

BUILDING APPROVALS, NEW SOUTH WALES, FEBRUARY 1995

Note: Trend estimates for the most recent months are provisional and may be revised as data for additional months becomes available. Readers are referred to the article 'Reliability of Contemporary Trends' on page 22 for assistance with interpreting selected trend estimates.

MAIN FEATURES

NUMBER OF DWELLING UNITS APPROVED

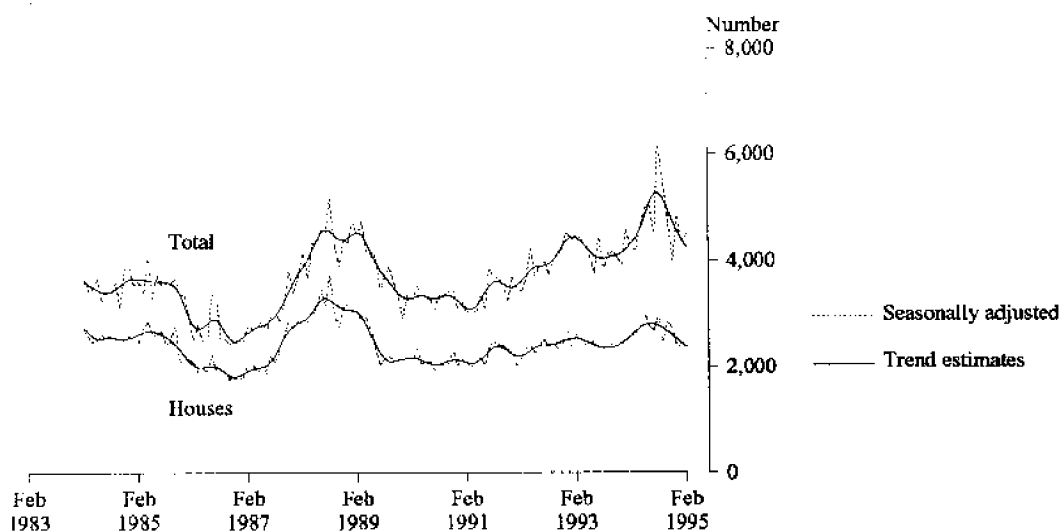
	February 1994	January 1995	February 1995	February 1994 to February 1995 change	January 1995 to February 1995 change
Original series	3,724	3,880	3,993	7%	3%
Seasonally adjusted	4,178	4,338	4,487	7%	3%
Trend estimate	4,318	4,409	4,243	-2%	-4%

Trend estimates of the total number of dwelling units approved in New South Wales in February 1995 (4,243) showed a decrease of 4% from January 1995 (4,409), and a 2% decrease from February 1994 (4,318). The seasonally adjusted number of dwelling units approved would have to decrease by 1.7% (to 4,414) in March 1995 for the trend to flatten out (at 4,335). The historical average monthly movement of this series, regardless of sign, is 8%.

In original terms the number of dwelling units approved in Sydney SD in the eight months to February 1995 (23,758) is 29% higher than for the corresponding period in 1993-94. By comparison, in the rest of the state the increase is 1% (to 14,492).

Trend estimates of the value of new residential buildings approved in February 1995 (\$387.4m) was the sixth consecutive decrease from August 1994. There would need to be an decrease of 1% in the seasonally adjusted value of new residential buildings approved in March 1995 (to \$403.1m) for the trend to flatten out at \$398.6m (the historical average monthly movement of this series, regardless of sign, is 8%).

TOTAL DWELLING UNITS APPROVED, NSW



INQUIRIES

- for further information about statistics in this publication and the availability of unpublished statistics, contact Matt Strange on Sydney (02) 268 4176.
- for information about other ABS statistics and services, please refer to the back of this publication.

NOTES

The statistics on Building Approvals are compiled from data supplied in monthly reports provided by local and other government authorities.

Explanatory notes are provided at the back of this publication.

GREG BRAY

Deputy Commonwealth Statistician

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

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										
1991-92	11,416	636	12,052	6,832	2,320	9,152	518	18,765	2,957	21,722
1992-93	12,915	462	13,377	10,752	1,742	12,494	1,011	24,670	2,212	26,882
1993-94	13,691	240	13,931	12,090	1,048	13,138	2,043	27,811	1,301	29,112
July-February—										
1993-94	8,481	98	8,579	7,962	570	8,532	1,277	17,717	671	18,388
1994-95	9,797	181	9,978	11,953	475	12,428	1,352	23,094	664	23,758
1993—										
December	861	12	873	769	16	785	219	1,849	28	1,877
1994—										
January	946	21	967	1,161	20	1,181	249	2,356	41	2,397
February	966	11	977	803	55	858	158	1,925	68	1,993
March	1,318	18	1,336	756	54	810	372	2,446	72	2,518
April	1,067	55	1,122	655	112	767	194	1,912	171	2,083
May	1,574	23	1,597	1,306	223	1,529	143	3,017	252	3,269
June	1,251	46	1,297	1,411	89	1,500	57	2,719	135	2,854
July	1,265	32	1,297	985	95	1,080	26	2,276	127	2,403
August	1,439	41	1,480	2,541	72	2,613	121	4,101	113	4,214
September	1,220	28	1,248	2,022	115	2,137	719	3,961	143	4,104
October	1,433	26	1,459	1,198	36	1,234	77	2,708	62	2,770
November	1,415	12	1,427	1,154	17	1,171	82	2,651	29	2,680
December	979	4	983	1,513	69	1,582	85	2,577	73	2,650
1995—										
January	1,032	15	1,047	1,185	61	1,246	117	2,326	84	2,410
February	1,014	23	1,037	1,355	10	1,365	125	2,494	33	2,527
NEW SOUTH WALES										
1991-92	26,940	1,057	27,997	12,193	3,146	15,339	944	40,072	4,208	44,280
1992-93	28,653	869	29,522	16,308	2,667	18,975	1,365	46,318	3,544	49,862
1993-94	30,051	561	30,612	17,744	1,554	19,298	2,453	50,234	2,129	52,363
July-February—										
1993-94	18,645	253	18,898	11,477	872	12,349	1,490	31,608	1,129	32,737
1994-95	20,083	268	20,351	15,462	887	16,349	1,550	37,084	1,166	38,250
1993—										
December	2,067	36	2,103	1,114	40	1,154	238	3,419	76	3,495
1994—										
January	1,995	44	2,039	1,484	47	1,531	289	3,767	92	3,859
February	2,143	25	2,168	1,227	140	1,367	189	3,557	167	3,724
March	2,878	97	2,975	1,255	86	1,341	404	4,537	183	4,720
April	2,423	82	2,505	1,191	112	1,303	276	3,886	198	4,084
May	3,232	57	3,289	1,832	312	2,144	187	5,245	375	5,620
June	2,873	72	2,945	1,989	172	2,161	96	4,958	244	5,202
July	2,628	61	2,689	1,434	218	1,652	62	4,121	282	4,403
August	2,985	61	3,046	3,078	100	3,178	139	6,202	161	6,363
September	2,728	34	2,762	2,545	145	2,690	758	6,031	179	6,210
October	2,809	33	2,842	1,613	50	1,663	104	4,526	83	4,609
November	2,865	21	2,886	1,564	40	1,604	99	4,528	61	4,589
December	2,029	11	2,040	1,946	113	2,059	104	4,079	124	4,203
1995—										
January	2,041	17	2,058	1,527	161	1,688	134	3,694	186	3,880
February	1,998	30	2,028	1,755	60	1,815	150	3,903	90	3,993

