

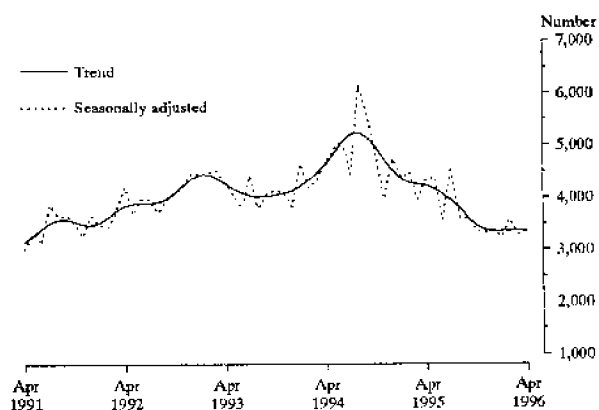
## BUILDING APPROVALS, NEW SOUTH WALES, APRIL 1996

### MAIN FEATURES

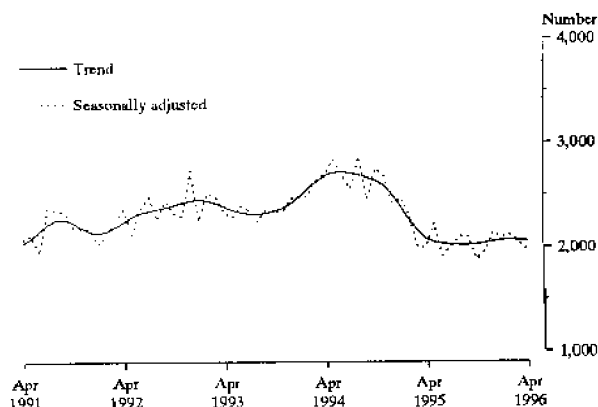
#### NUMBER OF DWELLING UNITS APPROVED

	April 1995	March 1996	April 1996	April 1995 to April 1996 change	March 1996 to April 1996 change
Original series	3,749	3,259	3,097	-17.4%	-5.0%
Seasonally adjusted	4,348	3,296	3,363	-22.7%	2.0%
Trend estimate	4,236	3,369	3,381	-20.2%	0.4%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



### Residential building

- In April the trend for the total number of dwelling units rose by 0.4%. This is the fourth consecutive rise in this series.
- In original terms the number of dwelling units approved in April (3,097) was 5.0% lower than March.
- The value of new residential building for the March Quarter 1996, expressed as average 1989-90 prices, was \$866.4 million, a fall of 12.3% on the previous quarter and 24.7% lower than the March 1995 quarter.

### Non-residential building

- The total value of non-residential projects approved in April was \$266.9 of which three projects accounted for \$86.5 million. There were 8 projects valued at more than \$5 million approved and 36 projects in the \$1 million to \$5 million category.
- The value of non-residential work approved in the March quarter, when expressed as average 1989-90 prices, was \$914.1 million.

### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

TABLE 1. DWELLING UNITS APPROVED

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
<b>SYDNEY STATISTICAL DIVISION</b>										
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
1994-95	13,834	255	14,089	16,919	1,012	17,931	1,778	32,513	1,285	33,798
<i>July-April -</i>										
1994-95	11,627	227	11,854	14,437	713	15,150	1,640	27,696	948	28,644
1995-96	10,387	218	10,605	10,458	611	11,069	373	21,214	833	22,047
<i>1995</i>										
February	1,014	23	1,037	1,355	10	1,365	125	2,494	33	2,527
March	912	25	937	1,475	64	1,539	38	2,425	89	2,514
April	918	21	939	1,009	174	1,183	250	2,177	195	2,372
May	1,276	22	1,298	1,597	203	1,800	55	2,921	232	3,153
June	931	6	937	885	96	981	83	1,896	105	2,001
July	1,225	6	1,231	1,788	127	1,915	41	3,054	133	3,187
August	1,147	18	1,165	913	200	1,113	38	2,098	218	2,316
September	1,177	74	1,251	1,225	10	1,235	81	2,483	84	2,567
October	1,042	7	1,049	988	33	1,021	51	2,081	40	2,121
November	1,110	38	1,148	1,249	14	1,263	40	2,399	52	2,451
December	871	21	892	873	41	914	22	1,766	62	1,828
<i>1996-</i>										
January	829	26	855	701	78	779	37	1,567	104	1,671
February	986	13	999	954	46	1,000	31	1,967	63	2,030
March	1,082	10	1,092	955	32	987	9	2,046	42	2,088
April	918	5	923	812	30	842	23	1,753	35	1,788
<b>NEW SOUTH WALES</b>										
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
1994-95	28,578	423	29,001	21,979	1,811	23,790	2,071	52,604	2,260	54,864
<i>July-April -</i>										
1994-95	23,985	353	24,338	18,713	1,245	19,958	1,870	44,557	1,609	46,166
1995-96	20,090	346	20,436	12,859	1,012	13,871	589	33,518	1,378	34,896
<i>1995-</i>										
February	1,998	30	2,028	1,755	60	1,815	150	3,903	90	3,993
March	2,100	58	2,158	1,841	107	1,948	61	4,002	165	4,167
April	1,802	27	1,829	1,410	251	1,661	259	3,471	278	3,749
May	2,526	38	2,564	2,073	327	2,400	85	4,677	372	5,049
June	2,067	32	2,099	1,193	239	1,432	118	3,370	279	3,649
July	2,132	10	2,142	2,049	174	2,223	73	4,254	184	4,438
August	2,264	32	2,296	1,236	249	1,485	53	3,553	281	3,834
September	2,205	81	2,286	1,427	56	1,483	99	3,731	137	3,868
October	1,992	34	2,026	1,269	75	1,344	63	3,324	109	3,433
November	2,164	49	2,213	1,472	14	1,486	88	3,724	63	3,787
December	1,707	26	1,733	1,095	69	1,164	26	2,828	95	2,923
<i>1996-</i>										
January	1,702	41	1,743	964	139	1,103	50	2,716	180	2,896
February	1,989	13	2,002	1,233	81	1,314	45	3,263	98	3,361
March	2,054	31	2,085	1,086	57	1,143	31	3,155	104	3,259
April	1,881	29	1,910	1,028	98	1,126	61	2,970	127	3,097

