2,043	2,147	3,449	3,619	365.3	81.4
October	1,906	1,961	3,255	3,405	355.2	81.2
November	1,977	2,001	3,314	3,363	363.9	88.7
December	2,117	2,182	3,322	3,387	344.3	92.1
1996—						
January	2,050	2,052	3,115	3,284	325.6	95.5
February	2,101	2,105	3,412	3,545	347.3	86.5
March	2,063	2,066	3,245	3,348	322.1	89.1
April	2,002	1,981	3,235	3,387	352.0	86.5
May	1,895	1,920	3,719	3,738	425.2	88.6
June	1,905	1,953	3,288	3,407	326.6	90.4
July	2,150	2,155	3,534	4,166	404.5	93.5
August	1,952	1,981	3,363	3,418	372.4	84.6
September	2,053	2,107	3,148	3,258	324.8	82.9
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
TREND ESTIMATES						
1995—						
September	2,007	2,067	3,427	3,624	388.7	82.9
October	2,005	2,062	3,338	3,492	369.4	84.8
November	2,022	2,070	3,277	3,400	350.3	87.5
December	2,046	2,080	3,249	3,353	339.0	89.3
1996—						
January	2,056	2,074	3,252	3,345	335.9	90.1
February	2,052	2,059	3,284	3,383	340.4	90.1
March	2,033	2,036	3,331	3,446	348.1	89.7
April	2,009	2,014	3,381	3,523	358.3	89.3
May	1,991	2,003	3,408	3,582	366.9	88.1
June	1,986	2,007	3,413	3,613	371.4	87.3
July	1,990	2,016	3,404	3,618	371.5	87.6
August	1,992	2,019	3,403	3,611	369.9	89.3
September	1,988	2,013	3,417	3,602	369.0	92.6
October	1,979	2,001	3,447	3,603	369.3	97.2
November	1,970	1,987	3,474	3,603	369.4	102.3

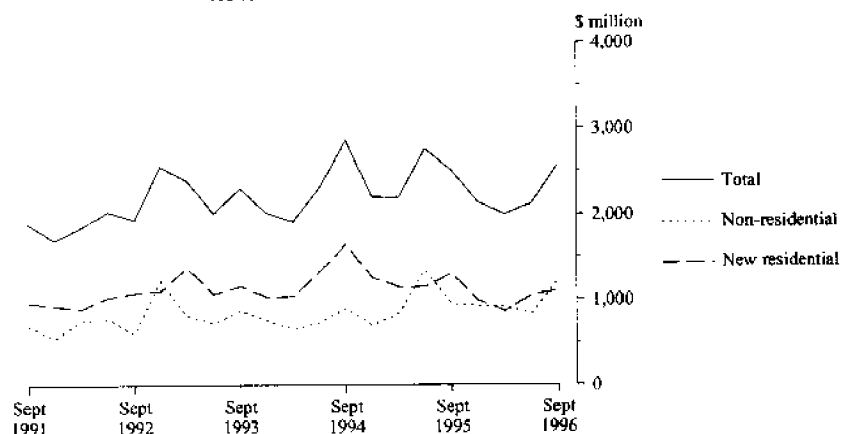
(a) See paragraphs 17-24 of the Explanatory Notes. (b) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1993-94	2,870.6	2,920.5	1,640.7	4,561.2	977.0	1,984.8	3,021.2	7,424.4	8,559.4
1994-95	2,849.3	2,889.0	2,334.3	5,223.2	1,011.7	2,851.1	3,789.3	8,981.6	10,024.2
1995-96	2,424.4	2,457.0	1,769.8	4,226.8	934.8	2,663.8	3,621.0	7,741.0	8,782.7
1995—									
June qtr	659.6	668.4	484.4	1,152.8	256.6	1,241.6	1,345.5	2,595.3	2,754.9
Sept. qtr	665.2	676.9	638.8	1,315.7	245.4	807.2	947.0	2,339.0	2,508.1
Dec. qtr	583.3	592.6	395.8	988.4	227.7	631.1	929.2	1,842.9	2,145.3
1996 .									
Mar. qtr	574.2	582.0	284.7	866.7	221.5	654.5	915.0	1,725.0	2,003.2
June qtr	601.8	605.5	450.5	1,056.0	240.2	571.1	829.8	1,834.0	2,126.0
Sept. qtr	682.2	686.2	415.7	1,101.9	254.4	913.0	1,215.5	2,229.6	2,571.8

(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**

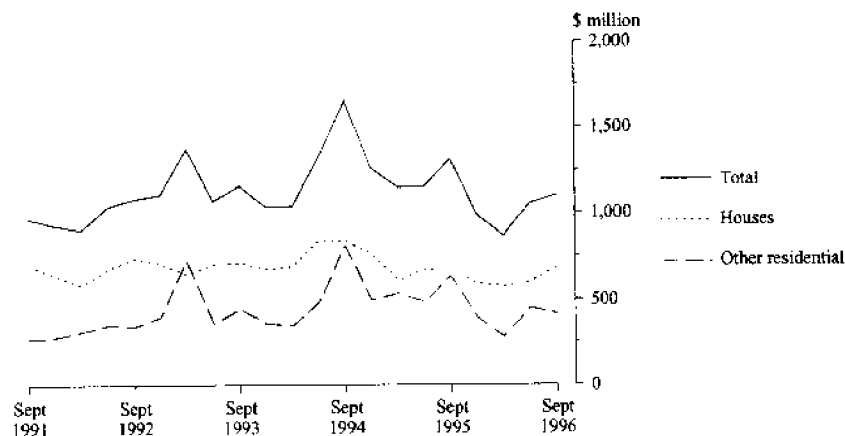


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, NSW
(**\$ million**)