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED
(\$ 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														
1991-92	1,245.6	53.0	1,298.6	536.2	198.6	734.8	1,781.8	251.6	2,033.3	648.8	1,188.2	1,908.8	3,614.1	4,590.9
1992-93	1,389.5	43.3	1,432.7	1,148.8	124.2	1,273.0	2,538.3	167.4	2,705.7	708.4	1,663.3	2,407.3	4,903.1	5,821.4
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
July-February—														
1993-94	935.1	9.2	944.3	678.1	39.2	717.3	1,613.2	48.4	1,661.6	510.9	875.4	1,461.4	2,996.1	3,633.9
1994-95	1,143.6	19.0	1,162.6	1,228.5	34.0	1,262.4	2,372.1	53.0	2,425.0	577.5	997.2	1,553.9	3,941.1	4,556.5
1993—														
December	106.6	1.0	107.6	55.4	0.7	56.1	162.0	1.7	163.7	50.8	143.7	161.6	356.4	376.1
1994—														
January	110.8	1.8	112.6	92.1	2.1	94.2	202.9	3.9	206.8	48.2	99.1	198.8	350.0	453.8
February	106.1	1.3	107.3	65.0	4.1	69.0	171.0	5.3	176.3	65.7	75.6	114.8	311.6	356.8
March	145.7	1.5	147.2	60.1	4.1	64.2	205.9	5.5	211.4	67.3	108.5	124.7	381.7	403.4
April	119.7	6.3	126.0	53.7	6.7	60.3	173.4	13.0	186.4	63.0	155.0	187.8	391.0	437.1
May	162.0	1.7	163.8	110.0	14.9	124.9	272.0	16.7	288.7	72.3	82.8	112.5	424.9	473.5
June	147.7	4.3	152.0	138.7	6.0	144.7	286.4	10.3	296.7	69.4	155.2	179.3	509.8	545.4
July	144.5	4.4	148.8	88.7	6.0	94.7	233.2	10.4	243.6	62.9	98.5	153.0	394.0	459.5
August	169.5	5.1	174.6	307.9	4.5	312.5	477.4	9.6	487.0	79.1	256.3	367.4	812.0	933.5
September	143.8	2.6	146.4	232.8	8.3	241.0	376.6	10.9	387.5	120.0	73.7	139.1	567.9	646.6
October	160.5	2.2	162.7	107.8	2.3	110.0	268.3	4.4	272.7	71.7	86.3	119.3	426.4	463.7
November	161.7	1.1	162.9	115.9	1.6	117.5	277.6	2.7	280.3	74.8	102.3	146.8	454.5	501.9
December	124.7	0.4	125.0	150.2	6.6	156.8	274.9	6.9	281.8	54.8	149.1	177.6	478.6	514.2
1995—														
January	119.5	1.3	120.8	116.7	3.7	120.4	236.2	5.0	241.2	55.0	102.9	140.0	392.8	436.2
February	119.4	2.0	121.4	108.5	1.0	109.6	227.9	3.0	230.9	59.2	128.1	310.8	415.0	600.9
NEW SOUTH WALES														
1991-92	2,654.6	86.8	2,741.4	890.6	258.3	1,148.8	3,545.2	345.0	3,890.2	902.2	1,695.5	2,653.7	6,137.9	7,445.8
1992-93	2,852.9	80.9	2,933.9	1,516.6	181.7	1,698.3	4,369.5	262.7	4,632.2	965.0	2,126.4	3,178.2	7,452.4	8,775.4
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
July-February—														
1993-94	1,888.2	25.4	1,913.6	915.0	54.7	969.8	2,803.2	80.1	2,883.3	676.6	1,216.2	2,011.9	4,692.6	5,571.8
1994-95	2,153.8	27.9	2,181.6	1,478.8	57.1	1,535.8	3,632.5	84.9	3,717.5	743.3	1,406.7	2,133.4	5,776.7	6,594.2
1993—														
December	221.9	3.6	225.5	79.9	1.7	81.6	301.8	5.3	307.1	67.5	177.8	205.8	547.0	580.4
1994—														
January	210.3	4.5	214.7	115.5	3.9	119.4	325.8	8.3	334.1	66.6	127.6	258.8	519.7	659.5
February	217.3	2.6	219.9	95.4	8.5	103.9	312.7	11.1	323.8	83.1	126.1	199.7	521.0	606.5
March	295.8	8.0	303.8	94.3	6.3	100.6	390.1	14.3	404.4	91.1	131.2	169.3	612.0	664.7
April	254.3	8.5	262.9	89.9	6.7	96.6	344.2	15.2	359.4	83.9	180.8	257.0	608.3	700.3
May	319.7	4.7	324.4	145.4	20.7	166.1	465.1	25.3	490.4	98.1	143.0	183.5	704.0	772.1
June	307.8	6.7	314.5	179.5	11.5	191.0	487.3	18.2	505.5	93.4	224.3	262.4	803.6	861.3
July	278.5	7.5	285.9	124.1	13.1	137.2	402.6	20.5	423.1	85.2	144.7	206.1	631.7	714.3
August	325.2	7.2	332.4	345.6	6.9	352.5	670.7	14.2	684.9	106.1	304.1	460.3	1,080.2	1,251.3
September	287.8	3.5	291.2	268.9	10.2	279.2	556.7	13.7	570.4	142.6	124.7	207.2	821.5	920.2
October	295.6	2.7	298.4	136.5	3.3	139.8	432.2	6.0	438.1	93.4	157.5	209.3	683.1	740.8
November	301.6	1.9	303.5	143.5	3.0	146.5	445.2	4.9	450.1	97.1	169.8	239.1	711.9	786.3
December	229.2	1.0	230.2	179.6	9.0	188.6	408.8	10.1	418.9	72.3	198.2	238.4	679.2	729.6
1995—														
January	220.4	1.5	221.8	143.2	8.1	151.2	363.5	9.5	373.1	70.5	146.1	209.3	578.8	652.9
February	215.6	2.6	218.1	137.3	3.5	140.8	352.9	6.1	359.0	76.1	161.6	363.7	590.4	798.8

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

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						
1993—						
December	2,419	2,456	3,957	3,902	350.1	77.0
1994—						
January	2,411	2,486	4,346	4,600	378.3	81.2
February	2,491	2,543	4,009	4,178	367.3	99.0
March	2,617	2,647	4,166	4,210	370.2	87.6
April	2,667	2,741	4,346	4,698	395.0	91.3
May	2,917	2,986	4,675	4,982	436.8	87.5
June	2,722	2,760	4,994	5,051	486.5	94.3
July	2,547	2,683	3,952	4,477	418.8	81.6
August	2,923	2,960	6,012	6,195	702.5	105.1
September	2,428	2,444	5,409	5,588	509.7	119.1
October	2,788	2,852	4,707	4,841	461.1	90.9
November	2,680	2,682	4,013	3,968	402.3	87.9
December	2,365	2,382	4,791	4,844	477.3	82.6
1995—						
January	2,396	2,408	4,022	4,338	395.4	81.6
February	2,328	2,386	4,409	4,487	407.8	90.8
TREND ESTIMATES						
1993—						
December	2,396	2,437	4,057	4,137	358.8	84.1
1994—						
January	2,459	2,504	4,110	4,217	363.1	85.2
February	2,533	2,583	4,168	4,318	369.0	86.9
March	2,616	2,673	4,243	4,435	380.9	88.3
April	2,686	2,749	4,377	4,609	405.7	89.7
May	2,728	2,796	4,580	4,845	442.6	91.2
June	2,744	2,813	4,799	5,079	481.8	93.5
July	2,738	2,804	4,979	5,243	512.4	96.5
August r	2,714	2,771	5,057	5,282	525.9	98.6
September r	2,674	2,718	4,998	5,172	517.4	98.6
October r	2,623	2,656	4,839	4,972	492.7	96.1
November r	2,563	2,588	4,641	4,750	462.4	92.3
December r	2,493	2,516	4,451	4,553	434.9	88.4
1995—						
January r	2,423	2,446	4,307	4,409	413.5	85.4
February	2,348	2,378	4,117	4,243	387.4	82.2

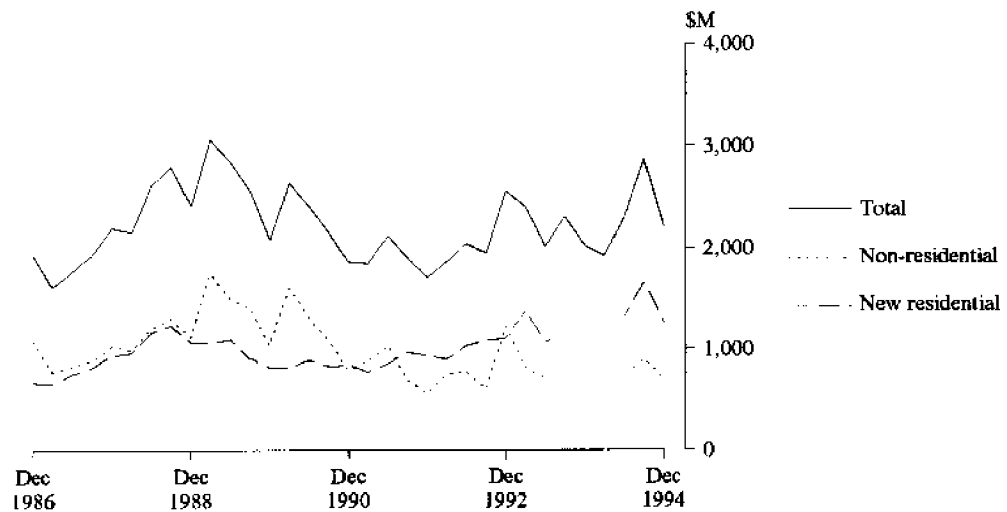
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average — see paragraphs 23–29 of the Explanatory Notes for a more detailed explanation. (b) Includes Conversions, etc. See paragraphs 9–11 of the Explanatory Notes.

TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a)
(\$ 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							
1991-92	2,533.0	2,615.7	1,229.0	3,844.7	860.8	1,786.8	2,798.6	6,174.1	7,504.1
1992-93	2,723.5	2,800.6	1,842.8	4,643.4	921.3	2,248.8	3,361.5	7,590.5	8,926.1
1993-94	2,870.6	2,920.5	1,640.8	4,561.3	977.1	1,984.8	3,021.2	7,424.3	8,559.6
1993—									
Sept. qtr	705.2	714.1	447.3	1,161.4	269.4	543.2	878.9	1,954.2	2,309.8
Dec. qtr	667.8	676.1	361.1	1,037.3	226.1	469.6	755.6	1,722.8	2,019.0
1994—									
Mar. qtr	677.3	691.4	348.2	1,039.6	225.4	402.2	656.0	1,646.1	1,921.0
June qtr	820.3	838.8	484.1	1,323.0	256.2	569.8	730.6	2,101.2	2,309.8
Sept. qtr	823.8	840.6	814.4	1,655.0	308.6	593.0	903.4	2,528.3	2,867.0
Dec. qtr	760.3	765.5	499.9	1,265.4	241.8	541.3	707.3	2,043.5	2,214.6

(a) See paragraphs 30-35 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

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



**VALUE OF NEW RESIDENTIAL BUILDINGS APPROVED
AT AVERAGE 1989-90 PRICES**

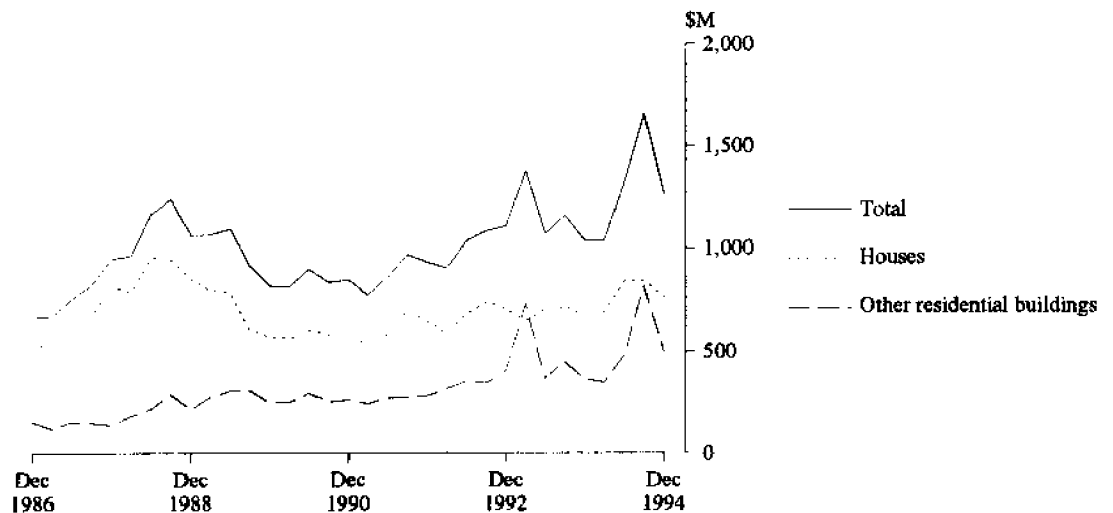


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(S million)

Class of building	1992-93	1993-94	July-February		1994	1995	
			1993-94	1994-95	December	January	February
PRIVATE SECTOR							
New houses	2,852.9	3,065.8	1,888.2	2,153.8	229.2	220.4	215.6
New other residential buildings	1,516.6	1,424.1	915.0	1,478.8	179.6	143.2	137.3
Total new residential building	4,369.5	4,489.9	2,803.2	3,632.5	408.8	363.5	352.9
Alterations and additions to residential buildings	956.6	1,034.9	673.1	737.5	72.2	69.2	75.9
Hotels, etc.	122.7	75.2	64.7	76.0	22.4	8.3	2.5
Shops	385.2	301.4	185.2	395.6	33.3	32.1	40.8
Factories	280.9	272.9	119.4	195.0	19.4	17.7	20.4
Offices	534.5	362.5	282.6	228.6	27.3	31.5	24.5
Other business premises	212.4	287.5	161.1	156.1	22.3	19.3	16.1
Educational	120.8	102.2	54.4	61.9	17.1	2.6	6.4
Religious	41.9	34.2	30.2	19.4	1.0	1.9	0.7
Health	73.3	208.2	145.4	59.6	1.9	3.8	26.6
Entertainment and recreational	303.6	151.0	108.9	166.7	48.3	24.9	17.3
Miscellaneous	51.1	100.5	64.5	47.8	5.2	4.0	6.3
Total non-residential building	2,126.4	1,895.6	1,216.2	1,406.7	198.2	146.1	161.6
Total	7,452.4	7,420.5	4,692.6	5,776.7	679.2	578.8	590.4
PUBLIC SECTOR							
New houses	80.9	53.3	25.4	27.9	1.0	1.5	2.6
New other residential buildings	181.7	99.9	54.7	57.1	9.0	8.1	3.5
Total new residential building	262.7	153.1	80.1	84.9	10.1	9.5	6.1
Alterations and additions to residential buildings	8.5	8.1	3.4	5.9	0.2	1.3	0.2
Hotels, etc.	2.2	2.7	1.1	2.1	—	0.2	—
Shops	13.9	21.2	15.3	12.5	0.2	0.2	1.2
Factories	2.2	21.2	3.6	8.2	0.3	1.6	—
Offices	142.0	208.9	174.7	89.6	3.5	17.8	21.4
Other business premises	62.1	106.8	96.1	51.7	1.6	8.7	1.2
Educational	304.0	326.2	246.3	190.4	30.3	24.6	31.3
Religious	—	—	—	—	—	—	—
Health	410.3	187.8	174.3	220.3	1.6	6.0	62.5
Entertainment and recreational	62.5	33.6	23.9	41.5	2.1	2.6	0.4
Miscellaneous	52.7	80.0	60.5	110.3	0.6	1.7	84.1
Total non-residential building	1,051.9	988.5	795.7	726.7	40.2	63.3	202.1
Total	1,323.0	1,149.8	879.2	817.5	50.4	74.1	208.4
TOTAL							
New houses	2,933.9	3,119.1	1,913.6	2,181.6	230.2	221.8	218.1
New other residential buildings	1,698.3	1,523.9	969.8	1,535.8	188.6	151.2	140.8
Total new residential building	4,632.2	4,643.1	2,883.3	3,717.5	418.9	373.1	359.0
Alterations and additions to residential buildings	965.0	1,043.1	676.6	743.3	72.3	70.5	76.1
Hotels, etc.	124.8	78.0	65.8	78.1	22.4	8.4	2.5
Shops	399.1	322.6	200.4	408.1	33.6	32.3	42.0
Factories	283.2	294.0	123.0	203.2	19.7	19.3	20.4
Offices	676.5	571.4	457.3	318.2	30.7	49.3	45.9
Other business premises	274.5	394.3	257.2	207.8	23.9	27.9	17.3
Educational	424.7	428.5	300.7	252.3	47.4	27.2	37.7
Religious	41.9	34.2	30.2	19.4	1.0	1.9	0.7
Health	483.6	396.0	319.6	279.9	3.5	9.8	89.1
Entertainment and recreational	366.1	184.5	132.8	208.2	50.4	27.5	17.8
Miscellaneous	103.8	180.5	125.0	158.1	5.8	5.7	90.4
Total non-residential building	3,178.2	2,884.1	2,011.9	2,133.4	238.4	209.3	363.7
Total	8,775.4	8,570.2	5,571.8	6,594.2	729.6	652.9	798.8

