

BUILDING APPROVALS

 NEW SOUTH WALES AND
AUSTRALIAN CAPITAL TERRITORY

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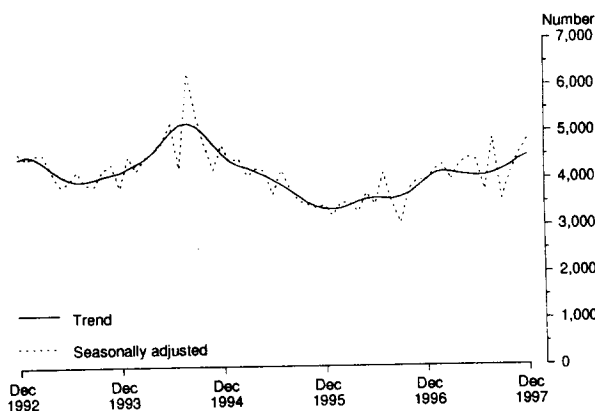
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NEW SOUTH WALES — MAIN FEATURES

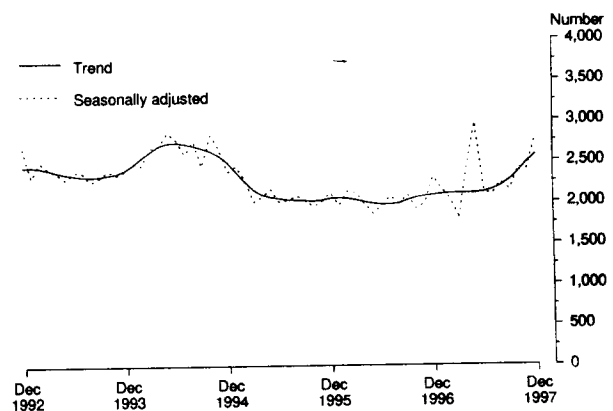
NUMBER OF DWELLING UNITS APPROVED

	December 1996	November 1997	December 1997	December 1996 to December 1997 change	November 1997 to December 1997 change
Original series	3,517	4,729	4,380	24.5%	-7.4%
Seasonally adjusted	3,957	4,507	4,822	21.9%	7.0%
Trend estimate	3,989	4,402	4,490	12.6%	2.0%

TOTAL DWELLING UNITS APPROVED, NSW



PRIVATE SECTOR HOUSES APPROVED, NSW



Residential building

- The trend for total dwelling units approved increased for the sixth consecutive month to be 10.6% higher than June 1997 and 12.6% above December 1996.
- The trend for private sector houses increased by 3.9% in December and is 23.4% above the level of a year ago.
- In original terms the total number of dwelling units approved was 4,380, a decrease of 7.4% on November 1997 (4,729). This fall was due solely to the lower number of other residential building dwellings approved as house numbers increased from 2,411 in November to 2,491 in December.

Non-residential building

- The value of non-residential building approved in December was \$286.0 million. Of this total, Other business premises accounted for \$68.5 million, followed by Hotels with \$43.6 million and Educational with \$42.5 million.
- There were 11 building jobs valued at \$5 million and over and 38 building jobs valued between \$1 million and \$5 million.

Value of total building

- The value of total building work approved in December was \$885.8 million, a decrease of 13.8% on November.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.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

TABLE 1. DWELLING UNITS APPROVED, NSW

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION										
1994-95	13,834	255	14,089	16,919	1,012	17,931	1,778	32,513	1,285	33,798
1995-96	12,492	230	12,722	13,092	840	13,932	640	26,219	1,075	27,294
1996-97	13,767	117	13,884	15,308	1,360	16,668	1,797	30,849	1,500	32,349
<i>July-December—</i>										
1996-97	6,426	36	6,462	6,807	634	7,441	991	14,213	681	14,894
1997-98	7,848	17	7,865	9,446	260	9,706	453	17,745	279	18,024
<i>1996—</i>										
October	1,010	8	1,018	1,164	44	1,208	215	2,389	52	2,441
November	1,047	—	1,047	1,280	52	1,332	451	2,774	56	2,830
December	1,004	7	1,011	1,151	130	1,281	22	2,176	138	2,314
<i>1997—</i>										
January	940	4	944	1,307	233	1,540	95	2,341	238	2,579
February	819	11	830	1,590	89	1,679	37	2,446	100	2,546
March	978	29	1,007	1,253	93	1,346	159	2,386	126	2,512
April	1,207	30	1,237	1,545	72	1,617	49	2,795	108	2,903
May	2,302	2	2,304	1,613	53	1,666	31	3,945	56	4,001
June	1,095	5	1,100	1,193	186	1,379	435	2,723	191	2,914
July	1,217	9	1,226	1,487	27	1,514	57	2,761	36	2,797
August	1,222	1	1,223	1,851	85	1,936	136	3,208	87	3,295
September	1,438	—	1,438	1,283	26	1,309	26	2,747	26	2,773
October	1,261	3	1,264	1,313	7	1,320	118	2,692	10	2,702
November	1,277	3	1,280	1,947	8	1,955	74	3,298	11	3,309
December	1,433	1	1,434	1,565	107	1,672	42	3,039	109	3,148
NEW SOUTH WALES										
1994-95	28,578	423	29,001	21,979	1,811	23,790	2,073	52,604	2,260	54,864
1995-96	24,090	360	24,450	15,861	1,389	17,250	884	40,809	1,775	42,584
1996-97	25,837	206	26,043	17,999	1,862	19,861	1,980	45,791	2,093	47,884
<i>July-December—</i>										
1996-97	12,709	74	12,783	8,194	947	9,141	1,078	21,968	1,034	23,002
1997-98	14,389	53	14,442	10,806	404	11,210	543	25,728	467	26,195
<i>1996—</i>										
October	2,010	19	2,029	1,461	105	1,566	234	3,705	124	3,829
November	2,031	2	2,033	1,473	111	1,584	463	3,962	118	4,080
December	1,993	16	2,009	1,306	172	1,478	30	3,328	189	3,517
<i>1997—</i>										
January	1,813	5	1,818	1,597	250	1,847	102	3,511	256	3,767
February	1,800	30	1,830	1,806	160	1,966	76	3,682	190	3,872
March	1,808	34	1,842	1,425	93	1,518	182	3,411	131	3,542
April	2,259	38	2,297	1,808	107	1,915	60	4,121	151	4,272
May	3,334	17	3,351	1,778	70	1,848	43	5,154	88	5,242
June	2,114	8	2,122	1,391	235	1,626	439	3,944	243	4,187
July	2,343	16	2,359	1,690	60	1,750	80	4,108	81	4,189
August	2,222	4	2,226	2,064	125	2,189	144	4,427	132	4,559
September	2,499	3	2,502	1,524	83	1,607	49	4,072	86	4,158
October	2,444	9	2,453	1,588	10	1,598	129	4,161	19	4,180
November	2,403	8	2,411	2,216	10	2,226	92	4,710	19	4,729
December	2,478	13	2,491	1,724	116	1,840	49	4,250	130	4,380