	1994-95	1995-96	July-November		1996		
Class of building			1995-96	1996-97	September	October	November
PRIVATE SECTOR							
New houses	3,101.6	2,700.0	1,186.6	1,238.5	262.0	237.7	236.1
New other residential buildings	2,106.8	1,637.1	878.3	676.7	94.7	136.7	173.0
Total new residential building	5,208.3	4,337.1	2,064.9	1,915.1	356.7	374.4	409.1
Alterations and additions to residential buildings	1,093.7	1,027.6	449.9	504.4	95.3	96.3	130.3
Hotels, etc.	284.4	99.6	21.7	129.1	6.5	8.0	46.8
Shops	587.5	562.8	284.8	432.0	45.9	99.3	37.8
Factories	381.2	351.7	156.4	229.0	57.1	28.5	71.0
Offices	348.1	432.4	243.3	583.5	61.4	425.5	46.8
Other business premises	354.2	593.8	273.4	212.5	76.6	43.9	16.8
Educational	99.2	122.5	54.0	58.8	19.3	8.2	5.0
Religious	33.7	50.5	26.3	14.0	3.7	1.3	5.8
Health	75.5	83.3	20.3	51.9	3.9	34.1	6.2
Entertainment and recreational	574.8	300.3	162.5	570.0	31.8	12.1	477.1
Miscellaneous	73.7	87.7	38.8	28.9	5.8	4.2	2.0
Total non-residential building	2,812.5	2,684.7	1,281.5	2,309.8	312.0	665.2	715.3
Total	9,114.5	8,049.4	3,796.3	4,729.4	764.0	1,135.8	1,254.6
PUBLIC SECTOR							
New houses	43.2	36.2	20.9	6.8	0.9	2.0	0.3
New other residential buildings	125.0	103.7	40.2	64.2	4.8	9.1	8.9
Total new residential building	168.3	139.9	61.0	71.0	5.7	11.1	9.2
Alterations and additions to residential buildings	7.3	13.8	2.3	9.2	0.2	0.6	1.4
Hotels, etc.	2.3	1.0	0.1	4.1	—	4.0	—
Shops	19.4	32.3	15.3	49.4	42.9	2.2	2.6
Factories	8.3	5.5	1.6	21.6	7.6	0.5	—
Offices	157.1	145.4	79.1	92.4	45.3	19.8	6.4
Other business premises	85.2	147.2	70.6	113.0	8.8	2.5	96.8
Educational	237.7	251.9	81.7	152.4	42.9	23.9	19.9
Religious	—	—	—	0.1	—	—	—
Health	239.7	256.7	118.0	31.6	3.8	6.4	4.3
Entertainment and recreational	51.7	83.5	29.1	64.0	2.0	20.1	27.4
Miscellaneous	119.5	42.0	14.9	29.7	3.0	5.5	8.0
Total non-residential building	920.9	965.6	410.4	558.1	156.4	84.7	165.5
Total	1,096.5	1,119.3	473.7	638.3	162.3	96.4	176.0
TOTAL							
New houses	3,144.8	2,736.2	1,207.5	1,245.2	262.9	239.7	236.3
New other residential buildings	2,231.8	1,740.8	918.5	740.9	99.5	145.7	181.9
Total new residential building	5,376.6	4,477.0	2,126.0	1,986.1	362.4	385.5	418.2
Alterations and additions to residential buildings	1,101.0	1,041.4	452.2	513.6	95.5	96.8	131.6
Hotels, etc.	286.7	100.6	21.8	133.1	6.5	12.0	46.8
Shops	607.0	595.1	300.1	481.4	88.8	101.5	40.3
Factories	389.5	357.2	158.0	250.6	64.7	29.0	71.0
Offices	505.2	577.8	322.4	675.9	106.7	445.3	53.2
Other business premises	439.4	741.0	344.0	325.5	85.5	46.3	113.7
Educational	336.9	374.4	135.7	211.2	62.2	32.1	24.9
Religious	33.7	50.5	26.3	14.1	3.7	1.3	5.8
Health	315.2	340.1	138.3	83.5	7.7	40.5	10.5
Entertainment and recreational	626.5	383.8	191.7	634.0	33.9	32.1	504.5
Miscellaneous	193.3	129.7	53.6	58.6	8.8	9.7	10.1
Total non-residential building	3,733.4	3,650.2	1,691.9	2,867.9	468.4	749.8	880.8
Total	10,211.0	9,168.6	4,270.1	5,367.7	926.3	1,232.2	1,430.6

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1996—												
September	13	1.4	6	2.0	1	1.0	2	2.2	—	—	22	6.5
October	14	1.7	8	2.2	7	4.1	1	4.0	—	—	30	12.0
November	12	1.3	1	0.3	2	1.3	2	5.4	1	38.5	18	46.8
SHOPS												
1996—												
September	116	10.1	23	6.6	9	6.2	10	25.7	2	40.2	160	88.8
October	103	8.8	22	6.3	11	7.1	5	6.5	4	72.8	145	101.5
November	80	6.7	15	4.6	7	4.7	4	7.8	1	16.5	107	40.3
FACTORIES												
1996—												
September	25	2.4	23	7.7	12	8.9	15	25.9	2	19.8	77	64.7
October	32	3.2	20	6.5	3	2.0	4	6.2	1	11.0	60	29.0
November	24	2.6	21	6.4	9	6.4	3	4.7	3	51.0	60	71.0
OFFICES												
1996—												
September	65	6.0	17	4.9	4	3.1	4	6.6	4	86.0	94	106.7
October	68	6.5	27	7.6	8	5.0	10	21.2	2	405.0	115	445.3
November	68	6.6	29	8.1	8	5.4	4	6.5	2	26.6	111	53.2
OTHER BUSINESS PREMISES												
1996—												
September	30	2.7	20	5.9	6	4.7	10	21.9	2	50.3	68	85.5
October	46	3.8	12	3.4	1	1.0	8	20.2	2	18.0	69	46.3
November	31	2.9	22	6.5	6	4.3	5	10.0	1	90.0	65	113.7
EDUCATIONAL												
1996—												
September	12	1.4	12	4.0	5	4.2	10	27.8	3	24.8	42	62.2
October	12	1.2	7	2.2	9	6.0	8	17.4	1	5.3	37	32.1
November	22	2.2	12	4.2	7	4.8	5	8.7	1	5.0	47	24.9

**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												
1996—												
September	4	0.4	2	0.4	—	—	2	2.9	—	—	8	3.7
October	5	0.5	3	0.8	—	—	—	—	—	—	8	1.3
November	5	0.5	—	—	1	0.8	1	4.5	—	—	7	5.8
HEALTH												
1996—												
September	8	0.8	7	1.7	2	1.5	2	3.7	—	—	19	7.7
October	6	0.5	4	1.3	2	1.2	3	5.7	1	31.8	16	40.5
November	15	1.7	6	1.9	4	2.1	3	4.8	—	—	28	10.5
ENTERTAINMENT AND RECREATIONAL												
1996—												
September	28	2.9	14	4.6	5	3.7	6	9.2	1	13.5	54	33.9
October	21	2.0	9	2.6	6	3.5	10	19.0	1	5.0	47	32.1
November	30	2.9	8	2.2	6	3.5	2	4.3	4	491.5	50	504.5
MISCELLANEOUS												
1996—												
September	22	2.4	6	1.7	1	0.9	2	3.7	—	—	31	8.8
October	19	1.8	13	3.7	5	3.1	1	1.1	—	—	38	9.7
November	27	2.9	12	3.6	6	3.6	—	—	—	—	45	10.1
TOTAL NON-RESIDENTIAL BUILDING												
1996—												
September	323	30.4	130	39.5	45	34.3	63	129.6	14	234.6	575	468.4
October	326	29.9	125	36.7	52	33.0	50	101.3	12	548.9	565	749.8
November	314	30.2	126	37.8	56	36.9	29	56.7	13	719.1	538	880.8