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

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.												
1994— December	6	0.4	3	0.8	—	—	1	1.2	1	20.0	11	22.4
1995— January	6	0.7	5	1.4	2	1.4	—	—	1	5.0	14	8.4
February	5	0.6	3	0.8	2	1.1	—	—	—	—	10	2.5
SHOPS												
1994— December	55	4.7	5	1.5	3	1.9	2	2.8	2	22.8	67	33.6
1995— January	58	4.9	17	4.7	7	4.3	3	4.7	2	13.8	87	32.3
February	96	8.9	22	6.3	6	4.6	5	9.6	2	12.6	131	42.0
FACTORIES												
1994— December	43	4.2	14	4.1	8	5.4	3	6.1	—	—	68	19.7
1995— January	21	2.0	15	4.1	1	0.6	9	12.6	—	—	46	19.3
February	29	3.0	12	3.6	8	5.6	3	8.2	—	—	52	20.4
OFFICES												
1994— December	48	4.3	13	4.1	4	2.7	7	8.5	2	11.0	74	30.7
1995— January	50	4.6	27	7.9	6	4.3	5	11.1	3	21.5	91	49.3
February	69	6.9	28	7.9	8	5.6	6	10.5	1	15.0	112	45.9
OTHER BUSINESS PREMISES												
1994— December	36	3.1	14	4.7	2	1.0	2	6.1	1	9.0	55	23.9
1995— January	36	3.7	10	3.1	4	2.6	9	18.5	—	—	59	27.9
February	24	2.6	8	2.7	6	4.1	4	7.9	—	—	42	17.3
EDUCATIONAL												
1994— December	16	1.4	6	2.0	7	5.5	5	8.5	5	30.0	39	47.4
1995— January	17	1.8	4	1.1	1	0.8	8	17.9	1	5.5	31	27.2
February	21	2.2	10	3.2	4	2.6	11	29.7	—	—	46	37.7
RELIGIOUS												
1994— December	1	0.1	—	—	1	0.9	—	—	—	—	2	1.0
1995— January	1	0.1	2	0.8	—	—	1	1.1	—	—	4	1.9
February	3	0.2	1	0.5	—	—	—	—	—	—	4	0.7

TABLE 6. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING AND VALUE SIZE GROUPS—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)
HEALTH												
1994— December	5	0.5	3	0.9	1	0.5	1	1.6	—	—	10	3.5
1995— January	5	0.6	1	0.4	2	1.4	5	7.4	—	—	13	9.8
February	4	0.6	6	1.7	1	0.5	2	6.6	2	79.7	15	89.1
ENTERTAINMENT AND RECREATIONAL												
1994— December	14	1.3	8	2.4	4	3.1	4	10.1	1	33.5	31	50.4
1995— January	12	1.2	5	1.3	5	3.1	3	4.9	1	17.0	26	27.5
February	20	2.1	4	1.2	5	3.4	3	6.0	1	5.0	33	17.8
MISCELLANEOUS												
1994— December	6	0.6	3	1.0	1	0.5	1	3.7	—	—	11	5.8
1995— January	12	1.7	2	0.5	1	0.7	1	2.9	—	—	16	5.7
February	9	0.7	10	2.5	—	—	3	5.2	1	82.0	23	90.4
TOTAL NON-RESIDENTIAL BUILDING												
1994— December	230	20.6	69	21.5	31	21.5	26	48.6	12	126.3	368	238.4
1995— January	218	21.1	88	25.2	29	19.1	44	81.1	8	62.7	387	209.3
February	280	27.7	104	30.4	40	27.6	37	83.7	7	194.3	468	363.7

TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED IN AREAS OF NSW, FEBRUARY 1995

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
SYDNEY STATISTICAL DIVISION						
Houses	1,014	119,420	23	1,967	1,037	121,387
Brick, stone, or concrete	182	28,700	—	—	182	28,700
Brick-veneer	778	85,522	23	1,967	801	87,489
Timber	24	1,871	—	—	24	1,871
Fibre cement	7	584	—	—	7	584
Other materials	23	2,742	—	—	23	2,742
Other residential buildings	1,355	108,510	10	1,044	1,365	109,554
Total residential buildings	2,369	227,929	33	3,012	2,402	230,941
HUNTER STATISTICAL DIVISION						
Houses	216	21,869	—	—	216	21,869
Brick, stone, or concrete	33	3,700	—	—	33	3,700
Brick-veneer	153	16,173	—	—	153	16,173
Timber	18	1,349	—	—	18	1,349
Fibre cement	5	202	—	—	5	202
Other materials	7	445	—	—	7	445
Other residential buildings	101	6,262	4	279	105	6,541
Total residential buildings	317	28,131	4	279	321	28,410
ILLAWARRA STATISTICAL DIVISION						
Houses	173	16,398	3	254	176	16,652
Brick, stone, or concrete	2	130	—	—	2	130
Brick-veneer	146	14,526	3	254	149	14,780
Timber	17	1,300	—	—	17	1,300
Fibre cement	8	442	—	—	8	442
Other materials	—	—	—	—	—	—
Other residential buildings	58	4,936	—	—	58	4,936
Total residential buildings	231	21,334	3	254	234	21,588
BALANCE OF NEW SOUTH WALES						
Houses	595	57,874	4	366	599	58,239
Brick, stone, or concrete	119	12,801	1	70	120	12,871
Brick-veneer	350	36,174	3	296	353	36,469
Timber	67	5,293	—	—	67	5,293
Fibre cement	47	2,996	—	—	47	2,996
Other materials	12	609	—	—	12	609
Other residential buildings	241	17,634	46	2,184	287	19,818
Total residential buildings	836	75,508	50	2,550	886	78,058
NEW SOUTH WALES						
Houses	1,998	215,561	30	2,587	2,028	218,147
Brick, stone, or concrete	336	45,332	1	70	337	45,402
Brick-veneer	1,427	152,395	29	2,517	1,456	154,911
Timber	126	9,813	—	—	126	9,813
Fibre cement	67	4,224	—	—	67	4,224
Other materials	42	3,797	—	—	42	3,797
Other residential buildings	1,755	137,342	60	3,508	1,815	140,850
Total residential buildings	3,753	352,903	90	6,094	3,843	358,997

(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
FEBRUARY 1995**

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	1,037	297	321	618	195	304	248	747	1,365	2,402
Hunter	216	56	—	56	49	—	—	49	105	321
Illawarra	176	23	11	34	—	—	24	24	58	234
Richmond-Tweed	107	38	2	40	16	28	—	44	84	191
Mid-North Coast	114	20	4	24	20	—	—	20	44	158
Northern	48	—	2	2	—	—	—	—	2	50
North Western	39	10	—	10	—	—	—	—	10	49
Central West	84	—	—	—	12	—	—	12	12	96
South Eastern	93	34	4	38	32	—	—	32	70	163
Murrumbidgee	61	10	24	34	23	—	—	23	57	118
Murray	52	2	—	2	6	—	—	6	8	60
Far West	1	—	—	—	—	—	—	—	—	1
New South Wales	2,028	490	368	858	353	332	272	957	1,815	3,843
VALUE (\$'000)										
Sydney	121,387	22,510	29,304	51,813	14,015	21,026	22,700	57,741	109,554	230,941
Hunter	21,869	3,872	—	3,872	2,669	—	—	2,669	6,541	28,410
Illawarra	16,652	1,697	939	2,636	—	—	2,300	2,300	4,936	21,588
Richmond-Tweed	10,045	1,708	150	1,858	950	2,500	—	3,450	5,308	15,353
Mid-North Coast	11,088	1,348	300	1,648	1,405	—	—	1,405	3,053	14,142
Northern	4,669	—	400	400	—	—	—	—	400	5,069
North Western	3,960	834	—	834	—	—	—	—	834	4,794
Central West	7,772	—	—	—	838	—	—	838	838	8,610
South Eastern	9,919	2,256	394	2,650	2,125	—	—	2,125	4,775	14,693
Murrumbidgee	6,065	706	2,000	2,706	1,345	—	—	1,345	4,051	10,116
Murray	4,608	200	—	200	360	—	—	360	560	5,168
Far West	113	—	—	—	—	—	—	—	—	113
New South Wales	218,147	35,131	33,486	68,617	23,707	23,526	25,000	72,233	140,850	358,997

(a) Excludes Conversions, etc.