(a) Includes Conversions, etc. See paragraphs 10-12 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					
<b>SYDNEY STATISTICAL DIVISION</b>														
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
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
<i>July-April—</i>														
1994-95	1,368.9	23.6	1,392.6	1,506.1	52.8	1,558.9	2,875.1	76.4	2,951.5	718.4	1,778.1	2,419.4	5,365.6	6,089.3
1995-96	1,262.4	21.4	1,283.8	1,153.9	46.0	1,200.0	2,416.3	67.5	2,483.8	646.6	1,757.1	2,296.7	4,812.2	5,427.0
<i>1995</i>														
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
March	111.7	2.6	114.4	190.8	3.4	194.2	302.5	6.1	308.6	58.6	125.8	190.0	486.7	557.2
April	113.6	1.9	115.5	86.9	15.4	102.3	200.5	17.4	217.9	82.2	655.1	675.5	937.8	975.6
May	154.0	2.2	156.1	163.0	16.2	179.2	317.0	18.3	335.3	72.6	227.9	251.6	616.9	659.4
June	117.1	0.6	117.6	75.8	7.7	83.6	192.9	8.3	201.2	61.4	200.4	225.8	454.6	488.4
July	149.6	0.7	150.3	305.7	12.1	317.8	455.3	12.8	468.2	64.4	139.3	174.6	658.2	707.1
August	136.2	1.4	137.6	96.5	10.5	107.1	232.7	11.9	244.6	70.1	321.0	363.9	623.7	678.6
September	139.3	8.2	147.6	131.0	1.0	132.0	270.3	9.2	279.5	73.0	170.4	198.9	513.6	551.4
October	121.8	0.8	122.6	104.8	2.9	107.7	226.6	3.7	230.3	63.9	221.3	370.7	511.0	664.9
November	135.2	3.3	138.5	144.3	0.9	145.2	279.5	4.2	283.7	68.9	136.8	187.7	484.9	540.3
December	114.7	2.0	116.7	75.9	2.5	78.4	190.6	4.5	195.1	56.7	137.2	154.9	384.5	406.7
<i>1996</i>														
January	104.1	2.4	106.5	63.9	7.8	71.6	168.0	10.1	178.1	64.6	161.1	187.5	393.6	430.2
February	116.0	1.2	117.2	74.7	3.8	78.5	190.8	5.0	195.7	58.9	187.8	276.7	436.4	531.4
March	130.1	0.9	131.0	74.2	2.4	76.5	204.3	3.3	207.6	65.5	121.5	182.7	391.0	455.8
April	115.2	0.5	115.8	83.0	2.2	85.2	198.2	2.7	200.9	60.6	160.6	199.2	415.2	460.7
<b>NEW SOUTH WALES</b>														
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
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
<i>July-April—</i>														
1994-95	2,587.4	36.3	2,623.6	1,811.3	83.7	1,895.0	4,398.7	120.0	4,518.6	921.7	2,269.7	3,116.3	7,583.8	8,556.6
1995-96	2,240.3	35.0	2,275.2	1,327.9	74.6	1,402.4	3,568.1	109.5	3,677.6	855.2	2,349.2	3,102.9	6,763.1	7,635.8
<i>1995</i>														
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
March	230.8	5.7	236.5	218.7	6.0	224.7	449.4	11.8	461.2	78.7	167.9	258.5	695.8	798.4
April	202.8	2.7	205.5	113.9	20.6	134.5	316.7	23.3	340.0	99.6	695.1	724.5	1,111.3	1,164.0
May	281.0	3.4	284.4	197.7	23.6	221.3	478.7	27.0	505.7	94.6	280.5	313.2	853.1	913.5
June	233.2	3.5	236.8	97.8	17.8	115.5	331.0	21.3	352.3	84.7	262.3	303.9	677.6	740.9
July	244.4	1.2	245.6	323.0	14.9	337.9	567.4	16.1	583.5	84.7	172.1	213.2	823.2	881.3
August	247.2	2.5	249.7	120.2	14.9	135.1	367.4	17.4	384.8	90.8	418.3	481.0	876.3	956.6
September	242.1	9.3	251.3	148.4	4.1	152.4	390.5	13.3	403.8	95.3	219.3	255.6	705.0	754.6
October	213.7	3.4	217.0	124.9	5.4	130.3	338.6	8.8	347.4	86.3	271.1	431.9	695.1	865.5
November	239.3	4.5	243.8	161.8	0.9	162.7	401.1	5.5	406.5	95.1	200.7	310.3	696.7	812.0
December	199.2	2.5	201.7	91.3	4.3	95.6	290.5	6.8	297.3	73.2	190.3	219.9	554.0	590.4
<i>1996—</i>														
January	191.6	4.0	195.6	80.6	11.7	92.3	272.3	15.6	287.9	82.1	240.9	281.9	595.1	651.9
February	221.4	1.2	222.6	92.3	6.6	98.9	313.6	7.8	321.5	79.4	260.9	373.1	652.8	774.0
March	227.2	3.5	230.7	85.3	4.1	89.5	312.6	7.6	320.2	85.5	159.1	269.2	556.4	674.9
April	214.2	2.9	217.2	100.0	7.6	107.6	314.2	10.5	324.8	82.8	216.4	266.9	608.4	674.5

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		
<b>SEASONALLY ADJUSTED</b>						
1995—						
February	2,320	2,363	4,394	4,491	410.5	85.7
March	1,994	1,976	3,882	3,957	434.5	77.6
April	2,006	2,049	3,952	4,348	378.5	112.2
May	2,230	2,265	4,132	4,396	461.2	83.5
June	1,919	1,964	3,399	3,567	343.4	83.0
July	2,013	2,107	4,143	4,539	590.7	87.1
August	2,105	2,126	3,308	3,607	374.8	83.3
September	2,106	2,214	3,460	3,624	360.6	79.9
October	1,880	1,916	3,233	3,372	345.7	80.3
November	1,969	1,988	3,321	3,329	373.9	88.8
December	2,144	2,234	3,357	3,379	338.8	91.3
1996—						
January	2,094	2,033	3,020	3,243	316.9	97.7
February	2,122	2,123	3,464	3,586	344.8	84.0
March	2,046	2,068	3,222	3,296	310.2	90.2
April	1,981	1,959	3,199	3,363	345.7	85.9
<b>TREND ESTIMATES</b>						
1995—						
February	2,266	2,262	4,133	4,285	413.0	86.9
March	2,159	2,166	4,075	4,271	413.9	88.4
April	2,082	2,106	3,996	4,236	421.9	89.6
May	2,047	2,088	3,892	4,167	430.2	89.1
June	2,033	2,086	3,777	4,068	433.8	87.3
July	2,027	2,088	3,667	3,948	429.5	84.8
August	2,023	2,088	3,545	3,787	414.6	83.0
September	2,020	2,082	3,431	3,619	393.3	82.9
October	2,024	2,076	3,337	3,475	369.5	84.6
November	2,040	2,078	3,285	3,391	349.5	87.2
December	2,056	2,080	3,261	3,353	337.9	89.0
1996—						
January	2,067	2,078	3,258	3,357	334.4	90.0
February	2,072	2,072	3,253	3,366	331.6	90.1
March	2,067	2,058	3,242	3,369	328.9	89.6
April	2,064	2,052	3,242	3,381	327.7	88.8