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

<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>	1,047	133,995	—	—	1,047	133,995
Brick, stone, or concrete	113	22,418	—	—	113	22,418
Brick-veneer	816	92,249	—	—	816	92,249
Timber	21	2,134	—	—	21	2,134
Fibre cement	13	1,278	—	—	13	1,278
Other materials	84	15,915	—	—	84	15,915
Other residential buildings	1,280	158,612	52	3,880	1,332	162,492
Total residential buildings	2,327	292,607	52	3,880	2,379	296,487
HUNTER STATISTICAL DIVISION						
<i>Houses</i>	252	27,250	—	—	252	27,250
Brick, stone, or concrete	8	909	—	—	8	909
Brick-veneer	215	23,519	—	—	215	23,519
Timber	10	911	—	—	10	911
Fibre cement	9	590	—	—	9	590
Other materials	10	1,320	—	—	10	1,320
Other residential buildings	85	6,700	31	2,491	116	9,192
Total residential buildings	337	33,951	31	2,491	368	36,442
ILLAWARRA STATISTICAL DIVISION						
<i>Houses</i>	172	19,044	—	—	172	19,044
Brick, stone, or concrete	5	507	—	—	5	507
Brick-veneer	136	15,231	—	—	136	15,231
Timber	6	467	—	—	6	467
Fibre cement	5	274	—	—	5	274
Other materials	20	2,564	—	—	20	2,564
Other residential buildings	16	1,050	16	1,683	32	2,733
Total residential buildings	188	20,094	16	1,683	204	21,776
BALANCE OF NEW SOUTH WALES						
<i>Houses</i>	560	55,773	2	257	562	56,030
Brick, stone, or concrete	46	5,746	—	—	46	5,746
Brick-veneer	361	39,026	1	147	362	39,173
Timber	59	4,083	—	—	59	4,083
Fibre cement	39	2,206	—	—	39	2,206
Other materials	55	4,712	1	110	56	4,822
Other residential buildings	92	6,653	12	840	104	7,493
Total residential buildings	652	62,426	14	1,097	666	63,522
NEW SOUTH WALES						
<i>Houses</i>	2,031	236,061	2	257	2,033	236,318
Brick, stone, or concrete	172	29,581	—	—	172	29,581
Brick-veneer	1,528	170,026	1	147	1,529	170,173
Timber	96	7,594	—	—	96	7,594
Fibre cement	66	4,349	—	—	66	4,349
Other materials	169	24,512	1	110	170	24,622
Other residential buildings	1,473	173,016	111	8,893	1,584	181,910
Total residential buildings	3,504	409,077	113	9,150	3,617	418,228

(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, NOVEMBER 1996

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	1,047	128	190	318	253	341	420	1,014	1,332	2,379
Hunter	252	62	15	77	39	—	—	39	116	368
Illawarra	172	8	8	16	16	—	—	16	32	204
Richmond — Tweed	115	20	—	20	6	—	—	6	26	141
Mid-North Coast	125	10	5	15	6	—	—	6	21	146
Northern	24	2	3	5	12	—	—	12	17	41
North Western	47	—	—	—	6	—	—	6	6	53
Central West	77	4	—	4	—	—	—	—	4	81
South Eastern	78	4	—	4	8	—	—	8	12	90
Murrumbidgee	47	4	—	4	—	—	—	—	4	51
Murray	48	5	—	5	9	—	—	9	14	62
Far West	1	—	—	—	—	—	—	—	—	1
New South Wales	2,033	247	221	468	355	341	420	1,116	1,584	3,617
VALUE (\$'000)										
Sydney	133,995	9,270	19,267	28,538	18,518	28,995	86,442	133,955	162,492	296,487
Hunter	27,250	5,359	1,206	6,565	2,626	—	—	2,626	9,192	36,442
Illawarra	19,044	510	540	1,050	1,683	—	—	1,683	2,733	21,776
Richmond — Tweed	10,246	1,550	—	1,550	505	—	—	505	2,055	12,301
Mid-North Coast	12,272	953	400	1,353	348	—	—	348	1,701	13,973
Northern	2,573	162	350	512	801	—	—	801	1,313	3,886
North Western	4,863	—	—	—	350	—	—	350	350	5,213
Central West	7,607	278	—	278	—	—	—	—	278	7,885
South Eastern	8,232	326	—	326	400	—	—	400	726	8,958
Murrumbidgee	5,119	320	—	320	—	—	—	—	320	5,439
Murray	5,001	310	—	310	440	—	—	440	750	5,751
Far West	117	—	—	—	—	—	—	—	—	117
New South Wales	236,318	19,039	21,764	40,802	25,670	28,995	86,442	141,107	181,910	418,228

(a) Excludes Conversions, etc.

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE, NSW

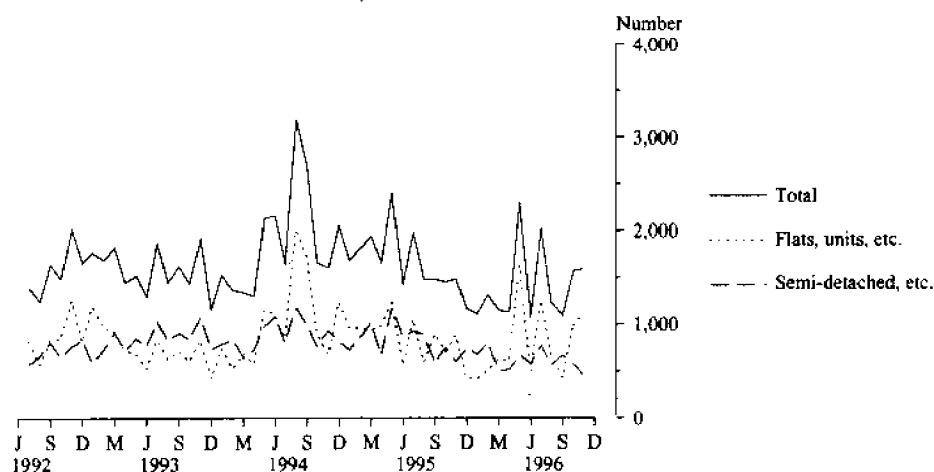


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, NOVEMBER 1996

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION										
Botany (A)	1	—	100	—	—	—	141	580	580	821
Leichhardt (A)	1	—	200	—	—	—	155	530	530	885
Marrickville (A)	—	—	—	—	—	—	444	4,555	4,555	4,999
South Sydney (C)	1	—	200	17	—	1,025	16,839	1,355	2,406	20,470
Sydney (C) — Inner & Remainder	—	—	—	279	—	69,000	26,016	91,127	100,943	195,959
Inner Sydney (SSD)	3	—	500	296	—	70,025	43,594	98,147	109,014	223,134
Randwick (C)	5	—	708	97	—	7,196	2,046	3,280	5,033	14,983
Waverley (A)	4	—	890	—	—	—	2,949	1,410	1,410	5,249
Woolahra (A)	4	—	2,725	25	—	7,100	6,962	6,342	6,526	23,313
Eastern Suburbs (SSD)	13	—	4,323	122	—	14,296	11,957	11,032	12,969	43,545
Hurstville (C)	12	—	1,712	16	—	1,000	1,131	335	497	4,340
Kogarah (A)	8	—	1,384	22	—	2,060	1,418	530	641	5,503
Rockdale (C)	14	—	2,000	3	—	200	1,122	4,692	4,692	8,014
Sutherland Shire (A)	38	—	5,422	99	—	11,804	3,640	1,966	2,381	23,247
St George — Sutherland (SSD)	72	—	10,517	140	—	15,064	7,312	7,523	8,212	41,104
Bankstown (C)	14	—	1,608	21	—	1,488	1,837	24,356	25,004	29,937
Canterbury (A)	5	—	769	36	22	3,874	2,397	525	1,775	8,814
Canterbury — Bankstown (SSD)	19	—	2,376	57	22	5,362	4,235	24,881	26,779	38,752
Fairfield (C)	37	—	4,072	11	7	1,203	518	8,965	11,645	17,437
Liverpool (C)	177	—	18,435	41	23	4,403	765	2,030	3,393	26,996
Fairfield — Liverpool (SSD)	214	—	22,507	52	30	5,605	1,284	10,995	15,037	44,433
Camden (A)	71	—	6,885	—	—	—	272	670	1,474	8,631
Campbelltown (C)	56	—	5,408	4	—	285	973	8,794	10,082	16,748
Wollondilly (A)	18	—	2,409	—	—	—	333	170	846	3,589
Outer South Western Sydney (SSD)	145	—	14,702	4	—	285	1,579	9,634	12,403	28,968
Ashfield (A)	—	—	—	—	—	—	926	195	195	1,121
Burwood (A)	2	—	295	—	—	—	657	110	110	1,062
Concord (A)	1	—	160	—	—	—	500	122	122	782
Drummoyne (A)	1	—	350	22	—	1,861	1,026	100	100	3,337
Strathfield (A)	14	—	2,004	—	—	—	332	200	200	2,535
Inner Western Sydney (SSD)	18	—	2,809	22	—	1,861	3,441	727	727	8,837