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE, NSW

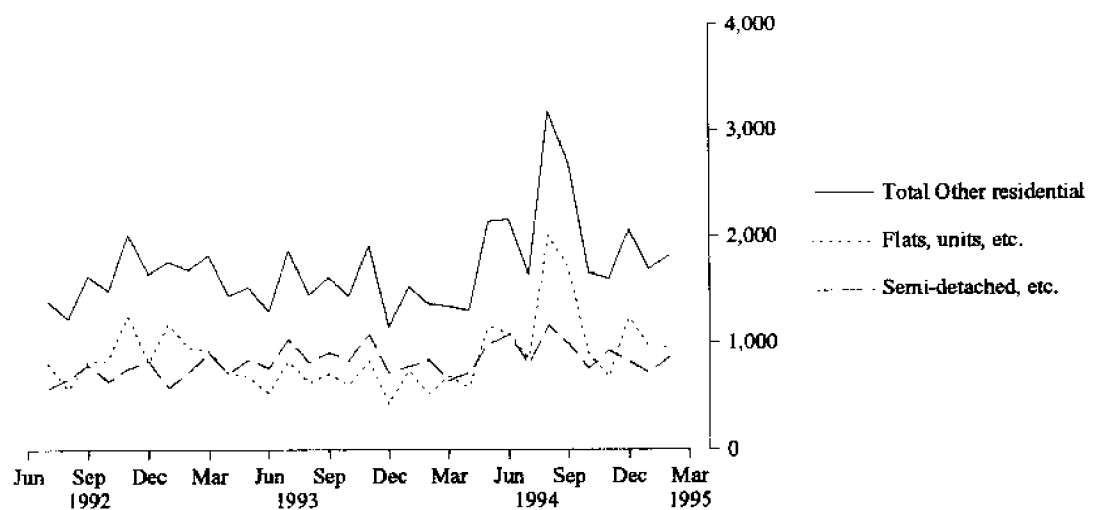


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, FEBRUARY 1995

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION										
Botany (A)	2	—	213	—	—	—	484	1,330	1,330	2,027
Leichhardt (A)	6	—	1,290	4	—	620	1,664	4,340	4,920	8,494
Marrickville (A)	2	—	230	—	—	—	449	855	855	1,534
South Sydney (C)	—	—	—	87	—	6,870	5,634	3,470	8,356	20,860
Sydney (C) — Inner and Remainder	—	—	—	107	—	10,150	461	12,702	30,311	40,922
Inner Sydney (SSD)	10	—	1,733	198	—	17,640	8,692	22,697	45,772	73,837
Randwick (C)	16	—	2,918	30	—	2,390	1,987	901	1,471	8,765
Waverley (A)	3	—	770	2	—	250	1,978	70	220	3,218
Woollahra (A)	—	—	—	—	—	—	3,955	3,290	3,290	7,245
Eastern Suburbs (SSD)	19	—	3,688	32	—	2,640	7,919	4,261	4,981	19,228
Hurstville (C)	12	—	1,550	63	—	4,625	1,093	430	430	7,698
Kogarah (A)	7	—	1,331	10	—	870	613	80	80	2,894
Rockdale (A)	11	—	1,650	46	—	3,255	636	272	272	5,813
Sutherland Shire (A)	51	—	7,014	91	—	6,777	4,123	6,246	6,246	24,160
St George—Sutherland (SSD)	81	—	11,545	210	—	15,527	6,465	7,028	7,028	40,565
Bankstown (C)	19	—	1,959	80	—	5,799	876	3,796	3,996	12,629
Canterbury (A)	11	—	1,297	131	—	9,785	1,393	3,490	3,932	16,406
Canterbury—Bankstown (SSD)	30	—	3,255	211	—	15,584	2,269	7,286	7,928	29,036
Fairfield (C)	18	—	2,028	18	—	1,080	585	6,665	6,665	10,358
Liverpool (C)	136	15	15,707	10	—	852	436	8,148	8,228	25,224
Fairfield—Liverpool (SSD)	154	15	17,735	28	—	1,932	1,022	14,813	14,893	35,582
Camden (A)	38	—	3,975	—	—	—	65	888	888	4,928
Campbelltown (C)	55	—	4,897	9	—	958	987	1,650	7,243	14,084
Wollondilly (A)	20	—	1,994	—	—	—	256	620	620	2,869
Outer South Western Sydney (SSD)	113	—	10,865	9	—	958	1,307	3,158	8,751	21,882
Ashfield (A)	—	—	—	—	—	—	470	60	60	530
Burwood (A)	1	—	200	22	—	2,000	489	160	54,858	57,547
Concord (A)	2	—	250	25	—	3,500	373	295	295	4,418
Drumoyne (A)	6	—	709	15	—	1,925	1,274	1,085	1,085	4,993
Strathfield (A)	6	—	1,240	—	—	—	144	247	247	1,630
Inner Western Sydney (SSD)	15	—	2,399	62	—	7,425	2,750	1,847	56,545	69,119

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, FEBRUARY 1995—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	—	357	25	—	1,580	208	617	89,397	91,542
Holroyd (C)	8	—	892	44	—	2,761	225	230	230	4,108
Parramatta (C)	19	—	1,848	94	—	6,050	950	4,628	7,298	16,146
Central Western Sydney (SSD)	30	—	3,096	163	—	10,391	1,384	5,475	96,926	111,797
Blue Mountains (C)	40	—	4,105	—	—	—	1,812	342	342	6,259
Hawkesbury (C)	17	—	1,951	16	—	945	581	25,890	25,890	29,367
Penrith (C)	49	—	5,925	58	10	4,039	1,505	3,231	3,931	15,399
Outer Western Sydney (SSD)	106	—	11,981	74	10	4,984	3,898	29,463	30,163	51,025
Baulkham Hills (A)	45	—	9,315	10	—	1,100	1,131	310	310	11,856
Blacktown (C)	147	8	14,414	64	—	3,880	1,981	6,610	10,034	30,308
Blacktown-Baulkham Hills (SSD)	192	8	23,729	74	—	4,980	3,111	6,920	10,344	42,164
Hunter's Hill (A)	—	—	—	—	—	—	172	—	—	172
Lane Cove (A)	2	—	375	43	—	3,950	551	100	100	4,976
Mosman (A)	1	—	180	—	—	—	1,617	—	—	1,797
North Sydney (A)	1	—	280	36	—	2,700	1,077	5,390	5,507	9,563
Ryde (C)	7	—	964	25	—	2,070	1,156	280	280	4,470
Willoughby (C)	10	—	1,223	32	—	3,401	2,163	8,837	10,863	17,651
Lower Northern Sydney (SSD)	21	—	3,022	136	—	12,121	6,736	14,607	16,750	38,629
Hornsby (A)	57	—	6,443	55	—	4,768	2,666	1,030	1,030	14,906
Ku-ring-gai (A)	12	—	2,944	—	—	—	2,985	1,000	1,000	6,929
Hornsby-Ku-ring-gai (SSD)	69	—	9,386	55	—	4,768	5,651	2,030	2,030	21,835
Manly (A)	3	—	402	15	—	3,170	1,527	726	906	6,005
Pittwater (A)	13	—	2,384	—	—	—	1,175	—	—	3,559
Warringah (A)	24	—	2,821	10	—	1,281	2,804	150	150	7,055
Northern Beaches (SSD)	40	—	5,607	25	—	4,451	5,505	876	1,056	16,678
Gosford (C)	69	—	7,595	49	—	4,061	1,403	1,705	1,705	14,762
Wyong (A)	65	—	5,751	29	—	2,093	1,099	5,920	5,920	14,863
Gosford-Wyong (SSD)	134	—	13,346	78	—	6,154	2,501	7,625	7,625	29,625
Sydney (SD)	1,014	23	121,387	1,355	10	109,554	59,209	128,084	310,790	600,940

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, FEBRUARY 1995—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)	10	—	660	—	—	—	214	310	1,831	2,706
Lake Macquarie (C)	52	—	5,629	28	4	1,648	1,353	423	423	9,054
Maitland (C)	19	—	2,103	14	—	811	196	400	400	3,510
Newcastle (C) — Inner and Remainder	39	—	3,307	29	—	1,685	859	1,699	2,508	8,358
Port Stephens (A)	34	—	3,706	12	—	936	372	987	987	6,001
Newcastle (SSD)	154	—	15,405	83	4	5,080	2,994	3,819	6,149	29,629
Dungog (A)	10	—	967	—	—	—	42	60	60	1,068
Gloucester (A)	4	—	500	—	—	—	100	64	64	664
Great Lakes (A)	33	—	3,206	12	—	1,015	321	185	1,606	6,148
Merriwa (A)	—	—	—	—	—	—	10	—	—	10
Murrumbundi (A)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (A)	5	—	490	2	—	115	53	76	76	734
Scone (A)	4	—	482	—	—	—	55	340	340	877
Singleton (A)	6	—	819	4	—	331	356	365	442	1,948
Hunter SD Balance (SSD)	62	—	6,464	18	—	1,461	936	1,090	2,588	11,448
Hunter (SD)	216	—	21,869	101	4	6,541	3,930	4,909	8,737	41,077
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	11	—	1,159	2	—	160	281	—	—	1,600
Shellharbour (A)	14	—	1,461	2	—	140	370	235	235	2,206
Wollongong (C)	61	3	6,490	46	—	4,071	1,717	336	336	12,613
Wollongong (SSD)	86	3	9,110	50	—	4,371	2,368	571	571	16,419
Shoalhaven (C)	64	—	5,042	6	—	446	922	680	867	7,277
Wingecarribee (A)	23	—	2,500	2	—	120	312	1,155	1,155	4,087
Illawarra SD Balance (SSD)	87	—	7,542	8	—	566	1,234	1,835	2,022	11,364
Illawarra (SD)	173	3	16,652	58	—	4,936	3,602	2,406	2,593	27,783
RICHMOND-TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	29	—	2,763	45	—	3,568	141	140	2,769	9,241
Tweed Heads (SSD)	29	—	2,763	45	—	3,568	141	140	2,769	9,241
Ballina (A)	19	2	2,448	2	—	150	174	120	120	2,892
Byron (A)	25	—	2,023	5	—	270	276	615	615	3,184
Casino (A)	1	—	123	4	—	222	88	—	—	433
Kyogle (A)	1	—	19	—	—	—	15	—	—	34
Lismore (C)	13	—	1,049	—	—	—	61	1,220	1,220	2,331
Richmond River (A)	5	—	443	—	—	—	112	—	—	554
Tweed (A) Pt B	12	—	1,177	—	28	1,098	36	293	293	2,604
Richmond-Tweed SD Balance (SSD)	76	2	7,282	11	28	1,740	763	2,248	2,248	12,033
Richmond-Tweed (SD)	105	2	10,045	56	28	5,308	904	2,388	5,017	21,274