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
SYDNEY STATISTICAL DIVISION														
1994-95	1,639.9	26.4	1,666.3	1,745.0	76.7	1,821.7	3,384.9	103.0	3,488.0	852.4	2,206.4	2,896.8	6,437.1	7,237.2
1995-96	1,520.2	22.6	1,542.8	1,429.0	64.2	1,493.2	2,949.2	86.8	3,036.0	792.4	1,994.0	2,716.5	5,724.2	6,544.9
1996-97	1,764.2	13.0	1,777.2	1,605.2	116.5	1,721.8	3,369.4	129.5	3,499.0	904.8	3,452.1	4,163.1	7,713.1	8,566.8
<i>July-December—</i>														
1996-97	818.8	4.4	823.2	729.2	52.7	781.9	1,548.0	57.1	1,605.1	459.4	2,395.9	2,843.0	4,394.5	4,907.5
1997-98	1,024.7	2.0	1,026.6	1,156.7	21.6	1,178.2	2,181.4	23.5	2,204.9	508.4	1,809.8	2,377.6	4,497.2	5,090.9
<i>1996—</i>														
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
<i>1997—</i>														
January	119.3	0.5	119.8	121.8	17.4	139.2	241.1	18.0	259.0	71.0	245.1	337.9	556.7	667.9
February	107.9	1.1	109.0	165.3	8.0	173.2	273.2	9.1	282.2	56.0	132.9	153.0	462.0	491.3
March	126.7	3.2	129.9	117.4	7.3	124.7	244.1	10.6	254.7	71.0	89.4	137.4	404.1	463.1
April	153.4	3.1	156.5	156.8	6.7	163.5	310.1	9.8	319.9	65.9	167.7	201.3	543.5	587.2
May	297.7	0.1	297.8	176.8	4.7	181.4	474.5	4.8	479.3	77.2	151.1	179.8	700.4	736.3
June	140.5	0.5	141.0	138.0	19.8	157.8	278.5	20.3	298.8	104.2	269.9	310.6	651.9	713.6
July	159.2	1.0	160.1	159.2	2.3	161.5	318.4	3.2	321.7	82.5	468.9	501.6	869.3	905.8
August	154.3	0.1	154.4	303.3	7.0	310.4	457.6	7.1	464.8	80.7	232.2	578.5	770.5	1,123.9
September	193.1	—	193.1	118.1	2.4	120.5	311.2	2.4	313.6	85.7	274.8	319.5	671.7	718.8
October	165.4	0.3	165.7	175.3	0.9	176.2	340.7	1.2	341.9	88.6	398.1	458.9	825.6	889.4
November	164.2	0.5	164.7	229.5	0.6	230.1	393.7	1.1	394.8	86.0	269.0	287.4	748.7	768.2
December	188.5	0.1	188.6	171.2	8.4	179.6	359.8	8.4	368.2	84.9	166.8	231.7	611.4	684.8
NEW SOUTH WALES														
1994-95	3,101.6	43.2	3,144.8	2,106.8	125.0	2,231.8	5,208.3	168.3	5,376.6	1,101.0	2,812.5	3,733.4	9,114.5	10,211.0
1995-96	2,700.0	36.2	2,736.2	1,637.1	103.7	1,740.8	4,337.1	139.9	4,477.0	1,041.4	2,684.7	3,650.2	8,049.4	9,168.6
1996-97	3,031.8	23.5	3,055.3	1,817.7	157.4	1,975.1	4,849.4	181.0	5,030.4	1,158.0	4,143.2	5,169.1	10,134.2	11,357.5
<i>July-December—</i>														
1996-97	1,471.5	8.7	1,480.2	833.2	76.7	909.9	2,304.7	85.4	2,390.1	587.1	2,756.9	3,391.5	5,639.2	6,368.6
1997-98	1,734.9	6.1	1,741.0	1,263.7	34.9	1,298.5	2,998.6	40.9	3,039.5	639.4	2,169.4	2,878.6	5,804.1	6,557.5
<i>1996—</i>														
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
<i>1997—</i>														
January	210.1	0.6	210.7	151.4	19.1	170.5	361.5	19.7	381.2	89.6	291.6	413.0	742.2	883.8
February	210.6	3.0	213.6	184.7	14.0	198.7	395.4	17.0	412.4	80.9	204.4	241.5	680.4	734.7
March	215.3	3.8	219.1	130.3	7.3	137.7	345.7	11.1	356.8	89.5	134.0	202.4	568.7	648.7
April	264.2	4.3	268.5	175.6	9.8	185.5	439.8	14.2	454.0	86.0	256.3	307.3	781.9	847.3
May	411.1	2.3	413.4	189.5	6.2	195.7	600.7	8.5	609.2	101.7	202.1	260.5	900.1	971.3
June	248.9	0.8	249.7	152.9	24.2	177.1	401.8	25.1	426.9	123.2	297.9	353.0	821.7	903.0
July	282.3	1.8	284.1	176.9	5.3	182.1	459.2	7.1	466.2	105.6	525.5	584.9	1,089.7	1,156.7
August	262.9	0.4	263.3	318.8	11.6	330.4	581.7	12.0	593.7	101.7	335.6	710.5	1,018.8	1,405.9
September	305.7	0.4	306.0	138.2	6.9	145.1	443.9	7.3	451.1	110.4	314.2	396.4	868.5	958.0
October	292.3	1.0	293.3	198.2	1.2	199.4	490.5	2.2	492.7	110.1	446.9	520.3	1,045.7	1,123.1
November	289.4	1.1	290.5	247.7	0.8	248.5	537.0	1.9	539.0	108.5	346.2	380.6	991.7	1,028.0
December	302.4	1.3	303.8	183.9	9.1	193.0	486.3	10.5	496.8	103.1	200.9	286.0	789.7	885.8

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—						
October	1,918	1,937	3,585	3,781	383.8	87.7
November	1,979	1,982	3,736	3,984	393.2	126.3
December	2,299	2,321	3,700	3,957	407.1	89.3
1997—						
January	2,148	2,154	3,967	4,191	442.2	100.0
February	2,045	2,089	4,072	4,308	479.4	93.0
March	1,805	1,825	3,849	3,995	375.9	96.8
April	2,445	2,470	4,203	4,326	505.6	91.2
May	2,961	2,980	4,390	4,442	527.9	91.9
June	2,112	2,119	4,219	4,389	436.9	125.7
July	2,095	2,109	3,687	3,744	355.3	92.7
August	2,236	2,241	4,695	4,862	633.6	101.5
September	2,143	2,147	3,454	3,567	401.2	92.3
October	2,411	2,420	4,081	4,111	511.7	102.3
November	2,390	2,400	4,466	4,507	505.2	108.0
December	2,778	2,795	4,644	4,822	562.3	122.2
TREND ESTIMATES						
1996—						
October	2,050	2,062	3,507	3,698	379.2	95.8
November	2,068	2,082	3,625	3,836	395.1	98.6
December	2,082	2,099	3,765	3,989	413.4	99.2
1997—						
January	2,096	2,116	3,888	4,112	430.6	98.3
February	2,103	2,127	3,951	4,153	439.1	96.8
March	2,106	2,130	3,966	4,132	440.3	96.4
April	2,106	2,128	3,966	4,100	438.6	97.4
May	2,109	2,128	3,963	4,079	439.3	99.3
June	2,120	2,133	3,954	4,060	443.6	100.6
July	2,147	2,156	3,965	4,066	453.9	100.7
August	2,192	2,200	4,013	4,112	469.5	100.9
September	2,264	2,272	4,089	4,185	486.4	101.9
October	2,363	2,371	4,189	4,282	503.8	104.0
November	2,473	2,483	4,308	4,402	521.1	107.2
December	2,570	2,582	4,397	4,490	534.9	109.9

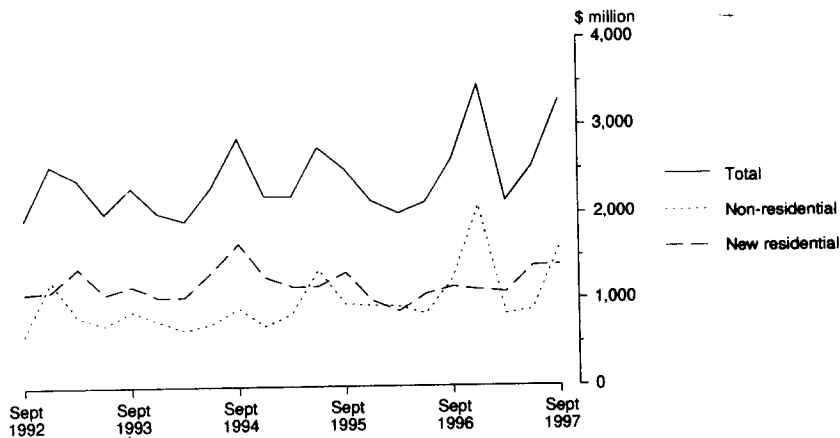
(a) See paragraphs 17-24 of the Explanatory Notes. (b) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

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

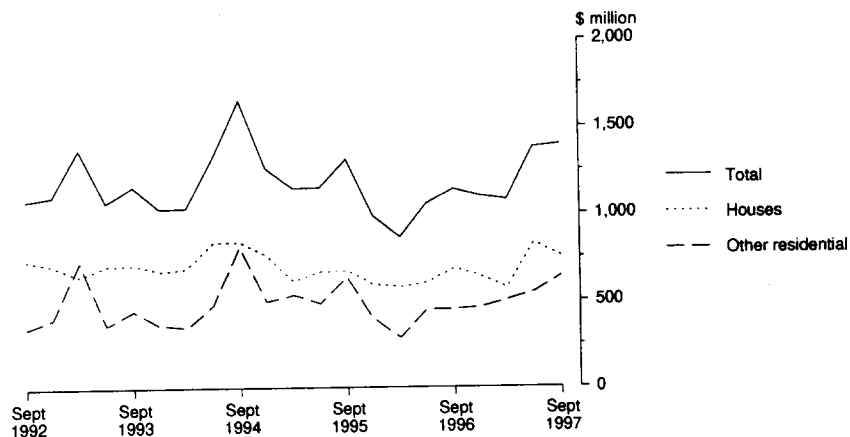
Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1994-95	2,849.2	2,888.8	2,335.0	5,223.8	1,011.6	2,850.9	3,789.0	8,981.6	10,024.4
1995-96	2,424.0	2,456.6	1,770.3	4,226.8	934.7	2,665.2	3,623.0	7,742.7	8,784.5
1996-97	2,711.4	2,732.5	1,969.9	4,702.4	1,035.9	4,038.5	5,038.8	9,645.7	10,777.0
1996—									
June qtr	602.0	605.8	451.2	1,057.0	240.3	572.2	831.4	1,835.7	2,128.7
Sept. qtr	682.4	686.5	454.2	1,140.7	254.5	928.2	1,231.2	2,282.8	2,626.4
Dec. qtr	636.0	639.7	462.1	1,101.8	271.6	1,772.5	2,091.7	3,127.1	3,465.2
1997—									
Mar. qtr	568.2	574.8	504.4	1,079.2	232.2	611.0	831.1	1,889.4	2,142.5
June qtr	824.8	831.5	549.3	1,380.7	277.5	726.8	884.7	2,346.4	2,542.9
Sept. qtr	753.2	755.5	640.3	1,395.8	281.2	1,119.2	1,611.0	2,787.4	3,288.1