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, NOVEMBER 1996—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION—continued										
Auburn (A)	3	—	487	—	—	—	489	453,050	567,564	568,540
Holroyd (C)	12	—	1,661	89	—	6,162	637	1,867	2,007	10,467
Parramatta (C)	6	—	949	24	—	1,575	1,423	5,360	6,443	10,391
Central Western Sydney (SSD)	21	—	3,097	113	—	7,737	2,550	460,277	576,014	589,398
Blue Mountains (C)	27	—	2,927	2	—	200	1,610	406	3,437	8,174
Hawkesbury (C)	45	—	4,391	2	—	120	926	1,625	3,057	8,494
Penrith (C)	57	—	6,431	74	—	3,815	1,528	13,327	18,937	30,711
Outer Western Sydney (SSD)	129	—	13,749	78	—	4,135	4,064	15,358	25,430	47,379
Baulkham Hills (A)	40	—	7,178	114	—	11,504	1,161	430	430	20,273
Blacktown (C)	65	—	7,192	2	—	157	976	2,672	3,885	12,210
Blacktown — Baulkham Hills (SSD)	105	—	14,370	116	—	11,661	2,137	3,102	4,315	32,483
Hunter's Hill (A)	—	—	—	—	—	—	—	—	—	—
Lane Cove (A)	7	—	1,405	39	—	3,767	2,231	585	585	7,988
Mosman (A)	—	—	—	2	—	600	1,182	—	527	2,309
North Sydney (A)	1	—	160	10	—	1,820	2,226	2,375	2,375	6,581
Ryde (C)	8	—	1,802	16	—	1,260	991	22,795	22,795	26,848
Willoughby (C)	7	—	1,275	—	—	—	3,110	2,875	3,622	8,007
Lower Northern Sydney (SSD)	23	—	4,641	67	—	7,447	9,740	28,630	29,904	51,733
Hornsby (A)	50	—	7,049	49	—	4,362	2,465	1,873	1,873	15,749
Ku-ring-gai (A)	24	—	6,749	2	—	290	5,693	1,048	1,048	13,780
Hornsby — Ku-ring-gai (SSD)	74	—	13,798	51	—	4,652	8,159	2,921	2,921	29,529
Manly (A)	9	—	2,046	2	—	220	1,453	360	422	4,142
Pittwater (A)	24	—	5,421	64	—	6,780	2,154	70	70	14,425
Warringah (A)	18	—	3,417	27	—	2,594	4,167	3,263	3,263	13,441
Northern Beaches (SSD)	51	—	10,884	93	—	9,594	7,774	3,693	3,755	32,008
Gosford (C)	69	—	8,037	25	—	2,410	1,746	1,089	1,089	13,282
Wyong (A)	91	—	7,685	44	—	2,358	1,069	4,885	4,885	15,997
Gosford — Wyong (SSD)	160	—	15,722	69	—	4,768	2,815	5,974	5,974	29,279
Sydney (SD)	1,047	—	133,995	1,280	52	162,492	110,639	682,894	833,455	1,240,582

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, NOVEMBER 1996—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
HUNTER STATISTICAL DIVISION										
Cessnock (C)	9	—	793	—	7	630	403	1,409	1,409	3,234
Lake Macquarie (C)	90	—	10,828	48	—	3,658	2,230	3,527	3,843	20,559
Maitland (C)	42	—	3,719	10	—	592	395	680	1,380	6,086
Newcastle (C) — Inner & Remainder	16	—	1,545	7	—	680	1,374	1,997	3,320	6,920
Port Stephens (A)	34	—	3,871	12	18	2,418	325	805	805	7,420
Newcastle (SSD)	191	—	20,757	77	25	7,979	4,728	8,418	10,756	44,220
Dungog (A)	4	—	280	—	—	—	79	665	665	1,024
Gloucester (A)	3	—	320	—	—	—	10	—	—	330
Great Lakes (A)	28	—	3,147	8	6	1,213	190	60	60	4,610
Merriwa (A)	1	—	48	—	—	—	60	—	—	108
Murrumbidgee (A)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (A)	7	—	608	—	—	—	178	50	50	835
Scone (A)	4	—	421	—	—	—	44	—	—	465
Singleton (A)	14	—	1,670	—	—	—	207	520	848	2,725
Hunter SD Balance (SSD)	61	—	6,493	8	6	1,213	767	1,295	1,622	10,095
Hunter (SD)	252	—	27,250	85	31	9,192	5,495	9,712	12,378	54,315
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	14	—	1,760	2	—	150	467	—	—	2,377
Shellharbour (A)	26	—	2,817	2	—	130	675	166	166	3,788
Wollongong (C)	64	—	7,409	8	—	510	2,186	2,878	5,752	15,857
Wollongong (SSD)	104	—	11,987	12	—	790	3,328	3,044	5,918	22,022
Shoalhaven (C)	58	—	6,117	4	16	1,943	843	550	1,701	10,603
Wingecarribee (A)	10	—	940	—	—	—	533	525	525	1,998
Illawarra SD Balance (SSD)	68	—	7,057	4	16	1,943	1,376	1,075	2,226	12,601
Illawarra (SD)	172	—	19,044	16	16	2,733	4,703	4,119	8,144	34,624
RICHMOND—TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	33	—	3,430	13	—	879	313	55	55	4,677
Tweed Heads (SSD)	33	—	3,430	13	—	879	313	55	55	4,677
Ballina (A)	18	—	1,755	9	—	875	171	312	312	3,113
Byron (A)	16	—	1,230	2	—	166	189	405	405	1,990
Casino (A)	—	—	—	2	—	135	69	—	—	204
Kyogle (A)	5	—	202	—	—	—	48	91	91	341
Lismore (C)	15	—	1,174	—	—	—	135	230	230	1,539
Richmond River (A)	5	—	318	—	—	—	154	—	—	472
Tweed (A) Pt B	23	—	2,138	—	—	—	329	300	300	2,767
Richmond — Tweed SD Balance (SSD)	82	—	6,816	13	—	1,176	1,096	1,338	1,338	10,426
Richmond — Tweed (SD)	115	—	10,246	26	—	2,055	1,409	1,393	1,393	15,103