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, FEBRUARY 1995—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	—	327	2	—	148	144	—	—	620
Coffs Harbour (C)	23	—	1,886	9	—	665	482	1,059	1,227	4,259
Copmanhurst (A)	1	—	45	—	—	—	132	—	—	177
Grafton (C)	6	—	588	6	—	375	50	294	294	1,307
Maclean (A)	12	—	824	10	—	680	70	—	—	1,574
Nambucca (A)	—	—	—	—	—	—	220	—	—	220
Nymboida (A)	4	—	415	—	—	—	29	—	—	443
Ullmarra (A)	2	—	150	—	—	—	30	—	—	180
Clarence (SSD)	52	—	4,234	27	—	1,868	1,157	1,353	1,521	8,780
Greater Taree (C)	11	—	1,509	—	—	—	451	380	380	2,340
Hastings (A)	34	—	3,882	17	—	1,185	537	9,593	9,593	15,197
Kempsey (A)	17	—	1,463	—	—	—	145	—	—	1,608
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	62	—	6,854	17	—	1,185	1,134	9,973	9,973	19,145
Mid-North Coast (SD)	114	—	11,088	44	—	3,053	2,290	11,326	11,494	27,926
NORTHERN STATISTICAL DIVISION										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	1	—	55	—	—	—	20	—	—	75
Gunnedah (A)	1	—	70	—	—	—	10	54	54	134
Inverell (A) Pt A	1	—	73	—	—	—	20	—	—	93
Manilla (A)	1	—	105	—	—	—	20	—	—	125
Nundle (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	3	—	311	—	—	—	133	—	—	444
Quirindi (A)	—	—	—	—	—	—	10	—	—	10
Tamworth (C)	9	—	923	—	—	—	267	409	409	1,599
Yallaroi (A)	2	—	133	—	—	—	—	—	—	133
Northern Slopes (SSD)	18	—	1,670	—	—	—	480	463	463	2,613
Armidale (C)	13	—	1,428	2	—	400	507	580	3,825	6,160
Dumaresq (A)	2	—	212	—	—	—	—	—	—	212
Glen Innes (A)	4	—	336	—	—	—	63	—	—	399
Guyra (A)	2	—	182	—	—	—	66	—	—	248
Inverell (A) Pt B	6	—	686	—	—	—	56	—	140	882
Severn (A)	—	—	—	—	—	—	—	—	—	—
Tenterfield (A)	1	—	13	—	—	—	—	—	—	13
Uralla (A)	1	—	69	—	—	—	53	—	—	122
Walcha (A)	—	—	—	—	—	—	—	—	90	90
Northern Tablelands (SSD)	29	—	2,926	2	—	400	745	580	4,055	8,126
Moree Plains (A)	—	—	—	—	—	—	—	425	425	425
Narrabri (A)	1	—	73	—	—	—	15	175	245	333
North Central Plain (SSD)	1	—	73	—	—	—	15	600	670	758
Northern (SD)	48	—	4,669	2	—	400	1,240	1,643	5,188	11,497

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, FEBRUARY 1995—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)	3	—	297	—	—	—	23	—	—	320
Coonabarabran (A)	4	—	339	—	—	—	31	—	—	370
Dubbo (C)	21	—	2,389	10	—	834	142	887	887	4,252
Gilgandra (A)	3	—	225	—	—	—	—	—	—	225
Mudgee (A)	3	—	333	—	—	—	132	376	3,584	4,049
Narromine (A)	—	—	—	—	—	—	—	—	261	261
Wellington (A)	1	—	69	—	—	—	61	—	—	130
Central Macquarie (SSD)	35	—	3,652	10	—	834	388	1,263	4,732	9,606
Bogan (A)	1	—	110	—	—	—	—	—	—	110
Coonamble (A)	—	—	—	—	—	—	—	—	—	—
Walgett (A)	2	—	118	—	—	—	—	300	300	418
Warren (A)	1	—	80	—	—	—	—	—	—	80
Macquarie-Barwon (SSD)	4	—	308	—	—	—	—	300	300	608
Bourke (A)	—	—	—	—	—	—	18	50	119	137
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—
Cobar (A)	—	—	—	—	—	—	50	80	80	130
Upper Darling (SSD)	—	—	—	—	—	—	68	130	199	267
North Western (SD)	39	—	3,960	10	—	834	456	1,693	5,231	10,481
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	11	1	1,358	12	—	838	89	—	—	2,284
Blayney (A) Pt A	4	—	405	—	—	—	36	120	120	561
Cabonne (A) Pt A	1	—	130	—	—	—	44	—	—	174
Evans (A) Pt A	1	—	100	—	—	—	—	—	—	100
Orange (C)	9	—	985	—	—	—	296	200	411	1,692
Bathurst-Orange (SSD)	26	1	2,978	12	—	838	465	320	531	4,812
Blayney (A) Pt B	2	—	260	—	—	—	—	—	—	260
Cabonne (A) Pt B	—	—	—	—	—	—	—	—	154	154
Evans (A) Pt B	3	—	154	—	—	—	—	—	60	214
Greater Lithgow (C)	8	—	933	—	—	—	124	60	1,195	2,251
Oberon (A)	6	—	465	—	—	—	26	—	—	491
Rylstone (A)	2	—	100	—	—	—	—	—	526	626
Central Tablelands (excl. Bathurst-Orange) (SSD)	21	—	1,912	—	—	—	150	60	1,934	3,996
Bland (A)	—	—	—	—	—	—	35	—	—	35
Cabonne (A) Pt C	15	—	790	—	—	—	69	187	242	1,101
Cowra (A)	10	—	1,037	—	—	—	158	60	60	1,255
Forbes (A)	5	—	481	—	—	—	23	55	55	559
Lachlan (A)	—	—	—	—	—	—	60	—	297	357
Parkes (A)	2	—	201	—	—	—	—	—	463	664
Weddin (A)	4	—	375	—	—	—	10	—	—	385
Lachlan (SSD)	36	—	2,883	—	—	—	355	302	1,117	4,355
Central West (SD)	83	1	7,772	12	—	838	970	682	3,583	13,163