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

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



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



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

Class of building	1995-96	1996-97	July-December		1997		
			1996-97	1997-98	October	November	December
PRIVATE SECTOR							
New houses	2,700.0	3,031.8	1,471.5	1,734.9	292.3	289.4	302.4
New other residential buildings	1,637.1	1,817.7	833.2	1,263.7	198.2	247.7	183.9
<i>Total new residential building</i>	<i>4,337.1</i>	<i>4,849.4</i>	<i>2,304.7</i>	<i>2,998.6</i>	<i>490.5</i>	<i>537.0</i>	<i>486.3</i>
Alterations and additions to residential buildings	1,027.6	1,141.6	577.6	636.1	108.2	108.5	102.4
Hotels, etc.	99.6	302.3	190.5	390.2	21.1	178.3	43.6
Shops	562.8	830.0	487.3	374.0	59.4	28.6	23.8
Factories	351.7	414.1	255.5	211.6	36.9	36.6	21.1
Offices	432.4	1,092.2	813.3	631.3	213.2	20.2	25.0
Other business premises	593.8	409.5	234.7	209.4	27.9	33.1	35.5
Educational	122.5	127.2	78.8	89.2	13.8	9.2	10.8
Religious	50.5	21.9	15.5	10.9	2.2	0.3	2.2
Health	83.3	156.9	56.5	42.0	2.6	11.7	9.9
Entertainment and recreational	300.3	717.7	585.8	172.4	65.5	15.9	22.7
Miscellaneous	87.7	71.6	39.1	38.3	4.4	12.2	6.5
<i>Total non-residential building</i>	<i>2,684.7</i>	<i>4,143.2</i>	<i>2,756.9</i>	<i>2,169.4</i>	<i>446.9</i>	<i>346.2</i>	<i>200.9</i>
Total	8,049.4	10,134.2	5,639.2	5,804.1	1,045.7	991.7	789.7
PUBLIC SECTOR							
New houses	36.2	23.5	8.7	6.1	1.0	1.1	1.3
New other residential buildings	103.7	157.4	76.7	34.9	1.2	0.8	9.1
<i>Total new residential building</i>	<i>139.9</i>	<i>181.0</i>	<i>85.4</i>	<i>40.9</i>	<i>2.2</i>	<i>1.9</i>	<i>10.5</i>
Alterations and additions to residential buildings	13.8	16.4	9.5	3.3	1.8	—	0.7
Hotels, etc.	1.0	7.4	4.3	0.5	—	—	—
Shops	32.3	61.4	53.6	3.9	0.4	0.3	0.2
Factories	5.5	24.6	23.5	1.1	0.5	0.3	—
Offices	145.4	136.8	94.8	48.1	1.0	6.0	4.0
Other business premises	147.2	185.0	114.2	128.3	2.7	1.8	32.9
Educational	251.9	283.2	163.6	112.8	35.1	14.2	31.7
Religious	—	0.1	0.1	—	—	—	—
Health	256.7	77.3	37.3	61.7	11.1	3.5	5.2
Entertainment and recreational	83.5	189.1	110.2	323.9	16.7	3.7	8.6
Miscellaneous	42.0	61.0	32.9	28.9	5.7	4.6	2.4
<i>Total non-residential building</i>	<i>965.6</i>	<i>1,025.9</i>	<i>634.6</i>	<i>709.2</i>	<i>73.3</i>	<i>34.4</i>	<i>85.0</i>
Total	1,119.3	1,223.3	729.4	753.5	77.4	36.3	96.1
TOTAL							
New houses	2,736.2	3,055.3	1,480.2	1,741.0	293.3	290.5	303.8
New other residential buildings	1,740.8	1,975.1	909.9	1,298.5	199.4	248.5	193.0
<i>Total new residential building</i>	<i>4,477.0</i>	<i>5,030.4</i>	<i>2,390.1</i>	<i>3,039.5</i>	<i>492.7</i>	<i>539.0</i>	<i>496.8</i>
Alterations and additions to residential buildings	1,041.4	1,158.0	587.1	639.4	110.1	108.5	103.1
Hotels, etc.	100.6	309.6	194.8	390.7	21.1	178.3	43.6
Shops	595.1	891.3	540.9	377.9	59.8	28.9	24.0
Factories	357.2	438.7	279.0	212.7	37.5	36.9	21.1
Offices	577.8	1,229.0	908.1	679.4	214.2	26.2	29.0
Other business premises	741.0	594.5	348.9	337.8	30.5	34.9	68.5
Educational	374.4	410.5	242.4	202.0	48.9	23.4	42.5
Religious	50.5	22.1	15.6	10.9	2.2	0.3	2.2
Health	340.1	234.2	93.8	103.7	13.7	15.2	15.1
Entertainment and recreational	383.8	906.7	696.0	496.3	82.2	19.6	31.3
Miscellaneous	129.7	132.6	72.1	67.2	10.1	16.9	8.9
<i>Total non-residential building</i>	<i>3,650.2</i>	<i>5,169.1</i>	<i>3,391.5</i>	<i>2,878.6</i>	<i>520.3</i>	<i>380.6</i>	<i>286.0</i>
Total	9,168.6	11,357.5	6,368.6	6,557.5	1,123.1	1,028.0	885.8

**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—												
October	15	1.9	3	0.7	—	—	2	6.0	1	12.5	21	21.1
November	3	0.3	5	1.5	1	0.5	6	11.5	6	164.6	21	178.3
December	6	0.5	5	1.7	1	0.8	—	—	2	40.6	14	43.6
SHOPS												
1997—												
October	137	12.7	27	7.9	5	3.3	5	7.9	1	28.0	175	59.8
November	95	8.0	17	4.8	8	5.1	1	4.0	1	7.0	122	28.9
December	77	6.4	11	3.2	9	6.0	4	8.5	—	—	101	24.0
FACTORIES												
1997—												
October	33	3.6	20	6.2	13	8.5	6	9.1	1	10.1	73	37.5
November	35	3.4	25	7.5	8	5.4	9	14.3	1	6.2	78	36.9
December	28	3.4	14	3.9	5	3.1	5	10.8	—	—	52	21.1
OFFICES												
1997—												
October	54	5.1	20	5.8	8	4.9	3	9.0	4	189.5	89	214.2
November	53	4.8	22	6.7	7	5.2	6	9.5	—	—	88	26.2
December	65	6.6	22	6.1	5	3.8	2	3.5	1	9.0	95	29.0
OTHER BUSINESS PREMISES												
1997—												
October	41	3.6	17	5.5	10	6.0	4	5.8	1	9.6	73	30.5
November	36	3.7	16	4.2	5	3.7	7	13.8	1	9.5	65	34.9
December	31	2.8	13	4.3	7	4.6	10	19.2	3	37.7	64	68.5
EDUCATIONAL												
1997—												
October	10	0.7	7	2.2	5	3.7	5	8.7	4	33.7	31	48.9
November	19	1.9	15	4.4	5	3.9	6	13.2	—	—	45	23.4
December	22	2.7	16	4.6	5	3.2	6	16.0	3	16.0	52	42.5

**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—												
October	6	0.7	1	0.3	—	—	1	1.2	—	—	8	2.2
November	—	—	1	0.3	—	—	—	—	—	—	1	0.3
December	1	0.2	3	1.1	1	0.9	—	—	—	—	5	2.2
HEALTH												
1997—												
October	16	1.9	7	2.2	3	2.6	2	7.0	—	—	28	13.7
November	4	0.6	8	2.3	1	0.5	5	11.8	—	—	18	15.2
December	8	0.7	5	1.6	2	1.7	5	11.1	—	—	20	15.1
ENTERTAINMENT AND RECREATIONAL												
1997—												
October	14	1.4	5	1.4	5	3.6	7	13.0	4	62.8	35	82.2
November	20	2.0	2	0.5	4	2.7	6	14.4	—	—	32	19.6
December	8	0.8	7	2.2	6	4.2	5	13.5	1	10.6	27	31.3
MISCELLANEOUS												
1997—												
October	17	1.9	11	3.2	3	1.9	1	3.0	—	—	32	10.1
November	21	2.3	7	2.2	2	1.3	3	5.6	1	5.5	34	16.9
December	14	1.3	5	1.4	—	—	1	1.3	1	5.0	21	8.9
TOTAL NON-RESIDENTIAL BUILDING												
1997—												
October	343	33.6	118	35.4	52	34.4	36	70.7	16	346.1	565	520.3
November	286	27.0	118	34.3	41	28.3	49	98.2	10	192.8	504	380.6
December	260	25.2	101	29.8	41	28.3	38	83.8	11	118.9	451	286.0