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, NOVEMBER 1996 *continued*

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MID-NORTH COAST STATISTICAL DIVISION										
Bellingen (A)	4	—	391	—	—	—	64	—	—	455
Coffs Harbour (C)	24	—	2,481	4	—	490	408	1,541	1,541	4,920
Copmanhurst (A)	2	—	67	—	—	—	67	—	—	134
Grafton (C)	2	—	235	—	—	—	30	50	1,054	1,319
Maclean (A)	18	—	1,699	6	—	348	88	—	—	2,135
Nambucca (A)	14	—	1,289	4	—	274	85	650	650	2,298
Nymboida (A)	1	—	67	—	—	—	18	—	—	85
Ullmarra (A)	4	—	365	—	—	—	30	—	—	395
Clarence (SSD)	69	—	6,594	14	—	1,112	790	2,241	3,245	11,741
Greater Taree (C)	14	—	1,744	—	2	189	556	—	—	2,488
Hastings (A)	34	—	3,234	5	—	400	243	150	230	4,106
Kempsey (A)	8	—	700	—	—	—	188	210	810	1,698
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	56	—	5,678	5	2	589	986	360	1,040	8,293
Mid-North Coast (SD)	125	—	12,272	19	2	1,701	1,776	2,601	4,285	20,034
NORTHERN STATISTICAL DIVISION										
Barraba (A)	—	—	—	—	—	—	50	—	—	50
Bingara (A)	—	—	—	—	—	—	—	—	—	—
Gunnedah (A)	1	—	73	—	—	—	16	140	140	228
Inverell (A) Pt A	1	—	67	—	—	—	—	—	294	361
Manilla (A)	—	—	—	—	—	—	50	—	—	50
Nundle (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	3	—	367	—	—	—	130	329	329	826
Quirindi (A)	—	—	—	—	—	—	89	—	—	89
Tamworth (C)	6	—	649	2	—	150	188	1,010	1,010	1,996
Yallaroi (A)	1	—	73	—	—	—	40	—	—	113
Northern Slopes (SSD)	12	—	1,229	2	—	150	562	1,479	1,773	3,714
Armidale (C)	3	—	305	2	10	813	547	718	2,783	4,447
Dumaresq (A)	2	—	195	—	—	—	195	—	—	390
Glen Innes (A)	—	—	—	—	—	—	30	—	—	30
Guyra (A)	—	—	—	—	—	—	—	—	—	—
Inverell (A) Pt B	2	—	186	—	—	—	77	—	—	263
Severn (A)	—	—	—	—	—	—	—	—	—	—
Tenterfield (A)	—	—	—	—	—	—	40	—	—	40
Uralla (A)	—	—	—	—	—	—	25	—	—	25
Walcha (A)	—	—	—	—	—	—	—	—	—	—
Northern Tablelands (SSD)	7	—	685	2	10	813	913	718	2,783	5,194
Moree Plains (A)	4	—	541	3	—	350	45	—	—	936
Narrabri (A)	1	—	118	—	—	—	—	2,060	2,060	2,178
North Central Plain (SSD)	5	—	659	3	—	350	45	2,060	2,060	3,114
Northern (SD)	24	—	2,573	7	10	1,313	1,521	4,257	6,616	12,022

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, NOVEMBER 1996—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
NORTH WESTERN STATISTICAL DIVISION										
Coolah (A)	2	—	196	—	—	—	15	—	—	210
Coonabarabran (A)	1	—	108	—	—	—	37	60	60	205
Dubbo (C)	19	—	2,040	—	—	—	435	—	1,057	3,532
Gilgandra (A)	2	1	324	—	—	—	—	—	—	324
Mudgee (A)	13	—	1,355	2	—	130	225	2,420	2,420	4,131
Narramine (A)	1	—	65	—	—	—	45	50	50	160
Wellington (A)	—	—	—	—	—	—	—	—	—	—
Central Macquarie (SSD)	38	1	4,088	2	—	130	757	2,530	3,587	8,562
Bogan (A)	—	—	—	—	—	—	—	—	—	—
Coonamble (A)	1	—	30	—	—	—	77	—	—	107
Walgett (A)	3	—	349	—	—	—	93	480	480	922
Warren (A)	—	—	—	—	—	—	—	—	—	—
Macquarie — Barwon (SSD)	4	—	379	—	—	—	170	480	480	1,029
Bourke (A)	—	—	—	—	—	—	60	—	—	60
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—
Cobar (A)	4	—	396	4	—	220	118	—	—	734
Upper Darling (SSD)	4	—	396	4	—	220	178	—	—	794
North Western (SD)	46	1	4,863	6	—	350	1,105	3,010	4,067	10,385
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	11	—	1,139	—	—	—	187	472	1,322	2,648
Blayney (A) Pt A	1	—	99	—	—	—	37	—	—	136
Cabonne (A) Pt A	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt A	—	—	—	—	—	—	—	—	—	—
Orange (C)	17	—	1,987	2	—	148	286	484	1,029	3,450
Bathurst — Orange (SSD)	29	—	3,225	2	—	148	511	956	2,351	6,234
Blayney (A) Pt B	—	—	—	—	—	—	15	—	—	15
Cabonne (A) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt B	4	—	300	—	—	—	85	—	—	385
Greater Lithgow (C)	9	—	752	—	—	—	159	450	450	1,361
Oberon (A)	3	—	488	2	—	130	—	285	285	903
Rylstone (A)	—	—	—	—	—	—	—	—	—	—
Central Tablelands (excl. Bathurst — Orange) (SSD)	16	—	1,540	2	—	130	259	735	735	2,664
Bland (A)	—	—	—	—	—	—	20	260	260	280
Cabonne (A) Pt C	7	—	929	—	—	—	88	—	—	1,017
Cowra (A)	4	—	241	—	—	—	157	698	698	1,096
Forbes (A)	3	—	267	—	—	—	48	—	—	315
Lachlan (A)	2	—	128	—	—	—	—	—	—	128
Parkes (A)	15	—	1,248	—	—	—	176	508	508	1,931
Weddin (A)	1	—	30	—	—	—	—	—	—	30
Lachlan (SSD)	32	—	2,843	—	—	—	489	1,466	1,466	4,797
Central West (SD)	77	—	7,607	4	—	278	1,259	3,157	4,351	13,696