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, FEBRUARY 1995—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)	21	—	2,847	14	18	2,186	398	978	1,538	6,969
Queanbeyan (SSD)	21	—	2,847	14	18	2,186	398	978	1,538	6,969
Boorowa (A)	2	—	103	—	—	—	—	—	—	103
Crookwell (A)	2	—	187	—	—	—	54	180	180	421
Goulburn (C)	2	—	156	—	—	—	75	50	50	281
Gunning (A)	4	—	295	—	—	—	15	—	—	310
Harden (A)	—	—	—	—	—	—	—	325	325	325
Mulwaree (A)	9	—	706	—	—	—	230	—	—	935
Tallaganda (A)	—	—	—	—	—	—	92	—	—	92
Yarrowlumla (A)	1	—	130	—	—	—	10	100	100	240
Yass (A)	5	—	656	16	—	1,115	361	1,600	1,600	3,732
Young (A)	5	—	479	2	—	155	58	160	160	852
Southern Tablelands (excl. Queanbeyan) (SSD)	30	—	2,712	18	—	1,270	895	2,415	2,415	7,292
Bega Valley (A)	14	—	1,706	7	—	360	165	240	240	2,471
Eurobodalla (A)	21	—	1,914	11	—	839	328	790	790	3,871
Lower South Coast (SSD)	35	—	3,620	18	—	1,199	493	1,030	1,030	6,342
Bombala (A)	3	—	350	—	—	—	60	—	—	410
Cooma-Monaro (A)	—	—	—	2	—	120	82	1,050	1,050	1,252
Snowy River (A)	4	—	390	—	—	—	68	275	275	733
Snowy (SSD)	7	—	740	2	—	120	210	1,325	1,325	2,395
South Eastern (SD)	93	—	9,919	52	18	4,775	1,995	5,748	6,308	22,997
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	1	—	62	—	—	—	13	—	—	75
Cootamundra (A)	3	—	366	—	—	—	54	—	—	420
Gundagai (A)	2	—	100	10	—	800	—	—	—	900
Junee (A)	2	—	125	—	—	—	12	—	—	137
Lockhart (A)	2	—	186	—	—	—	—	—	—	186
Narrandera (A)	3	—	200	—	—	—	34	—	—	234
Temora (A)	2	—	179	—	—	—	20	100	100	299
Tumut (A)	4	—	431	10	—	561	124	—	380	1,496
Wagga Wagga (C)	18	—	1,937	24	—	2,000	263	—	1,250	5,450
Central Murrumbidgee (SSD)	37	—	3,584	44	—	3,361	520	100	1,730	9,195
Carrathool (A)	1	—	125	—	—	—	45	95	95	265
Griffith (C)	17	—	1,873	2	—	160	271	570	570	2,873
Hay (A)	—	—	—	—	—	—	—	—	—	—
Leeton (A)	3	—	289	9	—	410	133	—	—	832
Murrumbidgee (A)	3	—	194	2	—	120	—	—	—	314
Lower Murrumbidgee (SSD)	24	—	2,481	13	—	690	449	665	665	4,284
Murrumbidgee (SD)	61	—	6,065	57	—	4,051	969	765	2,395	13,480

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, FEBRUARY 1995—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)	28	—	2,351	6	—	360	122	337	337	3,170
Hume (A)	4	—	421	—	—	—	75	—	—	496
Albury (SSD)	32	—	2,772	6	—	360	197	337	337	3,666
Corowa (A)	4	—	396	—	—	—	108	380	380	884
Culcairn (A)	1	—	70	—	—	—	10	—	—	80
Holbrook (A)	—	—	—	—	—	—	20	—	—	20
Tumbarumba (A)	1	—	120	—	—	—	35	80	80	235
Urana (A)	—	—	—	—	—	—	10	—	—	10
Upper Murray (excl. Albury) (SSD)	6	—	586	—	—	—	183	460	460	1,230
Berrigan (A)	—	—	—	2	—	200	44	—	—	244
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	5	—	362	—	—	—	—	100	100	462
Jerilderie (A)	1	—	115	—	—	—	—	—	—	115
Murray (A)	2	—	178	—	—	—	—	—	—	178
Wakool (A)	—	—	—	—	—	—	15	500	500	515
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	8	—	635	2	—	200	59	600	600	1,514
Balranald (A)	2	—	180	—	—	—	12	—	—	192
Wentworth (A)	4	—	414	—	—	—	—	—	50	464
Murray-Darling (SSD)	6	—	594	—	—	—	12	—	50	656
Murray (SD)	52	—	4,608	8	—	560	451	1,397	1,447	7,065
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	—	1	113	—	—	—	112	386	760	985
Central Darling (A)	—	—	—	—	—	—	—	140	140	140
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	—	1	113	—	—	—	112	526	900	1,125
NEW SOUTH WALES										
New South Wales	1,998	30	218,147	1,755	60	140,850	76,128	161,566	363,683	798,808

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. Statistics of building work approved are compiled from:
 - (a) permits issued by local government authorities in areas subject to building control by those authorities; and
 - (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.

Major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. building on remote mine sites) is also included.

Scope and coverage

3. 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) is excluded.

4. 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.

5. 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 mainly affect non-residential building data. In particular, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

6. 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.

7. 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 either 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 building approved.

8. 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 as follows:

- (a) A *house* is defined as a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Detached dwelling units 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.

9. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to existing buildings (including the conversion of non-residential buildings to dwelling units) and as part of the construction of new non-residential buildings is shown separately in Table 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in the table. Previously, such dwellings were only included as a footnote.

10. 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.

11. The value of new residential building approved continues to exclude the value of dwelling units created as conversions of (residential and) non-residential buildings, and the value of dwelling units erected as part of the construction of new non-residential buildings. 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.

12. Values 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 and often do differ significantly from the completed value of the building.

Building classification

13. *Ownership*. The ownership of a building is classified at the time of approval as either private sector or public sector according to expected ownership of the completed

building. 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.

14. *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 where, for example, a student accommodation building on a university campus would be classified to 'Educational'.

15. From July 1992, an expanded functional classification of buildings based on the Dwelling Structure Classification (DSC) has been introduced by the ABS to provide more detailed information on residential building approvals.

16. The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

17. In particular, for Building Approvals, DSC allows new other residential building to be classified as follows:

- (a) Semi-detached, row or terrace houses, townhouses, etc. (dwellings having their own private grounds and no other dwellings above or below) with:
 - (i) one storey;
 - (ii) two or more storeys.
- (b) Flats, units or apartments, etc. (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
 - (i) one or two storeys;
 - (ii) three storeys;
 - (iii) four or more storeys.

18. More details on the DSC are contained in the ABS Information Paper, *Dwelling Structure Classification (DSC)* (1296.0).

19. 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.

Statistical areas of New South Wales

20. This bulletin contains data presented according to the Australian Standard Geographical Classification (ASGC) and incorporating changes brought about by the (State) *Local Government Act 1993* to the titles of legal Local Government Areas (LGAs). Under this classification, statistical areas are defined as follows:

- (a) *Statistical Local Areas (SLAs)*. These geographical areas 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 (State) *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 (State) *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 (S) (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 8 of this publication).

21. Further information concerning statistical areas is contained in the publication *Australian Standard Geographical Classification* (1216.0).

General

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

Seasonal adjustment

23. Seasonally adjusted building statistics are shown in Table 3. In these series, 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.

24. Each of the component series shown has been seasonally adjusted independently. As a consequence, while the unadjusted components in the original series shown add to the totals, 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 optimal 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.

25. Seasonal adjustments may be carried out by various methods and the results may vary slightly according to the procedure adopted. Accordingly, seasonally adjusted statistics should not be regarded as in any way definitive. In interpreting particular seasonally adjusted statistics it is important to bear in mind the methods by which they have been derived and the limitations to which the methods used are subject.

26. 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. 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. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

27. The seasonally adjusted series can, however, be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate. There are a number of ways of accomplishing this, depending on the intended uses of the trend estimate. If importance is attached to measuring the underlying change in the most recent periods, moving averages employing appropriate weighting patterns should be adopted; the choice of averaging technique will determine in part the degree of smoothness of the derived series. For example, a 23-term moving average will generally even out more of the short term fluctuation in a series (and therefore appear 'smoother') than will a 13-term moving average. However, the longer the term of the moving average the longer the time series affected by revisions resulting from more recent data. In order to ensure that the underlying trend-cycle of a series is reflected in the trend estimate, the degree of smoothness alone cannot always be used as the sole criterion in determining which moving average is appropriate.

28. Trend estimates of building statistics are shown in Table 3. The trend estimates (often referred to as trend-cycle estimates) have been derived by applying a 13-term Henderson-weighted moving average to the series.

29. While this technique enables trend estimates for the latest period to be produced, it does result in revisions to the trend estimates for the most recent months as additional observations become available. There may also be revisions as a result of changes in the original data, and as a result of the re-estimation of the seasonal factors. Details of other trend-cycle weighting patterns can be found in *A Guide to Smoothing Time Series — Estimates of 'Trend'* (1316.0).

Estimates at constant prices

30. The base year of constant price estimates of building approvals, contained in this issue, has been changed to 1989–90.

31. Periodic rebasing of constant price estimates is necessary to take account of changed price relativities and structural relationships in the economy. The choice of the base year influences the movement in the constant price series and the usefulness of such series is diminished if the relative price weights of the base year differ significantly from the price relationships in the other periods included in the series. The more remote a base year is from the current period the less likely that its relative prices will reflect the current situation.

32. A more detailed discussion of the need for rebasing constant price estimates and factors affecting the choice of base year is contained in the information paper *Change in Base Year of Constant Price Estimates From 1984–85 to 1989–90* (5227.0) released on 10 December 1992.