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
SYDNEY STATISTICAL DIVISION						
Houses	1,433	188,530	1	86	1,434	188,616
Brick, stone, or concrete	303	47,083	1	86	304	47,169
Brick-veneer	801	99,876	—	—	801	99,876
Timber	35	3,166	—	—	35	3,166
Fibre cement	6	528	—	—	6	528
Other materials	288	37,877	—	—	288	37,877
Other residential buildings	1,565	171,222	107	8,352	1,672	179,574
Total residential buildings	2,998	359,752	108	8,439	3,106	368,191
HUNTER STATISTICAL DIVISION						
Houses	226	26,206	11	1,138	237	27,344
Brick, stone, or concrete	6	997	—	—	6	997
Brick-veneer	193	22,232	11	1,138	204	23,370
Timber	9	1,121	—	—	9	1,121
Fibre cement	6	489	—	—	6	489
Other materials	12	1,367	—	—	12	1,367
Other residential buildings	62	4,930	7	590	69	5,519
Total residential buildings	288	31,136	18	1,728	306	32,863
ILLAWARRA STATISTICAL DIVISION						
Houses	242	26,473	—	—	242	26,473
Brick, stone, or concrete	20	2,720	—	—	20	2,720
Brick-veneer	182	20,243	—	—	182	20,243
Timber	8	657	—	—	8	657
Fibre cement	2	142	—	—	2	142
Other materials	30	2,710	—	—	30	2,710
Other residential buildings	18	1,364	—	—	18	1,364
Total residential buildings	260	27,837	—	—	260	27,837
BALANCE OF NEW SOUTH WALES						
Houses	577	61,214	1	110	578	61,324
Brick, stone, or concrete	50	6,131	—	—	50	6,131
Brick-veneer	362	40,076	—	—	362	40,076
Timber	49	3,016	—	—	49	3,016
Fibre cement	36	3,409	—	—	36	3,409
Other materials	80	8,582	1	110	81	8,692
Other residential buildings	79	6,378	2	180	81	6,558
Total residential buildings	656	67,591	3	290	659	67,881
NEW SOUTH WALES						
Houses	2,478	302,422	13	1,334	2,491	303,757
Brick, stone, or concrete	379	56,931	1	86	380	57,017
Brick-veneer	1,538	182,427	11	1,138	1,549	183,565
Timber	101	7,960	—	—	101	7,960
Fibre cement	50	4,568	—	—	50	4,568
Other materials	410	50,536	1	110	411	50,646
Other residential buildings	1,724	183,894	116	9,122	1,840	193,016
Total residential buildings	4,202	486,316	129	10,456	4,331	496,772

(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, DECEMBER 1997

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Sydney	1,434	167	310	477	187	507	501	1,195	1,672	3,106
Hunter	237	42	20	62	7	—	—	7	69	306
Illawarra	242	11	7	18	—	—	—	—	18	260
Richmond — Tweed	105	8	2	10	17	5	—	22	32	137
Mid-North Coast	153	30	—	30	—	—	—	—	30	183
Northern	46	—	—	—	—	—	—	—	—	46
North Western	51	2	—	2	—	—	—	—	2	53
Central West	38	—	—	—	7	—	—	7	7	45
South Eastern	90	—	—	—	8	—	—	8	8	98
Murrumbidgee	58	—	—	—	—	—	—	—	—	58
Murray	36	—	—	—	—	—	—	—	—	36
Far West	1	2	—	2	—	—	—	—	2	3
New South Wales	2,491	262	339	601	226	512	501	1,239	1,840	4,331
VALUE (\$'000)										
Sydney	188,616	13,703	28,891	42,594	19,060	46,970	70,950	136,980	179,574	368,191
Hunter	27,344	2,884	2,046	4,930	590	—	—	590	5,519	32,863
Illawarra	26,473	869	495	1,364	—	—	—	—	1,364	27,837
Richmond — Tweed	10,614	570	163	733	1,172	1,000	—	2,172	2,905	13,519
Mid-North Coast	16,448	2,113	—	2,113	—	—	—	—	2,113	18,561
Northern	4,550	—	—	—	—	—	—	—	—	4,550
North Western	5,360	200	—	200	—	—	—	—	200	5,560
Central West	4,206	—	—	—	600	—	—	600	600	4,806
South Eastern	9,324	—	—	—	560	—	—	560	560	9,884
Murrumbidgee	6,488	—	—	—	—	—	—	—	—	6,488
Murray	4,201	—	—	—	—	—	—	—	—	4,201
Far West	132	180	—	180	—	—	—	—	180	312
New South Wales	303,757	20,518	31,595	52,114	21,982	47,970	70,950	140,902	193,016	496,772

(a) Excludes Conversions, etc.

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE, NSW

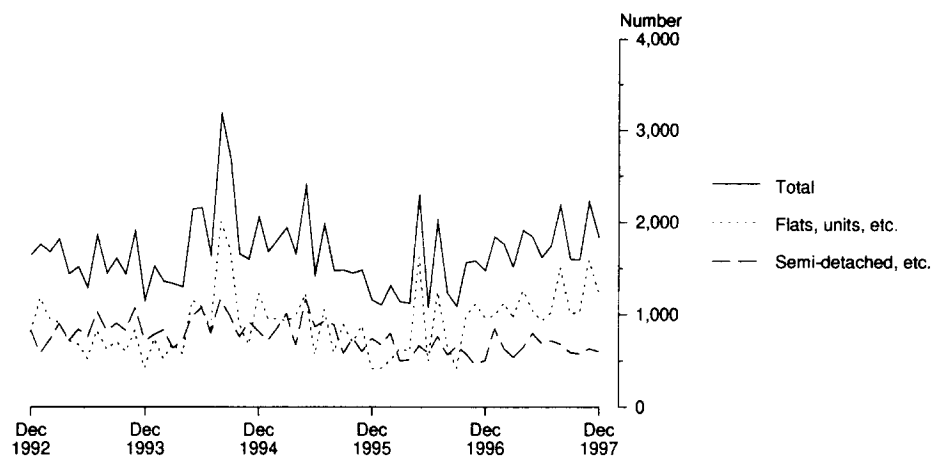


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, DECEMBER 1997

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)	—	—	—	—	26	2,058	651	3,200	3,200	5,909
Leichhardt (A)	13	—	2,210	145	—	30,460	6,013	2,225	2,295	40,978
Marrickville (A)	1	—	170	42	—	4,320	1,672	278	278	6,440
South Sydney (C)	2	—	230	32	—	5,100	2,591	5,554	25,810	33,731
Sydney (C) — Inner & Remainder	—	—	—	105	—	13,000	50	54,413	58,222	71,272
Inner Sydney (SSD)	16	—	2,610	324	26	54,938	10,977	65,670	89,805	158,330
Randwick (C)	11	—	1,880	70	—	8,033	3,378	11,182	11,459	24,749
Waverley (A)	2	—	925	6	—	750	3,617	345	518	5,810
Woollahra (A)	6	—	2,580	4	—	750	5,494	1,000	1,051	9,875
Eastern Suburbs (SSD)	19	—	5,385	80	—	9,533	12,489	12,527	13,027	40,434
Hurstville (C)	15	—	2,080	28	7	2,411	1,107	5,700	5,824	11,423
Kogarah (A)	15	—	3,313	2	—	232	1,391	—	296	5,232
Rockdale (C)	15	—	2,473	48	—	4,398	1,115	365	425	8,411
Sutherland Shire (A)	38	—	5,356	93	—	6,690	4,255	3,637	3,637	19,938
St George — Sutherland (SSD)	83	—	13,222	171	7	13,731	7,868	9,702	10,182	45,004
Bankstown (C)	42	—	5,229	172	—	13,872	1,935	10,312	13,112	34,148
Canterbury (A)	34	—	3,713	28	—	2,501	1,862	1,617	1,987	10,063
Canterbury — Bankstown (SSD)	76	—	8,942	200	—	16,373	3,797	11,929	15,099	44,211
Fairfield (C)	36	—	4,774	20	—	1,500	405	14,754	15,234	21,912
Liverpool (C)	153	1	16,234	18	—	1,254	316	2,155	2,155	19,959
Fairfield — Liverpool (SSD)	189	1	21,008	38	—	2,754	721	16,909	17,389	41,871
Camden (A)	96	—	8,900	—	—	—	443	220	420	9,763
Campbelltown (C)	66	—	5,654	8	29	2,764	856	2,661	2,834	12,109
Wollondilly (A)	24	—	2,915	—	—	—	385	—	—	3,300
Outer South Western Sydney (SSD)	186	—	17,469	8	29	2,764	1,684	2,881	3,254	25,172
Ashfield (A)	2	—	286	—	—	—	894	1,900	1,900	3,080
Burwood (A)	1	—	170	9	—	780	227	105	105	1,282
Concord (A)	18	—	3,195	121	—	13,400	1,529	—	—	18,124
Drummoyne (A)	1	—	400	97	—	6,050	1,644	—	250	8,344
Strathfield (A)	2	—	567	22	—	1,300	210	660	660	2,737
Inner Western Sydney (SSD)	24	—	4,618	249	—	21,530	4,503	2,665	2,915	33,566