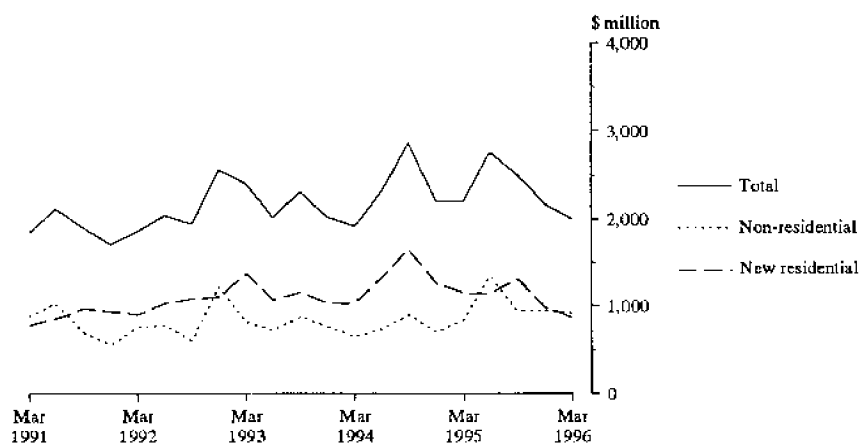
(a) See paragraphs 17-24 of the Explanatory Notes. (b) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

**TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a)**  
(\$ 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							
1992-93	2,723.4	2,800.6	1,842.8	4,643.4	921.2	2,248.8	3,361.5	7,590.5	8,926.2
1993-94	2,870.6	2,920.5	1,640.7	4,561.2	977.0	1,984.8	3,021.2	7,424.4	8,559.4
1994-95	2,849.3	2,889.0	2,334.3	5,223.2	1,011.7	2,851.1	3,789.3	8,981.6	10,024.2
<i>1994.</i>									
Dec. qtr	760.3	765.5	498.8	1,264.3	241.8	536.9	701.5	2,037.4	2,207.6
<i>1995.</i>									
Mar. qtr	605.5	614.4	536.7	1,151.1	204.7	481.4	841.6	1,823.1	2,197.4
June qtr	659.6	668.4	484.4	1,152.8	256.6	1,241.6	1,345.5	2,595.3	2,754.9
Sept. qtr	665.2	676.9	638.8	1,315.7	245.4	806.4	946.0	2,339.0	2,507.1
Dec. qtr	583.3	592.6	395.4	988.0	227.7	657.6	955.4	1,869.2	2,171.1
<i>1996</i>									
Mar. qtr	574.2	582.0	284.4	866.4	221.5	653.8	914.1	1,723.4	2,002.0

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

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



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

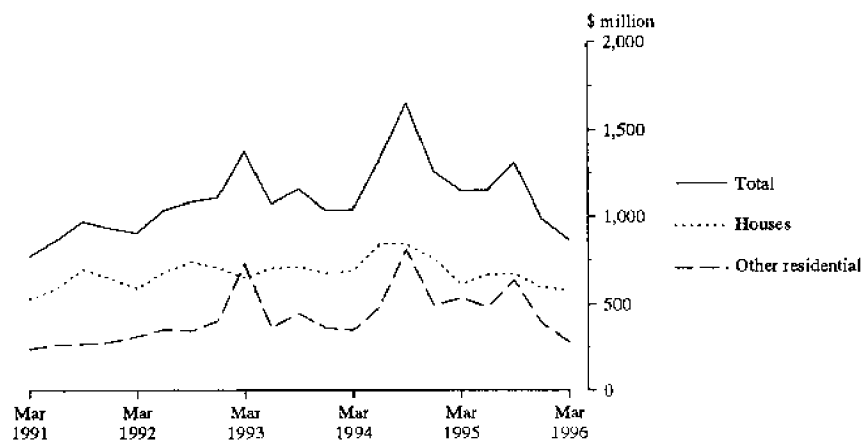


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP  
(\$ million)