33. Estimates of the quarterly value of building approvals at average 1989–90 prices are presented for NSW in Table 4. Monthly value data at constant prices are not available.

34. 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 in this publication are derived from the same price data underlying the deflators compiled for the dwell-

ings and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

35. 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).

Related publications

36. Users may also wish to refer to the following publications which are available from the ABS Bookshop

Dwelling Unit Commencements Reported by Approving Authorities, NSW (monthly) (8741.1)

Building Approvals, Australia (monthly) (8731.0)

Building Activity, Australia (quarterly) (8752.0)

Housing Finance for Owner Occupation, Australia (monthly) (5609.0)

Price Index of Materials Used in House Building (monthly) (6408.0)

Engineering Construction Survey (quarterly) (8762.0)

Symbols and other usages

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

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

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months September 1994 to February 1995.

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-estimation of seasonal adjustment factors. See paragraphs 28 and 29 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 (March 1995) 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 per cent in March 1995, the trend estimate for that month would be 2,383, a movement of -0.5 per cent. The monthly movements in the trend estimates for December 1994 and January and February 1995, which are currently estimated to be -2.7 per cent, -2.8 per cent and -3.1 per cent respectively, would be revised to -2.4 per cent, -2.3 per cent and -1.9 per cent. On the other hand, a 7 per cent seasonally adjusted decline in the number of private houses approved in March 1995 would produce a trend estimate for March 1995 of 2,252, a movement of -2.4 per cent, with the movements in the trend estimates for December 1994 and January and February 1995 being revised to -3.2 per cent, -3.6 per cent and -3.6 per cent, respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if March 1995 seasonally adjusted estimate ...			
			is up 7% on February 1995		is down 7% on February 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994						
September	2,674	-1.5	2,673	-1.5	2,679	-1.3
October	2,623	-1.9	2,619	-2.0	2,630	-1.8
November	2,563	-2.3	2,561	-2.2	2,566	-2.4
December	2,493	-2.7	2,498	2.4	2,484	3.2
1995						
January	2,423	-2.8	2,441	2.3	2,395	3.6
February	2,348	-3.1	2,395	-1.9	2,308	3.6
March	n.y.a.	n.y.a.	2,383	0.5	2,252	2.4

TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if March 1995 seasonally adjusted estimate—			
			is up 7% on February 1995		is down 7% on February 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
September	2,718	-1.9	2,716	-2.0	2,723	-1.8
October	2,656	-2.3	2,650	-2.4	2,661	-2.3
November	2,588	-2.5	2,585	-2.5	2,590	-2.7
December	2,516	-2.8	2,523	-2.4	2,509	-3.2
1995—						
January	2,446	-2.8	2,471	-2.1	2,424	-3.4
February	2,378	2.8	2,433	-1.5	2,345	-3.3
March	n.y.a.	n.y.a.	2,428	-0.2	2,295	2.1

TOTAL NUMBER OF DWELLING UNITS APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if March 1995 seasonally adjusted estimate—			
			is up 8% on February 1995		is down 8% on February 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
September	5,172	-2.1	5,168	-2.2	5,182	-1.9
October	4,972	-3.9	4,961	-4.0	4,986	3.8
November	4,750	-4.5	4,743	-4.4	4,755	-4.6
December	4,553	-4.2	4,575	-3.6	4,542	-4.5
1995—						
January	4,409	-3.2	4,490	-1.9	4,381	-3.5
February	4,243	-3.8	4,457	-0.8	4,253	-2.9
March	n.y.a.	n.y.a.	4,520	1.4	4,212	-1.0

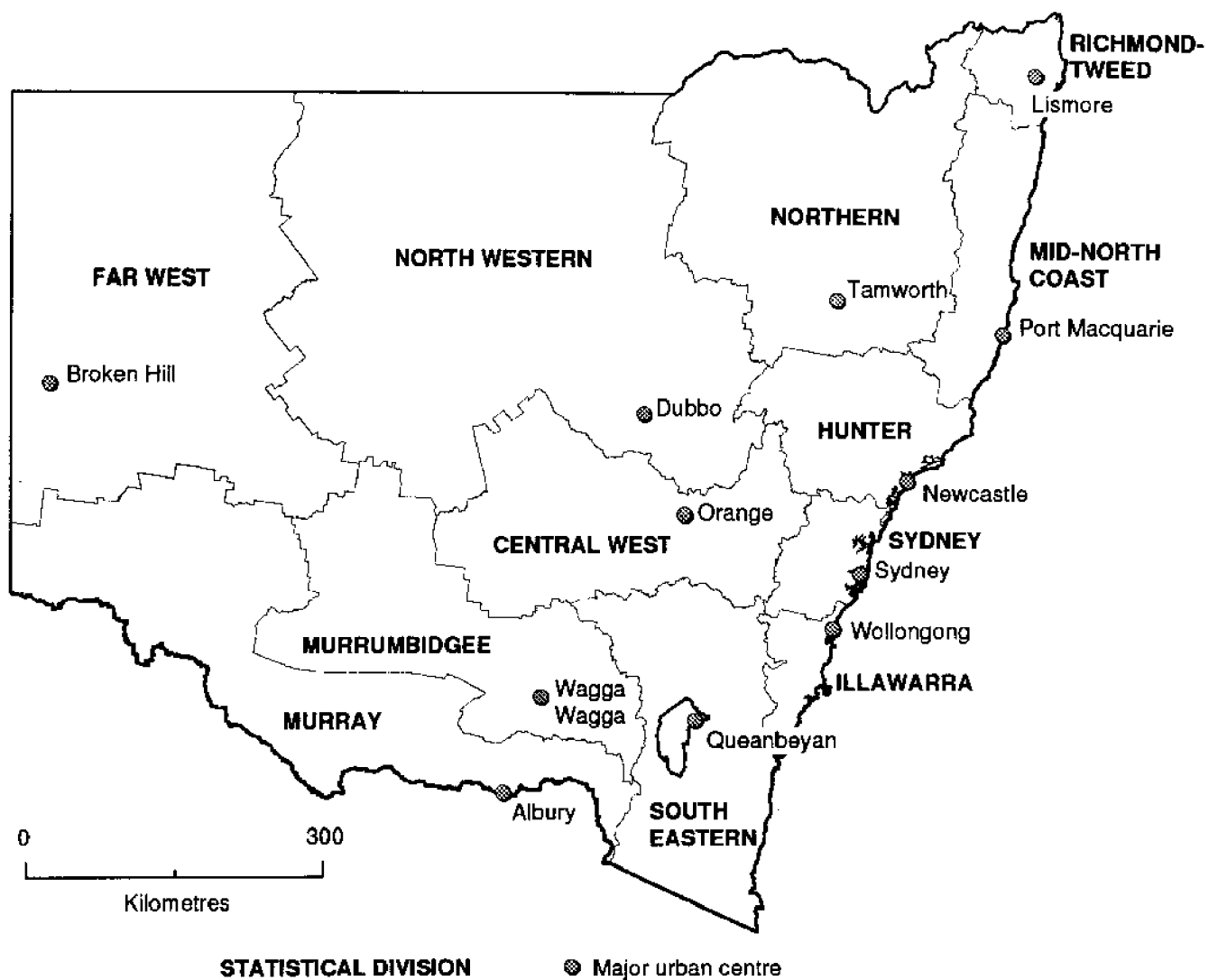
VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if March 1995 seasonally adjusted estimate—			
			is up 8% on February 1995		is down 8% on February 1995	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
1994—						
September	517.4	-1.6	517.8	-1.5	519.1	-1.3
October	492.7	-4.8	492.8	4.8	495.0	4.6
November	462.4	-6.2	462.1	-6.2	463.2	-6.4
December	434.9	-6.0	436.4	-5.6	433.5	6.4
1995—						
January	413.5	-4.9	420.3	-3.7	410.5	5.3
February	387.4	-6.3	409.1	-2.7	390.8	4.8
March	n.y.a.	n.y.a.	414.4	1.3	386.8	-1.0

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

	Trend estimate		Revised trend estimate if March 1995 seasonally adjusted estimate—			
			is up 8% on February 1995		is down 8% on February 1995	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
1994—						
September	98.6	0.0	98.5	-0.1	98.8	0.2
October	96.1	-2.5	95.8	-2.7	96.3	-2.5
November	92.3	-4.0	92.1	-3.9	92.3	-4.4
December	88.4	-4.2	88.9	-3.5	88.2	-4.4
1995—						
January	85.4	-3.3	87.3	-1.8	85.2	-3.5
February	82.2	3.7	87.1	-0.2	83.1	-2.5
March	n.y.a.	n.y.a.	88.0	1.0	81.8	-1.5

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