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, DECEMBER 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)	7	—	1,042	8	—	720	141	2,330	16,830	18,734
Holroyd (C)	11	—	1,442	99	—	6,960	516	950	1,030	9,949
Parramatta (C)	10	—	1,310	10	19	1,890	1,415	1,731	4,782	9,398
Central Western Sydney (SSD)	28	—	3,795	117	19	9,570	2,072	5,011	22,642	38,080
Blue Mountains (C)	36	—	4,035	2	—	120	2,116	—	—	6,271
Hawkesbury (C)	38	—	4,595	4	—	300	525	1,410	1,650	7,070
Penrith (C)	129	—	12,912	37	21	4,262	1,058	2,385	2,385	20,618
Outer Western Sydney (SSD)	203	—	21,542	43	21	4,682	3,699	3,795	4,035	33,958
Baulkham Hills (A)	143	—	22,447	12	—	1,228	2,233	170	170	26,078
Blacktown (C)	155	—	15,940	—	5	545	1,081	7,020	13,070	30,636
Blacktown — Baulkham Hills (SSD)	298	—	38,387	12	5	1,773	3,314	7,190	13,240	56,713
Hunter's Hill (A)	—	—	—	—	—	—	1,390	—	—	1,390
Lane Cove (A)	8	—	2,955	98	—	17,950	1,554	—	—	22,459
Mosman (A)	1	—	385	—	—	—	—	—	170	555
North Sydney (A)	4	—	407	11	—	2,190	3,723	4,197	4,309	10,630
Ryde (C)	12	—	2,024	34	—	5,258	1,757	14,740	20,134	29,173
Willoughby (C)	5	—	1,735	19	—	1,629	3,238	2,200	2,200	8,802
Lower Northern Sydney (SSD)	30	—	7,506	162	—	27,027	11,663	21,137	26,813	73,009
Hornsby (A)	50	—	7,402	56	—	4,265	1,266	1,324	2,124	15,057
Ku-ring-gai (A)	31	—	8,958	—	—	—	8,570	2,200	2,290	19,817
Hornsby — Ku-ring-gai (SSD)	81	—	16,360	56	—	4,265	9,835	3,524	4,414	34,874
Manly (A)	4	—	1,290	12	—	2,400	1,565	130	1,370	6,625
Pittwater (A)	20	—	4,485	4	—	430	2,373	—	—	7,289
Warringah (A)	32	—	5,833	8	—	947	5,057	634	634	12,471
Northern Beaches (SSD)	56	—	11,609	24	—	3,777	8,995	764	2,004	26,385
Gosford (C)	53	—	7,231	75	—	6,480	1,589	1,394	1,566	16,867
Wyong (A)	91	—	8,933	6	—	378	1,691	1,688	5,283	16,285
Gosford — Wyong (SSD)	144	—	16,164	81	—	6,858	3,281	3,082	6,849	33,152
Sydney (SD)	1,433	1	188,616	1,565	107	179,574	84,898	166,786	231,671	684,760

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, DECEMBER 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)	15	—	1,659	—	—	—	272	635	635	2,566
Lake Macquarie (C)	59	1	7,439	38	7	3,304	2,265	1,330	1,330	14,339
Maitland (C)	29	—	3,609	4	—	300	225	1,220	2,098	6,232
Newcastle (C) — Inner & Remainder	33	—	3,577	2	—	120	1,353	1,060	1,391	6,442
Port Stephens (A)	43	10	6,058	12	—	1,302	383	150	1,000	8,743
Newcastle (SSD)	179	11	22,343	56	7	5,026	4,498	4,395	6,454	38,322
Dungog (A)	—	—	—	—	—	—	—	—	—	—
Gloucester (A)	2	—	150	—	—	—	—	—	—	150
Great Lakes (A)	24	—	2,149	4	—	360	96	130	130	2,736
Merriwa (A)	1	—	50	—	—	—	—	—	—	50
Murrurundi (A)	1	—	89	—	—	—	—	—	—	89
Muswellbrook (A)	1	—	97	2	—	133	151	—	—	381
Scone (A)	1	—	380	—	—	—	—	—	—	380
Singleton (A)	17	—	2,086	—	—	—	218	142	142	2,445
Hunter SD Balance (SSD)	47	—	5,001	6	—	493	465	272	272	6,232
Hunter (SD)	226	11	27,344	62	7	5,519	4,964	4,667	6,726	44,553
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	10	—	1,305	—	—	—	441	—	—	1,745
Shellharbour (A)	38	—	4,017	11	—	869	320	1,190	1,190	6,396
Wollongong (C)	56	—	6,232	5	—	325	1,948	1,301	1,839	10,344
Wollongong (SSD)	104	—	11,554	16	—	1,194	2,709	2,491	3,029	18,486
Shoalhaven (C)	105	—	10,575	2	—	170	1,080	1,567	2,117	13,943
Wingecarribee (A)	33	—	4,344	—	—	—	803	160	410	5,556
Illawarra SD Balance (SSD)	138	—	14,919	2	—	170	1,883	1,727	2,527	19,499
Illawarra (SD)	242	—	26,473	18	—	1,364	4,592	4,218	5,556	37,985
RICHMOND — TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	39	—	3,715	2	—	160	245	1,774	1,887	6,006
Tweed Heads (SSD)	39	—	3,715	2	—	160	245	1,774	1,887	6,006
Ballina (A)	17	—	2,856	23	—	1,605	185	575	575	5,221
Byron (A)	19	—	1,519	5	—	1,000	346	—	—	2,865
Casino (A)	1	—	73	—	—	—	35	—	—	108
Kyogle (A)	2	—	181	—	—	—	59	88	88	328
Lismore (C)	13	—	1,104	—	—	—	100	602	652	1,856
Richmond River (A)	5	—	388	—	—	—	103	—	—	491
Tweed (A) Pt B	9	—	779	2	—	140	—	—	125	1,043
Richmond — Tweed SD Balance (SSD)	66	—	6,899	30	—	2,745	828	1,265	1,440	11,912
Richmond — Tweed (SD)	105	—	10,614	32	—	2,905	1,073	3,039	3,326	17,918

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, DECEMBER 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)	7	—	599	—	—	—	38	1,800	1,800	2,437
Coffs Harbour (C)	23	—	2,595	2	—	150	355	370	370	3,471
Copmanhurst (A)	1	—	112	—	—	—	180	50	50	342
Grafton (C)	4	—	488	—	—	—	64	—	—	552
Maclean (A)	8	—	691	—	—	—	60	935	935	1,686
Nambucca (A)	—	—	—	—	—	—	—	—	3,512	3,512
Nymboida (A)	3	—	282	—	—	—	—	—	—	282
Ulmarra (A)	1	—	127	—	—	—	36	—	—	164
Clarence (SSD)	47	—	4,895	2	—	150	733	3,155	6,667	12,444
Greater Taree (C)	27	—	3,231	10	—	784	346	2,800	2,800	7,160
Hastings (A)	71	—	7,565	16	—	999	428	253	253	9,245
Kempsey (A)	8	—	758	2	—	180	80	—	—	1,018
Lord Howe Island Hastings (SSD)	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	106	—	11,554	28	—	1,963	853	3,053	3,053	17,423
Mid-North Coast (SD)	153	—	16,448	30	—	2,113	1,586	6,208	9,720	29,867
NORTHERN STATISTICAL DIVISION										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	—	—	—	—	—	—	—	—	—	—
Gunnedah (A)	3	—	255	—	—	—	14	60	60	329
Inverell (A) Pt A	—	—	—	—	—	—	—	110	110	110
Manilla (A)	—	—	—	—	—	—	41	—	—	41
Nundle (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	—	—	—	—	—	—	—	—	—	—
Quirindi (A)	—	—	—	—	—	—	—	—	—	—
Tamworth (C)	15	—	1,288	—	—	—	121	3,105	7,754	9,163
Yallaroi (A)	2	—	280	—	—	—	21	—	—	301
Northern Slopes (SSD)	20	—	1,822	—	—	—	198	3,275	7,924	9,945
Armidale (C)	8	—	578	—	—	—	193	540	3,771	4,542
Dumaresq (A)	2	—	278	—	—	—	89	—	—	367
Glen Innes (A)	1	—	140	—	—	—	18	—	—	158
Guyra (A)	—	—	—	—	—	—	—	—	—	—
Inverell (A) Pt B	1	—	105	—	—	—	30	145	145	280
Severn (A)	—	—	—	—	—	—	18	—	—	18
Tenterfield (A)	5	—	345	—	—	—	10	—	—	355
Uralla (A)	—	—	—	—	—	—	58	—	—	58
Walcha (A)	—	—	—	—	—	—	—	—	—	—
Northern Tablelands (SSD)	17	—	1,445	—	—	—	417	685	3,916	5,778
Moree Plains (A)	6	—	1,000	—	—	—	158	—	—	1,158
Narrabri (A)	3	—	282	—	—	—	—	—	—	282
North Central Plain (SSD)	9	—	1,282	—	—	—	158	—	—	1,441
Northern (SD)	46	—	4,550	—	—	—	773	3,960	11,840	17,164