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, NOVEMBER 1996—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	16	—	2,201	8	—	400	128	285	285	3,015
Yarrowlumla (A) — Pt A	7	—	702	—	—	—	102	—	—	804
Queanbeyan (SSD)	23	—	2,903	8	—	400	230	285	285	3,318
Boorowa (A)	1	—	35	—	—	—	—	—	—	35
Crookwell (A)	—	—	—	—	—	—	92	—	—	92
Goulburn (C)	6	—	581	—	—	—	20	501	820	1,421
Gunning (A)	—	—	—	—	—	—	—	—	—	—
Harden (A)	—	—	—	—	—	—	12	—	—	12
Mulwaree (A)	5	—	282	—	—	—	—	—	—	282
Tallaganda (A)	2	—	582	—	—	—	—	—	—	582
Yarrowlumla (A) — Pt B	—	—	—	—	—	—	—	—	—	—
Yass (A)	3	—	487	—	—	—	231	100	100	818
Young (A)	3	—	222	2	—	177	—	68	68	467
Southern Tablelands (excl. Queanbeyan) (SSD)	20	—	2,189	2	—	177	354	669	988	3,708
Bega Valley (A)	16	—	1,327	—	—	—	602	170	170	2,099
Eurobodalla (A)	15	—	1,398	2	—	149	248	435	435	2,230
Lower South Coast (SSD)	31	—	2,725	2	—	149	849	605	605	4,328
Bombala (A)	—	—	—	—	—	—	12	—	—	12
Cooma-Monaro (A)	1	—	65	—	—	—	397	—	—	462
Snowy River (A)	3	—	350	—	—	—	30	—	—	380
Snowy (SSD)	4	—	415	—	—	—	439	—	—	854
South Eastern (SD)	78	—	8,232	12	—	726	1,872	1,559	1,878	12,708
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	2	—	170	—	—	—	28	—	—	198
Cootamundra (A)	—	—	—	—	—	—	284	220	220	504
Gundagai (A)	4	—	330	—	—	—	95	—	—	425
Junee (A)	1	—	22	—	—	—	11	—	—	33
Lockhart (A)	1	—	45	—	—	—	25	—	278	348
Narrandera (A)	—	—	—	—	—	—	45	850	850	895
Temora (A)	1	—	115	—	—	—	12	70	70	197
Tumut (A)	2	—	330	—	—	—	91	—	—	421
Wagga Wagga (C)	14	—	1,540	—	—	—	401	255	1,017	2,957
Central Murrumbidgee (SSD)	25	—	2,552	—	—	—	991	1,395	2,434	5,977
Carrathool (A)	2	1	315	—	—	—	11	—	—	326
Griffith (C)	14	—	1,735	4	—	320	194	390	565	2,814
Hay (A)	—	—	—	—	—	—	11	—	—	11
Leeton (A)	4	—	423	—	—	—	65	—	—	488
Murrumbidgee (A)	1	—	95	—	—	—	—	50	50	145
Lower Murrumbidgee (SSD)	21	1	2,568	4	—	320	281	440	615	3,784
Murrumbidgee (SD)	46	1	5,119	4	—	320	1,272	1,835	3,049	9,760

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, NOVEMBER 1996—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MURRAY STATISTICAL DIVISION										
Albury (C)	24	—	2,514	9	—	440	272	560	560	3,785
Hume (A)	5	—	569	—	—	—	—	—	—	569
Albury (SSD)	29	—	3,082	9	—	440	272	560	560	4,354
Corowa (A)	—	—	—	—	—	—	152	89	89	241
Culcairn (A)	1	—	32	—	—	—	—	50	50	82
Holbrook (A)	3	—	336	—	—	—	—	—	—	336
Tumbarumba (A)	1	—	100	—	—	—	—	—	—	100
Urana (A)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	5	—	468	—	—	—	152	139	139	759
Berrigan (A)	4	—	379	—	—	—	10	—	—	389
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	1	—	58	3	—	190	—	60	60	308
Jerilderie (A)	1	—	211	—	—	—	—	—	—	211
Murray (A)	6	—	583	2	—	120	20	—	175	898
Wakool (A)	—	—	—	—	—	—	—	—	—	—
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	12	—	1,231	5	—	310	30	60	235	1,806
Balranald (A)	1	—	100	—	—	—	15	—	—	115
Wentworth (A)	1	—	120	—	—	—	32	—	—	152
Murray—Darling (SSD)	2	—	220	—	—	—	47	—	—	267
Murray (SD)	48	—	5,001	14	—	750	501	759	934	7,186
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	1	—	117	—	—	—	39	—	—	156
Central Darling (A)	—	—	—	—	—	—	25	—	—	25
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	1	—	117	—	—	—	65	—	—	181
NEW SOUTH WALES										
New South Wales	2,031	2	236,318	1,473	111	181,910	131,617	715,296	880,750	1,430,595

(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 June to November 1996.

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

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

movements in the seasonally adjusted estimates for next month (December 1996) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

4. For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 7% in December 1996, the trend estimate for that month would be 2,007, a movement of 0.2%. The monthly movements in the trend estimates for September, October and November 1996, which are currently estimated to be -0.2%, -0.5% and -0.4% respectively, would be revised to 0.2%, 0.1% and 0.3%. On the other hand, a 7% seasonally adjusted decline in the number of private houses approved in December 1996 would produce a trend estimate for December 1996 of 1,897, a movement of -1.7%, with the movements in the trend estimates for September, October and November 1996 being revised to -0.6%, -1.2% and -1.5% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if December 1996 seasonally adjusted estimate			
			is up 7% on November 1996		is down 7% on November 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
June	1,986	-0.2	1,983	-0.4	1,988	-0.1
July	1,990	0.2	1,984	0.1	1,993	0.3
August	1,992	0.1	1,989	0.3	1,994	0.0
September	1,988	-0.2	1,994	0.2	1,982	-0.6
October	1,979	-0.5	1,997	0.1	1,958	-1.2
November	1,970	-0.4	2,002	0.3	1,930	-1.5
December	n.y.a.	n.y.a.	2,007	0.2	1,897	1.7

TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if December 1996 seasonally adjusted estimate			
			is up 7% on November 1996		is down 7% on November 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
June	2,007	0.2	2,004	0.0	2,009	0.3
July	2,016	0.5	2,011	0.4	2,020	0.6
August	2,019	0.2	2,017	0.3	2,021	0.1
September	2,013	-0.3	2,019	0.1	2,007	-0.7
October	2,001	-0.6	2,017	-0.1	1,978	-1.4
November	1,987	-0.7	2,018	0.0	1,945	-1.7
December	n.y.a.	n.y.a.	2,018	0.0	1,908	-1.9

TOTAL NUMBER OF DWELLING UNITS APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if December 1996 seasonally adjusted estimate			
			is up 8% on November 1996		is down 8% on November 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
June	3,613	0.9	3,606	0.7	3,618	1.0
July	3,618	0.1	3,605	-0.0	3,626	0.2
August	3,611	-0.2	3,604	-0.0	3,614	-0.3
September	3,602	-0.2	3,620	0.5	3,592	-0.6
October	3,603	0.0	3,668	1.3	3,575	0.5
November	3,603	0.0	3,741	2.0	3,564	-0.3
December	n.y.a.	n.y.a.	3,836	2.5	3,569	0.2

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if December 1996 seasonally adjusted estimate			
			is up 9% on November 1996		is down 9% on November 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
June	371.4	1.2	370.8	1.1	372.1	1.4
July	371.5	0.0	370.4	-0.1	372.7	0.2
August	369.9	-0.4	369.3	-0.3	370.4	-0.6
September	369.0	-0.3	370.7	0.4	367.7	-0.7
October	369.3	0.1	376.3	1.5	366.3	-0.4
November	369.4	0.0	384.1	2.1	365.3	-0.3
December	n.y.a.	n.y.a.	396.8	3.3	368.5	0.9

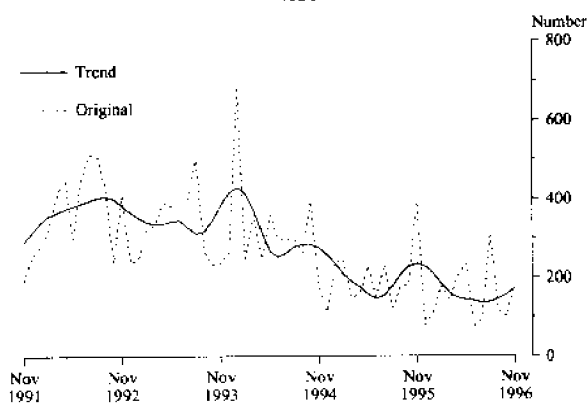
VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if December 1996 seasonally adjusted estimate			
			is up 8% on November 1996		is down 8% on November 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
June	87.3	-0.9	86.6	-1.8	87.0	-1.3
July	87.6	0.3	86.3	-0.3	87.0	0.1
August	89.3	1.9	88.7	2.8	89.0	2.3
September	92.6	3.7	94.2	6.2	93.2	4.7
October	97.2	5.0	102.2	8.5	99.2	6.4
November	102.3	5.3	111.6	9.2	106.0	6.8
December	n.y.a.	n.y.a.	121.0	8.5	112.6	6.2