Class of building	1993-94	1994-95	July-April		1996		
			1994-95	1995-96	February	March	April
<b>PRIVATE SECTOR</b>							
New houses	3,065.8	3,101.6	2,587.4	2,240.3	221.4	227.2	214.2
New other residential buildings	1,424.1	2,106.8	1,811.3	1,327.9	92.3	85.3	100.0
<i>Total new residential building</i>	<i>4,489.9</i>	<i>5,208.3</i>	<i>4,398.7</i>	<i>3,568.1</i>	<i>313.6</i>	<i>312.6</i>	<i>314.2</i>
Alterations and additions to residential buildings	1,034.9	1,093.7	915.5	845.8	78.3	84.7	77.8
Hotels, etc.	75.2	284.4	232.0	77.0	11.6	14.5	20.7
Shops	301.4	587.5	496.2	492.2	46.2	18.3	51.9
Factories	272.9	381.2	231.3	311.3	39.1	25.5	18.5
Offices	362.5	348.1	274.9	389.3	52.1	27.4	21.7
Other business premises	287.5	354.2	267.4	503.1	68.7	11.3	56.0
Educational	102.2	99.2	78.6	139.9	7.6	13.0	5.7
Religious	34.2	33.7	28.5	40.5	0.5	1.0	10.1
Health	208.2	75.5	69.0	66.8	3.1	18.8	15.1
Entertainment and recreational	151.0	574.8	535.1	249.7	28.7	18.2	10.0
Miscellaneous	100.5	73.7	56.8	79.4	3.2	11.1	6.8
<i>Total non-residential building</i>	<i>1,895.6</i>	<i>2,812.5</i>	<i>2,269.7</i>	<i>2,349.2</i>	<i>260.9</i>	<i>159.1</i>	<i>216.4</i>
<b>Total</b>	<b>7,420.5</b>	<b>9,114.5</b>	<b>7,583.8</b>	<b>6,763.1</b>	<b>652.8</b>	<b>556.4</b>	<b>608.4</b>
<b>PUBLIC SECTOR</b>							
New houses	53.3	43.2	36.3	35.0	1.2	3.5	2.9
New other residential buildings	99.9	125.0	83.7	74.6	6.6	4.1	7.6
<i>Total new residential building</i>	<i>153.1</i>	<i>168.3</i>	<i>120.0</i>	<i>109.5</i>	<i>7.8</i>	<i>7.6</i>	<i>10.5</i>
Alterations and additions to residential buildings	8.1	7.3	6.2	9.4	1.1	0.8	5.0
Hotels, etc.	2.7	2.3	2.3	0.8	0.7	—	—
Shops	21.2	19.4	16.0	27.2	3.7	4.0	1.7
Factories	21.2	8.3	8.3	3.3	—	0.9	0.5
Offices	208.9	157.1	133.0	129.8	19.4	7.2	5.4
Other business premises	106.8	85.2	74.8	117.6	32.1	7.1	5.6
Educational	326.2	237.7	213.2	219.0	42.0	40.6	30.2
Religious	—	—	—	—	—	—	—
Health	187.8	239.7	232.7	151.0	7.5	16.5	2.5
Entertainment and recreational	33.6	51.7	48.2	74.3	3.7	30.0	3.1
Miscellaneous	80.0	119.5	118.2	30.7	3.2	3.7	1.5
<i>Total non-residential building</i>	<i>988.5</i>	<i>920.9</i>	<i>846.6</i>	<i>753.7</i>	<i>112.2</i>	<i>110.1</i>	<i>50.5</i>
<b>Total</b>	<b>1,149.8</b>	<b>1,096.5</b>	<b>972.8</b>	<b>872.6</b>	<b>121.1</b>	<b>118.5</b>	<b>66.0</b>
<b>TOTAL</b>							
New houses	3,119.1	3,144.8	2,623.6	2,275.2	222.6	230.7	217.2
New other residential buildings	1,523.9	2,231.8	1,895.0	1,402.4	98.9	89.5	107.6
<i>Total new residential building</i>	<i>4,643.1</i>	<i>5,376.6</i>	<i>4,518.6</i>	<i>3,677.6</i>	<i>321.5</i>	<i>320.2</i>	<i>324.8</i>
Alterations and additions to residential buildings	1,043.1	1,101.0	921.7	855.2	79.4	85.5	82.8
Hotels, etc.	78.0	286.7	234.2	77.8	12.3	14.5	20.7
Shops	322.6	607.0	512.2	519.4	49.9	22.3	53.5
Factories	294.0	389.5	239.6	314.6	39.1	26.4	19.0
Offices	571.4	505.2	407.9	519.2	71.5	34.6	27.2
Other business premises	394.3	439.4	342.2	620.7	100.8	18.5	61.6
Educational	428.5	336.9	291.7	358.9	49.6	53.7	35.9
Religious	34.2	33.7	28.5	40.5	0.5	1.0	10.1
Health	396.0	315.2	301.7	217.9	10.7	35.3	17.6
Entertainment and recreational	184.5	626.5	583.2	324.0	32.4	48.2	13.1
Miscellaneous	180.5	193.3	174.9	110.1	6.4	14.8	8.3
<i>Total non-residential building</i>	<i>2,884.1</i>	<i>3,733.4</i>	<i>3,116.3</i>	<i>3,102.9</i>	<i>373.1</i>	<i>269.2</i>	<i>266.9</i>
<b>Total</b>	<b>8,570.2</b>	<b>10,211.0</b>	<b>8,556.6</b>	<b>7,635.8</b>	<b>774.0</b>	<b>674.9</b>	<b>674.5</b>