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, DECEMBER 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)	—	—	—	—	—	—	27	—	—	27
Coonabarabran (A)	—	—	—	—	—	—	53	—	—	53
Dubbo (C)	31	—	3,371	—	—	—	222	618	618	4,211
Gilgandra (A)	1	—	59	—	—	—	—	—	—	59
Mudgee (A)	14	—	1,494	—	—	—	60	—	—	1,554
Narromine (A)	—	—	—	—	—	—	15	122	122	137
Wellington (A)	1	—	90	—	—	—	—	—	—	90
Central Macquarie (SSD)	47	—	5,013	—	—	—	377	740	740	6,130
Bogan (A)	1	—	100	—	—	—	—	—	—	100
Coonamble (A)	—	—	—	—	—	—	—	—	—	—
Walgett (A)	—	—	—	—	—	—	—	—	—	—
Warren (A)	2	—	176	—	—	—	150	—	—	326
Macquarie — Barwon (SSD)	3	—	276	—	—	—	150	—	—	426
Bourke (A)	—	—	—	2	—	200	—	—	—	200
Brewarrina (A)	1	—	70	—	—	—	—	—	—	70
Cobar (A)	—	—	—	—	—	—	11	—	—	11
Upper Darling (SSD)	1	—	70	2	—	200	11	—	—	281
North Western (SD)	51	—	5,360	2	—	200	538	740	740	6,837
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	13	—	1,548	7	—	600	180	2,830	4,039	6,368
Blayney (A) Pt A	1	—	63	—	—	—	—	—	—	63
Cabonne (A) Pt A	1	—	120	—	—	—	50	—	—	170
Evans (A) Pt A	—	—	—	—	—	—	19	—	—	19
Orange (C)	—	—	—	—	—	—	—	—	—	—
Bathurst — Orange (SSD)	15	—	1,731	7	—	600	249	2,830	4,039	6,620
Blayney (A) Pt B	—	—	—	—	—	—	—	—	—	—
Cabonne (A) Pt B	1	—	80	—	—	—	—	—	—	80
Evans (A) Pt B	4	—	260	—	—	—	65	—	—	325
Greater Lithgow (C)	4	—	450	—	—	—	30	—	—	480
Oberon (A)	3	—	211	—	—	—	43	—	—	254
Rylstone (A)	—	—	—	—	—	—	—	—	—	—
Central Tablelands (excl. Bathurst — Orange) (SSD)	12	—	1,001	—	—	—	138	—	—	1,138
Bland (A)	—	—	—	—	—	—	20	—	—	20
Cabonne (A) Pt C	2	—	232	—	—	—	—	—	—	232
Cowra (A)	6	—	810	—	—	—	40	—	495	1,346
Forbes (A)	1	—	199	—	—	—	118	—	561	878
Lachlan (A)	—	—	—	—	—	—	30	—	—	30
Parkes (A)	2	—	233	—	—	—	99	—	—	331
Weddin (A)	—	—	—	—	—	—	—	—	—	—
Lachlan (SSD)	11	—	1,474	—	—	—	306	—	1,056	2,836
Central West (SD)	38	—	4,206	7	—	600	693	2,830	5,095	10,594

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, DECEMBER 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)	11	—	1,429	—	—	—	264	420	420	2,113
Yarrowlumla (A) — Pt A	15	—	1,510	—	—	—	300	—	—	1,809
Queanbeyan (SSD)	26	—	2,939	—	—	—	563	420	420	3,922
Boorowa (A)	—	—	—	—	—	—	74	—	—	74
Crookwell (A)	1	—	25	—	—	—	103	—	—	128
Goulburn (C)	2	—	262	—	—	—	45	150	150	457
Gunning (A)	1	—	90	—	—	—	42	—	—	132
Harden (A)	—	—	—	—	—	—	—	—	—	—
Mulwaree (A)	8	—	603	—	—	—	100	150	150	853
Tallaganda (A)	1	—	51	—	—	—	—	—	—	51
Yarrowlumla (A) — Pt B	—	—	—	—	—	—	—	—	—	—
Yass (A)	5	—	572	—	—	—	182	—	—	754
Young (A)	1	—	65	—	—	—	—	—	—	65
Southern Tablelands (excl. Queanbeyan) (SSD)	19	—	1,669	—	—	—	546	300	300	2,515
Bega Valley (A)	22	—	1,950	—	—	—	400	1,145	1,145	3,495
Eurobodalla (A)	17	—	1,854	4	—	280	312	60	167	2,613
Lower South Coast (SSD)	39	—	3,804	4	—	280	712	1,205	1,312	6,108
Bombala (A)	1	—	75	—	—	—	—	—	—	75
Cooma-Monaro (A)	1	—	100	—	—	—	167	2,230	2,280	2,547
Snowy River (A)	4	—	737	4	—	280	80	618	618	1,715
Snowy (SSD)	6	—	912	4	—	280	247	2,848	2,898	4,337
South Eastern (SD)	90	—	9,324	8	—	560	2,068	4,773	4,930	16,882
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	—	—	—	—	—	—	—	—	—	—
Cootamundra (A)	1	—	76	—	—	—	17	—	—	93
Gundagai (A)	—	—	—	—	—	—	—	—	—	—
Junee (A)	1	—	135	—	—	—	10	—	—	145
Lockhart (A)	—	—	—	—	—	—	—	—	—	—
Narrandera (A)	1	—	126	—	—	—	56	—	—	182
Temora (A)	3	—	259	—	—	—	31	—	—	290
Tumut (A)	2	—	134	—	—	—	—	—	—	134
Wagga Wagga (C)	29	1	3,425	—	—	—	455	110	304	4,183
Central Murrumbidgee (SSD)	37	1	4,155	—	—	—	569	110	304	5,028
Carrathool (A)	—	—	—	—	—	—	—	—	—	—
Griffith (C)	8	—	945	—	—	—	396	1,885	1,885	3,225
Hay (A)	—	—	—	—	—	—	—	—	—	—
Leeton (A)	11	—	1,274	—	—	—	—	483	2,073	3,347
Murrumbidgee (A)	1	—	115	—	—	—	—	—	—	115
Lower Murrumbidgee (SSD)	20	—	2,334	—	—	—	396	2,368	3,958	6,688
Murrumbidgee (SD)	57	1	6,488	—	—	—	965	2,478	4,262	11,715

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, NSW, DECEMBER 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)	16	—	2,136	—	—	—	551	500	946	3,633
Hume (A)	3	—	424	—	—	—	57	—	—	481
Albury (SSD)	19	—	2,560	—	—	—	608	500	946	4,114
Corowa (A)	1	—	17	—	—	—	58	—	—	75
Culcairn (A)	1	—	80	—	—	—	10	—	—	90
Holbrook (A)	2	—	231	—	—	—	—	—	—	231
Tumbarumba (A)	—	—	—	—	—	—	46	—	—	46
Urana (A)	1	—	170	—	—	—	—	—	—	170
Upper Murray (excl. Albury) (SSD)	5	—	498	—	—	—	114	—	—	612
Berrigan (A)	2	—	182	—	—	—	—	—	—	182
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	1	—	65	—	—	—	—	—	—	65
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	6	—	544	—	—	—	98	—	—	642
Wakool (A)	—	—	—	—	—	—	—	—	—	—
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	9	—	791	—	—	—	98	—	—	889
Balranald (A)	1	—	94	—	—	—	—	—	—	94
Wentworth (A)	2	—	258	—	—	—	—	300	300	558
Murray—Darling (SSD)	3	—	352	—	—	—	—	300	300	652
Murray (SD)	36	—	4,201	—	—	—	820	800	1,246	6,266
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	1	—	132	—	—	—	118	450	850	1,099
Central Darling (A)	—	—	—	—	2	180	—	—	—	180
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	1	—	132	—	2	180	118	450	850	1,279
NEW SOUTH WALES										
New South Wales	2,478	13	303,757	1,724	116	193,016	103,086	200,949	285,962	885,821

(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 July to December 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 (January 1998) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years

4. For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 6% in January 1998, the trend estimate for that month would be 2,801, a movement of 5.0%. The monthly movements in the trend estimates for October, November and December 1997, which is currently estimated to be 4.4%, 4.7% and 3.9% respectively, would be revised to 5.6%, 6.0% and 5.6%. On the other hand, a 6% seasonally adjusted decline in the number of private houses in January 1998 would produce a trend for January 1998 of 2,650, a movement of 3.2% with the movements in the trend estimates for October, November and December 1997 being revised to 4.6%, 4.5% and 3.9% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1998 seasonally adjusted estimate			
			is up 6% on December 1997		is down 6% on December 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
July	2,147	1.3	2,138	0.9	2,145	1.1
August	2,192	2.1	2,178	1.8	2,190	2.0
September	2,264	3.3	2,257	3.7	2,263	3.2
October	2,363	4.4	2,383	5.6	2,367	4.4
November	2,473	4.7	2,526	6.0	2,473	4.7
December	2,570	3.9	2,669	5.6	2,568	3.9
1998—						
January	n.y.a.	n.y.a.	2,801	5.0	2,650	3.2

TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1998 seasonally adjusted estimate			
			is up 7% on December 1997		is down 7% on December 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
July	2,156	1.1	2,147	0.7	2,155	1.1
August	2,200	2.0	2,185	1.7	2,197	2.0
September	2,272	3.3	2,265	3.7	2,271	3.2
October	2,371	4.4	2,392	5.6	2,376	4.4
November	2,483	4.7	2,538	6.1	2,483	4.7
December	2,582	4.0	2,684	5.7	2,580	3.9
1998—						
January	n.y.a.	n.y.a.	2,820	5.1	2,663	3.2