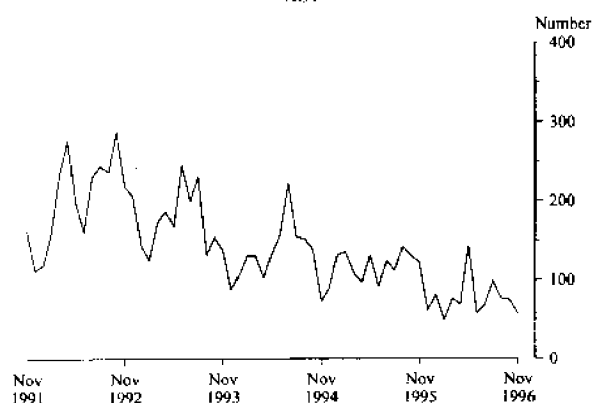
AUSTRALIAN CAPITAL TERRITORY

MAIN FEATURES

TOTAL DWELLING UNITS APPROVED,
ACT



PRIVATE SECTOR HOUSES APPROVED,
ACT



Residential building

- While the trend for total dwelling units in November rose 9.5%, care should be taken as it is subject to revision.
- In original terms the number of dwelling units approved was 184. This included 57 private sector houses and 111 new other residential units (with one project in Belconnen containing 84 other residential units).

- The value of new residential building approved in November was \$20.1 million.
- The value of alterations and additions to residential building was \$2.5 million.

Non-residential building

- The value of non-residential projects approved in November was \$23.7 million.

TABLE 10. DWELLING UNITS APPROVED, ACT

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	
1993-94	1,619	60	1,679	2,301	80	2,381	24	3,944	140	4,084	..
1994-95	1,526	7	1,533	1,062	122	1,184	4	2,592	129	2,721	..
1995-96	1,168	40	1,208	792	65	857	85	1,960	190	2,150	..
1995-96											
July-November	631	2	633	480	3	483	—	1,111	5	1,116	..
1996-97											
July-November	375	16	391	405	—	405	1	781	16	797	..
1995—											
September	142	—	142	38	—	38	—	180	—	180	209
October	131	1	132	50	—	50	—	181	1	182	229
November	122	1	123	277	—	277	—	399	1	400	235
December	62	—	62	18	—	18	—	80	—	80	227
1996—											
January	81	14	95	21	—	21	—	102	14	116	209
February	49	—	49	121	9	130	—	170	9	179	184
March	76	1	77	66	—	66	—	142	1	143	160
April	69	7	76	—	45	45	85	69	137	206	149
May	142	14	156	77	—	77	—	219	14	233	144
June	58	2	60	9	8	17	—	67	10	77	141
July	68	—	68	27	—	27	—	95	—	95	136
August	99	—	99	205	—	205	—	304	—	304	139
September	76	—	76	38	—	38	—	114	—	114	147
October	75	—	75	24	—	24	1	100	—	100	158
November	57	16	73	111	—	111	—	168	16	184	173

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
1993-94	185,417	4,538	189,954	175,730	6,802	182,532	361,147	11,339	372,486	64,131	88,303	290,188	513,581	726,804
1994-95	167,590	813	168,403	94,633	9,682	104,315	262,223	10,496	272,718	60,354	91,722	275,174	412,184	608,246
1995-96	132,947	3,534	136,481	72,090	9,466	81,556	205,037	13,000	218,037	56,702	125,323	492,533	377,392	767,272
1995—														
September	15,378	—	15,378	3,340	—	3,340	18,718	—	18,718	4,690	6,249	14,445	29,623	37,853
October	13,442	350	13,792	4,704	—	4,704	18,146	350	18,496	5,612	6,824	17,110	30,582	41,218
November	15,407	178	15,585	24,884	—	24,884	40,292	178	40,470	5,097	10,260	18,380	55,629	63,946
December	7,549	—	7,549	1,847	—	1,847	9,397	—	9,397	2,408	14,966	19,156	26,688	30,961
1996—														
January	9,235	1,069	10,304	1,651	—	1,651	10,886	1,069	11,955	2,561	7,838	12,793	21,285	27,309
February	5,473	—	5,473	9,721	766	10,487	15,195	766	15,960	3,348	7,197	161,953	25,740	181,261
March	8,070	80	8,150	3,971	—	3,971	12,040	80	12,121	2,729	2,443	14,760	16,751	29,610
April	8,042	460	8,502	—	7,785	7,785	8,042	8,245	16,287	12,173	7,612	18,358	18,784	46,818
May	16,547	1,204	17,752	6,393	—	6,393	22,941	1,204	24,145	4,054	5,966	109,258	32,961	137,457
June	6,756	192	6,948	629	680	1,309	7,385	872	8,257	3,228	26,521	59,402	37,104	70,887
July	8,132	—	8,132	2,412	—	2,412	10,544	—	10,544	4,339	10,936	35,516	25,799	50,399
August	11,908	—	11,908	11,750	—	11,750	23,658	—	23,658	3,010	11,590	12,934	38,235	39,602
September	9,692	—	9,692	3,338	—	3,338	13,031	—	13,031	4,458	23,981	49,000	41,471	66,490
October	8,676	—	8,676	2,362	—	2,362	11,039	—	11,039	4,226	8,807	13,982	24,073	29,247
November	6,852	1,485	8,337	11,750	—	11,750	18,602	1,485	20,087	2,501	14,412	23,693	35,516	46,281