TOTAL NUMBER OF DWELLING UNITS APPROVED: RELIABILITY OF TREND ESTIMATES

	<i>Revised trend estimate if January 1998 seasonally adjusted estimate</i>					
	<i>Trend estimate</i>		<i>is up 8% on December 1997</i>		<i>is down 8% on December 1997</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1997—						
July	4,066	0.2	4,051	-0.2	4,066	0.1
August	4,112	1.1	4,085	0.9	4,111	1.1
September	4,185	1.8	4,173	2.2	4,186	1.8
October	4,282	2.3	4,314	3.4	4,279	2.2
November	4,402	2.8	4,493	4.2	4,378	2.3
December	4,490	2.0	4,686	4.3	4,470	2.1
1998—						
January	n.y.a.	n.y.a.	4,905	4.7	4,578	2.4

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	<i>Revised trend estimate if January 1998 seasonally adjusted estimate</i>					
	<i>Trend estimate</i>		<i>is up 10% on December 1997</i>		<i>is down 10% on December 1997</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1997—						
July	453.9	2.3	452.1	1.9	454.2	2.4
August	469.5	3.4	466.4	3.2	470.2	3.5
September	486.4	3.6	485.0	4.0	486.9	3.6
October	503.8	3.6	507.7	4.7	502.8	3.3
November	521.1	3.4	531.4	4.7	515.1	2.5
December	534.9	2.6	554.9	4.4	524.2	1.8
1998—						
January	n.y.a.	n.y.a.	578.4	4.2	532.0	1.5

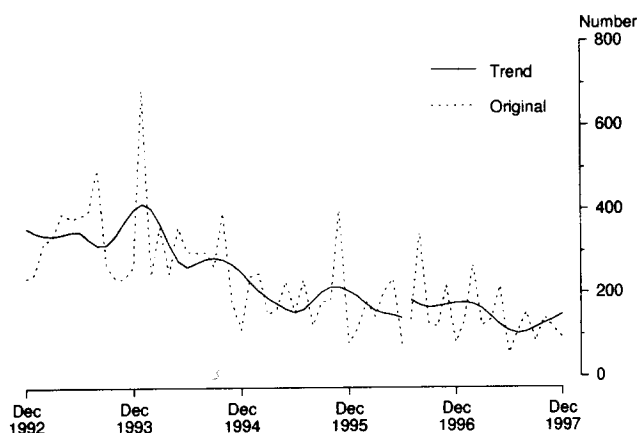
VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING: RELIABILITY OF TREND ESTIMATES

	<i>Revised trend estimate if January 1998 seasonally adjusted estimate</i>					
	<i>Trend estimate</i>		<i>is up 8% on December 1997</i>		<i>is down 8% on December 1997</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1997—						
July	100.7	0.1	100.3	-0.4	100.7	0.0
August	100.9	0.2	100.2	-0.1	100.9	0.2
September	101.9	0.9	101.5	1.3	101.8	1.0
October	104.0	2.2	105.0	3.4	104.0	2.2
November	107.2	3.1	110.4	5.2	107.4	3.3
December	109.9	2.5	116.5	5.5	110.9	3.2
1998—						
January	n.y.a.	n.y.a.	124.2	6.6	115.7	4.3

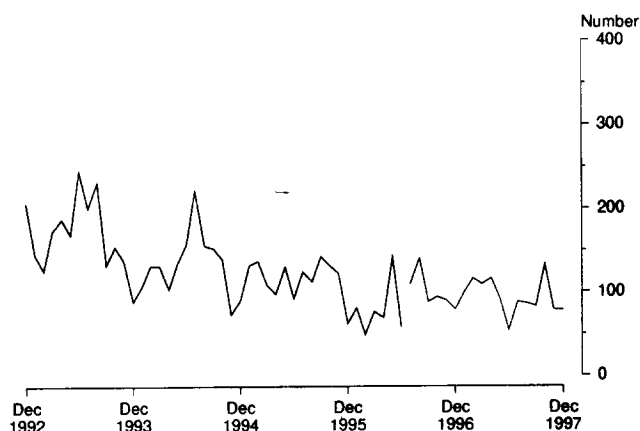
AUSTRALIAN CAPITAL TERRITORY, DECEMBER 1997

MAIN FEATURES

TOTAL DWELLING UNITS APPROVED,
ACT



PRIVATE SECTOR HOUSES APPROVED,
ACT



Residential building

- In original terms the number of dwelling units approved in December was 94. Of the total 78 were houses and 16 were other residential dwelling units (all in Higgins). There were 25 new houses approved in Ngunnawal, 18 in Conder and 13 in Amaroo.
- The trend for total dwelling units approved has increased for the fifth consecutive month.
- The value of new residential building approved in December was \$10.8 million and the value of alterations and additions to residential buildings was \$2.4 million.

Non-residential building

- The value of non-residential building approved in December was \$42.8 million, the highest figure since January 1997. The redevelopment and expansion of the Woden Plaza Shopping Centre contributed \$32.0 million to this figure.
- There were 6 building jobs reported in December which were valued at more than \$500,000.

TABLE 10. DWELLING UNITS APPROVED, ACT

Period (b)	New houses			New other residential buildings			Conversions, etc.	Total (a)			Trend estimate
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total	
1994-95	1,526	7	1,533	1,062	122	1,184	4	2,592	129	2,721	..
1995-96	1,168	40	1,208	792	65	857	85	1,960	190	2,150	..
1996-97	1,185	39	1,224	717	10	727	6	1,908	49	1,957	..
1996-97											
July-December	600	16	616	405	—	405	4	1,009	16	1,025	..
1997-98											
July-December	547	2	549	138	8	146	1	686	10	696	..
1996—											
October	94	—	94	24	—	24	1	119	—	119	168
November	90	16	106	111	—	111	—	201	16	217	172
December	79	—	79	—	—	—	2	81	—	81	176
1997—											
January	99	16	115	16	4	20	—	115	20	135	177
February	116	—	116	151	—	151	—	267	—	267	173
March	109	7	116	—	6	6	—	109	13	122	163
April	116	—	116	22	—	22	—	138	—	138	143
May	91	—	91	123	—	123	2	216	—	216	124
June	54	—	54	—	—	—	—	54	—	54	109
July	88	—	88	11	8	19	—	99	8	107	102
August	86	—	86	67	—	67	—	153	—	153	107
September	83	—	83	—	—	—	—	83	—	83	117
October	133	—	133	8	—	8	1	142	—	142	127
November	79	2	81	36	—	36	—	115	2	117	136
December	78	—	78	16	—	16	—	94	—	94	149

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

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

Period (a)	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
1994-95	167,590	813	168,403	94,633	9,682	104,315	262,223	10,496	272,718	60,354	91,722	275,174	412,184	608,246
1995-96	132,947	3,534	136,481	72,090	9,466	81,556	205,037	13,000	218,037	56,702	125,323	492,533	377,392	767,272
1996-97	140,828	3,646	144,474	63,709	873	64,582	204,537	4,519	209,056	56,814	147,055	291,637	408,364	557,508
1996—														
October	11,354	—	11,354	2,362	—	2,362	13,716	—	13,716	6,447	9,434	14,608	29,597	34,771
November	11,450	1,485	12,934	11,750	—	11,750	23,200	1,485	24,684	4,931	14,532	23,813	42,663	53,429
December	10,194	—	10,194	—	—	—	10,194	—	10,194	3,619	8,490	16,545	22,302	30,357
1997—														
January	11,253	1,565	12,817	1,906	395	2,301	13,159	1,959	15,118	4,078	14,166	62,818	31,403	82,014
February	13,096	—	13,096	14,058	—	14,058	27,154	—	27,154	3,365	4,913	12,213	35,432	42,732
March	11,528	597	12,125	—	479	479	11,528	1,075	12,603	3,462	1,777	3,517	16,767	19,582
April	14,193	—	14,193	2,366	—	2,366	16,559	—	16,559	5,751	12,264	13,051	34,574	35,361
May	10,433	—	10,433	13,766	—	13,766	24,199	—	24,199	3,900	26,282	30,137	54,381	58,236
June	6,379	—	6,379	—	—	—	6,379	—	6,379	3,188	4,207	13,001	13,775	22,569
July	9,272	—	9,272	877	480	1,357	10,149	480	10,629	3,617	24,372	27,550	38,137	41,796
August	9,551	—	9,551	6,524	—	6,524	16,075	—	16,075	4,028	17,162	18,343	37,266	38,447
September	11,179	—	11,179	—	—	—	11,179	—	11,179	5,132	7,625	9,009	23,937	25,320
October	17,484	—	17,484	798	—	798	18,282	—	18,282	6,328	7,603	21,072	32,213	45,682
November	9,614	137	9,751	3,400	—	3,400	13,014	137	13,151	3,681	8,041	26,435	24,737	43,268
December	9,423	—	9,423	1,360	—	1,360	10,783	—	10,783	2,416	35,161	42,836	48,359	56,035

(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	—	—	—	—	—	—	62	—	—	62
Braddon	—	—	—	—	—	—	81	—	—	81
Campbell	—	—	—	—	—	—	140	—	—	140
City	—	—	—	—	—	—	—	318	495	495
Dickson	2	—	103	—	—	—	—	—	—	103
Downer	—	—	—	—	—	—	70	—	—	70
Duntroon	—	—	—	—	—	—	—	—	—	—
Hackett	—	—	—	—	—	—	—	—	—	—
Kowen	—	—	—	—	—	—	—	—	—	—
Lyneham	—	—	—	—	—	—	—	—	—	—
Majura	—	—	—	—	—	—	—	—	—	—
O'Connor	—	—	—	—	—	—	20	—	—	20
Reid	—	—	—	—	—	—	24	—	—	24
Russell	—	—	—	—	—	—	—	—	—	—
Turner	2	—	199	—	—	—	—	50	50	249
Watson	1	—	194	—	—	—	—	—	—	194
Total	5	—	497	—	—	—	398	368	545	1,439
BELCONNEN STATISTICAL SUBDIVISION										
Aranda	—	—	—	—	—	—	12	—	—	12
Belconnen Town Centre	—	—	—	—	—	—	—	85	325	325
Belconnen — SSD Balance	—	—	—	—	—	—	—	—	—	—
Bruce	—	—	—	—	—	—	—	—	5,671	5,671
Charnwood	—	—	—	—	—	—	151	—	—	151
Cook	—	—	—	—	—	—	—	—	—	—
Dunlop	5	—	584	—	—	—	—	—	—	584
Evatt	—	—	—	—	—	—	—	—	—	—
Florey	—	—	—	—	—	—	23	—	—	23
Flynn	—	—	—	—	—	—	32	—	—	32
Fraser	—	—	—	—	—	—	—	—	—	—
Giralang	—	—	—	—	—	—	27	—	—	27
Hawker	—	—	—	—	—	—	—	—	—	—
Higgins	—	—	—	16	—	1,360	—	—	—	1,360
Holt	2	—	233	—	—	—	—	—	—	233
Kaleen	—	—	—	—	—	—	16	—	240	256
Latham	—	—	—	—	—	—	—	—	—	—
McKellar	—	—	—	—	—	—	76	—	—	76
Macgregor	—	—	—	—	—	—	11	—	—	11
Macquarie	—	—	—	—	—	—	—	—	—	—
Melba	—	—	—	—	—	—	—	—	480	480
Page	—	—	—	—	—	—	—	—	—	—
Scullin	—	—	—	—	—	—	—	—	—	—
Spence	—	—	—	—	—	—	—	—	—	—
Weetangera	—	—	—	—	—	—	125	—	—	125
Total	7	—	817	16	—	1,360	474	85	6,716	9,367

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	—	—	—	—	—	—	62	—	—	62
Curtin	—	—	—	—	—	—	35	—	—	35
Farrer	—	—	—	—	—	—	10	—	—	10
Garran	—	—	—	—	—	—	—	—	—	—
Hughes	—	—	—	—	—	—	160	—	—	160
Isaacs	—	—	—	—	—	—	—	—	—	—
Lyons	—	—	—	—	—	—	—	—	—	—
Mawson	—	—	—	—	—	—	—	—	—	—
O'Malley	—	—	—	—	—	—	18	—	—	18
Pearce	—	—	—	—	—	—	—	32,145	32,145	32,145
Phillip	—	—	—	—	—	—	—	—	—	—
Torrens	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	284	32,145	32,145	32,429
WESTON CREEK-STROMLO STATISTICAL SUBDIVISION										
Chapman	—	—	—	—	—	—	75	—	—	75
Duffy	—	—	—	—	—	—	—	—	—	—
Fisher	—	—	—	—	—	—	18	—	—	18
Holder	—	—	—	—	—	—	15	—	—	15
Rivett	—	—	—	—	—	—	108	—	—	108
Stirling	—	—	—	—	—	—	—	—	—	—
Stromlo	—	—	—	—	—	—	—	—	—	—
Waramanga	—	—	—	—	—	—	—	—	—	—
Weston	—	—	—	—	—	—	—	—	—	—
Weston Creek-Stromlo — SSD Balance	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	215	—	—	215
TUGGERANONG STATISTICAL SUBDIVISION										
Banks	—	—	—	—	—	—	34	—	—	34
Bonython	—	—	—	—	—	—	13	—	—	13
Calwell	—	—	—	—	—	—	63	—	—	63
Chisholm	—	—	—	—	—	—	—	—	—	—
Conder	18	—	1,690	—	—	—	43	247	247	1,980
Fadden	—	—	—	—	—	—	43	—	—	43
Gilmore	—	—	—	—	—	—	71	—	—	71
Gordon	—	—	—	—	—	—	54	—	—	54
Gowrie	—	—	—	—	—	—	—	—	—	—
Greenway	—	—	—	—	—	—	77	—	—	77
Isabella Plains	—	—	—	—	—	—	169	—	—	410
Kambah	1	—	241	—	—	—	—	—	—	—
Macarthur	—	—	—	—	—	—	121	—	—	121
Monash	—	—	—	—	—	—	—	—	—	—
Oxley	—	—	—	—	—	—	24	—	—	24
Richardson	—	—	—	—	—	—	76	—	—	76
Theodore	—	—	—	—	—	—	—	—	—	—
Tuggeranong — SSD Balance	—	—	—	—	—	—	107	—	640	747
Wanniassa	—	—	—	—	—	—	—	—	—	—
Total	19	—	1,932	—	—	—	894	247	887	3,713

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	—	—	—	—	—	—	—	1,600	1,600	1,600
Deakin	—	—	—	—	—	—	—	—	—	—
Forrest	2	—	375	—	—	—	—	—	—	375
Fyshwick	—	—	—	—	—	—	—	305	305	305
Griffith	—	—	—	—	—	—	22	—	—	22
Harman	—	—	—	—	—	—	—	—	—	—
Hume	—	—	—	—	—	—	—	330	330	330
Jerrabomberra	—	—	—	—	—	—	—	—	—	—
Kingston	—	—	—	—	—	—	—	—	—	—
Narrabundah	—	—	—	—	—	—	—	—	—	—
Oaks Estate	—	—	—	—	—	—	—	—	—	—
Parkes	—	—	—	—	—	—	—	—	—	—
Pialligo	—	—	—	—	—	—	—	—	—	—
Red Hill	—	—	—	—	—	—	—	—	—	—
Symonston	—	—	—	—	—	—	—	—	—	—
Yarralumla	1	—	321	—	—	—	117	—	—	438
Total	3	—	696	—	—	—	138	2,235	2,235	3,069
GUNGALIN-HALL STATISTICAL SUBDIVISION										
Amaroo	13	—	1,636	—	—	—	—	—	—	1,636
Gungahlin-Hall — SSD Balance	—	—	—	—	—	—	—	—	—	—
Hall	—	—	—	—	—	—	—	—	—	—
Mitchell	—	—	—	—	—	—	—	81	81	81
Ngunnawal	25	—	2,801	—	—	—	12	—	228	3,041
Nicholls	6	—	1,045	—	—	—	—	—	—	1,045
Palmerston	—	—	—	—	—	—	—	—	—	—
Total	44	—	5,482	—	—	—	12	81	309	5,802
AUSTRALIAN CAPITAL TERRITORY										
AUSTRALIAN CAPITAL TERRITORY	78	—	9,423	16	—	1,360	2,416	35,161	42,836	56,035

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

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

Scope and Coverage

3. Statistics of building work approved are compiled from:

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

4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (Cat. no. 8762.0).

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

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

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

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

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

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

Building Classification

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

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

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

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

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

Seasonal Adjustment

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

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

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

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

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

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

Trend Estimates

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

23. Table 3 and 10 show trend estimates for both private and total dwellings for New South Wales. Table 10 shows trend estimates for total dwellings for the Australian Capital Territory. These estimates are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series - Monitoring 'Trends': an Overview* (Cat. no. 1348.0).

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

Estimates at Constant Prices

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

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

27. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (Cat. no. 5216.0).

Australian Standard Geographical Classification (ASGC)

28. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (Cat. no. 1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics. Further details are:

- (a) There have been some minor area changes to four SLAs in the ACT (Acton, Belconnen – SSD Bal, Majura and Pialligo); and Gungahlin – Bal and Weston Creek – SSD Bal SLAs have been renamed to Gungahlin-Hall – SSD Bal and Weston Creek-Stromlo – SSD Bal respectively. In addition the Statistical Subdivisions in the Canberra Statistical Division have been redefined.
- (b) Yarrawlumlula (A) has been split to form two smaller SLAs: Yarrawlumlula (A) – Pt A and Yarrawlumlula (A) – Pt B.
- (c) The boundary of the Canberra-Queanbeyan Statistical District has been extended to include the part of Yarrawlumlula (A) mainly east of the ACT (Yarrawlumlula (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.

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 SSDs and Northern Tablelands and Clarence Statistical SDs.

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

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

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

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

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

Unpublished Data and Related Publications

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

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

- Building Approvals, Australia* (Cat. no. 8731.0) – issued monthly
- Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (Cat. no. 8750.0) – issued quarterly
- Building Activity, New South Wales* (Cat. no. 8752.1) – issued quarterly
- Building Activity, Australian Capital Territory* (Cat. no. 8752.8) – issued quarterly
- Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0) – issued monthly
- Price Index of Materials Used in House Building* (Cat. no. 6408.0) – issued monthly

32. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (Cat. no. 1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (Cat. no. 1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

Symbols and Other Usages

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

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

Etel Hammond-Roldan
Acting Regional Director
New South Wales

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