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	—	—	—	—	—	—	56	—	—	56
Braddon	—	—	—	—	—	—	—	500	500	500
Campbell	—	—	—	—	—	—	96	—	—	96
City	—	—	—	—	—	—	—	918	918	918
Dickson	—	—	—	—	—	—	32	60	424	456
Downer	1	—	92	—	—	—	68	—	—	160
Duntroon	—	—	—	—	—	—	—	—	—	—
Hackett	—	—	—	—	—	—	49	—	—	49
Kowen	—	—	—	—	—	—	—	—	—	—
Lynham	—	—	—	—	—	—	22	2,250	3,950	3,972
Majura	—	—	—	—	—	—	—	—	—	—
O'Connor	—	—	—	—	—	—	217	—	—	217
Reid	—	—	—	—	—	—	10	—	765	775
Russell	—	—	—	—	—	—	—	—	—	—
Turner	—	—	—	—	—	—	192	190	190	382
Watson	—	—	—	—	—	—	19	—	—	19
Total	1	—	92	—	—	—	761	3,918	6,747	7,600
BELCONNEN STATISTICAL SUBDIVISION										
Aranda	—	—	—	—	—	—	88	—	—	88
Belconnen Town Centre	—	—	—	84	—	9,550	—	201	384	9,934
Belconnen — SSD Balance	—	—	—	—	—	—	—	—	—	—
Bruce	—	—	—	—	—	—	—	—	280	280
Charnwood	—	—	—	—	—	—	—	—	—	—
Cook	—	—	—	—	—	—	—	—	—	—
Dunlop	6	—	710	—	—	—	—	—	—	710
Evatt	—	—	—	—	—	—	89	—	—	89
Florey	—	—	—	—	—	—	15	—	—	15
Flynn	—	—	—	—	—	—	—	—	—	—
Fraser	—	—	—	—	—	—	—	—	—	—
Giralang	—	—	—	—	—	—	15	—	—	15
Hawker	—	—	—	—	—	—	46	—	—	46
Higgins	—	—	—	—	—	—	—	—	—	—
Holt	3	—	291	—	—	—	51	—	—	342
Kaleen	—	—	—	—	—	—	114	—	—	114
Latham	—	—	—	—	—	—	15	—	—	15
McKellar	—	—	—	—	—	—	66	—	—	66
Macgregor	—	—	—	—	—	—	69	—	—	69
Macquarie	—	2	509	—	—	—	106	—	—	615
Melba	—	—	—	—	—	—	70	—	—	70
Page	—	—	—	27	—	2,200	31	—	—	2,231
Scullin	—	—	—	—	—	—	41	—	—	41
Spence	—	—	—	—	—	—	12	—	—	12
Weetangera	—	—	—	—	—	—	—	—	—	—
Total	9	2	1,510	111	—	11,750	828	201	664	14,752

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	—	—	—	—	—	—	67	—	—	67
Farrer	—	—	—	—	—	—	25	—	—	25
Garran	—	—	—	—	—	—	—	—	1,466	1,466
Hughes	—	—	—	—	—	—	—	—	—	—
Isaacs	—	—	—	—	—	—	—	—	—	—
Lyons	—	—	—	—	—	—	—	—	—	—
Mawson	—	—	—	—	—	—	—	—	—	—
O'Malley	—	—	—	—	—	—	—	—	—	—
Pearce	—	—	—	—	—	—	—	—	—	—
Phillip	—	—	—	—	—	—	—	170	170	170
Torrens	—	—	—	—	—	—	48	—	—	48
Total	—	—	—	—	—	—	140	170	1,636	1,776
WESTON CREEK-STROMLO STATISTICAL SUBDIVISION										
Chapman	—	—	—	—	—	—	—	—	—	—
Duffy	—	—	—	—	—	—	—	—	—	—
Fisher	—	—	—	—	—	—	33	—	—	33
Holder	—	—	—	—	—	—	31	—	—	31
Rivett	—	—	—	—	—	—	—	—	—	—
Stirling	—	—	—	—	—	—	—	—	—	—
Stromlo	—	—	—	—	—	—	—	—	1,150	1,150
Waramanga	—	—	—	—	—	—	—	—	—	—
Weston	—	—	—	—	—	—	14	—	—	14
Weston Creek-Stromlo — SSD Balance	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	78	—	1,150	1,228
TUGGERANONG STATISTICAL SUBDIVISION										
Banks	2	—	218	—	—	—	—	—	—	218
Bonython	—	—	—	—	—	—	—	—	153	153
Calwell	—	—	—	—	—	—	—	—	—	—
Chisholm	—	—	—	—	—	—	—	—	—	—
Conder	1	—	241	—	—	—	—	—	—	241
Fadden	—	—	—	—	—	—	—	180	180	180
Gilmore	—	—	—	—	—	—	—	—	—	—
Gordon	2	—	252	—	—	—	44	—	—	296
Gowrie	—	—	—	—	—	—	—	—	—	—
Greenway	—	—	—	—	—	—	—	—	—	—
Isabella Plains	—	—	—	—	—	—	—	—	—	—
Kambah	—	—	—	—	—	—	202	—	—	202
Macarthur	—	—	—	—	—	—	20	—	—	20
Monash	—	—	—	—	—	—	—	—	—	—
Oxley	—	—	—	—	—	—	—	—	—	—
Richardson	—	—	—	—	—	—	—	—	—	—
Theodore	—	—	—	—	—	—	25	—	—	25
Tuggeranong — SSD Balance	—	—	—	—	—	—	—	—	—	—
Wanniassa	—	—	—	—	—	—	12	—	2,920	2,932
Total	5	—	711	—	—	—	303	180	3,253	4,266

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	—	—	—	—	—	—	—	7,050	7,050	7,050
Deakin	—	—	—	—	—	—	—	—	—	—
Forrest	—	—	—	—	—	—	—	—	—	—
Fyshwick	—	—	—	—	—	—	—	2,322	2,622	2,622
Griffith	—	—	—	—	—	—	267	196	196	463
Harman	—	—	—	—	—	—	—	—	—	—
Hume	—	—	—	—	—	—	—	—	—	—
Jerrabomberra	—	—	—	—	—	—	—	—	—	—
Kingston	—	—	—	—	—	—	—	—	—	—
Narrabundah	—	—	—	—	—	—	—	375	375	375
Oaks Estate	—	—	—	—	—	—	—	—	—	—
Parkes	—	—	—	—	—	—	—	—	—	—
Pialligo	—	—	—	—	—	—	—	—	—	—
Red Hill	—	—	—	—	—	—	28	—	—	28
Symonston	—	—	—	—	—	—	—	—	—	—
Yarralumla	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	294	9,943	10,243	10,537
GUNGAHLIN-HALL STATISTICAL SUBDIVISION										
Amaroo	8	—	1,111	—	—	—	—	—	—	1,111
Gungahlin-Hall — SSD Balance	—	—	—	—	—	—	—	—	—	—
Hall	—	—	—	—	—	—	67	—	—	67
Mitchell	—	—	—	—	—	—	—	—	—	—
Ngunnawal	26	8	3,252	—	—	—	19	—	—	3,271
Nicholls	8	6	1,660	—	—	—	—	—	—	1,660
Palmerston	—	—	—	—	—	—	12	—	—	12
Total	42	14	6,023	—	—	—	98	—	—	6,121
AUSTRALIAN CAPITAL TERRITORY										
AUSTRALIAN CAPITAL TERRITORY	57	16	8,337	111	—	11,750	2,501	14,412	23,693	46,281

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) Yarrowlumla (A) has been split to form two smaller SLAs: Yarrowlumla (A) – Pt A and Yarrowlumla (A) – Pt B.
- (c) The boundary of the Canberra-Queanbeyan Statistical District has been extended to include the part of Yarrowlumla (A) mainly east of the ACT (Yarrowlumla (A) – Pt A). There are consequential changes to the areas of the Queanbeyan SSD and Southern Tablelands (excluding Queanbeyan) SSD.
- (d) Randwick (C) overall area has decreased by approximately 3.55 ha with the transfer of land to and from South Sydney (C). Consequently, South Sydney (C) area enlarged by approximately 3.55 ha. There are consequential changes to Inner Sydney and Eastern Suburbs SSDs.
- (e) Dumaresq (A) area has increased with the transfer of approximately 3 ha from Nymboida (A) and Nymboida (A) area decreased by approximately 3 ha. There are consequential changes to Northern and Mid-North SDs and Northern Tablelands and Clarence Statistical SSDs.

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

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

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

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

Unpublished Data and Related Publications

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

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

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

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

Symbols and Other Usages

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

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

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