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.												
1996—												
February	8	0.8	7	1.8	1	0.7	1	3.0	1	6.0	18	12.3
March	7	0.8	4	1.4	4	2.5	—	—	1	9.8	16	14.5
April	6	0.6	2	0.5	1	0.7	1	2.4	1	16.5	11	20.7
SHOPS												
1996—												
February	96	8.9	23	6.8	5	3.3	4	5.4	2	25.5	130	49.9
March	103	8.9	19	5.8	7	4.8	2	2.8	—	—	131	22.3
April	76	7.0	24	7.1	7	5.0	4	10.5	1	24.0	112	53.5
FACTORIES												
1996—												
February	32	3.1	18	5.4	4	2.2	4	9.6	3	18.9	61	39.1
March	26	2.4	20	6.7	9	5.5	6	11.8	—	—	61	26.4
April	21	2.0	10	3.2	2	1.5	6	12.4	—	—	39	19.0
OFFICES												
1996—												
February	43	4.8	34	11.9	7	4.4	8	17.8	2	32.5	94	71.5
March	48	4.2	25	7.4	9	6.0	8	16.9	—	—	90	34.6
April	57	5.2	21	6.9	4	2.6	3	4.5	1	8.0	86	27.2
OTHER BUSINESS PREMISES												
1996—												
February	41	4.1	14	4.5	11	7.2	10	25.2	4	59.8	80	100.8
March	28	2.8	13	4.1	2	1.1	3	4.1	1	6.4	47	18.5
April	24	2.3	12	3.6	—	—	6	9.7	1	46.0	43	61.6
EDUCATIONAL												
1996—												
February	15	1.9	8	3.2	5	3.4	5	13.4	3	27.7	36	49.6
March	24	2.5	11	3.7	5	2.9	5	9.9	3	34.7	48	53.7
April	6	0.4	12	3.5	3	1.8	7	15.2	2	15.0	30	35.9

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)
RELIGIOUS												
1996—												
February	4	0.5	—	—	—	—	—	—	—	—	4	0.5
March	3	0.3	—	—	1	0.7	—	—	—	—	4	1.0
April	1	0.2	1	0.3	1	0.7	—	—	1	9.0	4	10.1
HEALTH												
1996—												
February	11	1.1	8	2.4	2	1.5	2	5.7	—	—	23	10.7
March	17	1.6	10	3.0	6	4.2	4	7.8	2	18.7	39	35.3
April	10	0.9	4	1.3	1	0.9	3	4.3	1	10.2	19	17.6
ENTERTAINMENT AND RECREATIONAL												
1996—												
February	18	2.1	11	3.4	8	5.4	9	15.8	1	5.7	47	32.4
March	17	1.7	5	1.3	8	5.1	9	14.1	1	26.0	40	48.2
April	10	0.7	6	1.6	4	2.7	4	8.1	—	—	24	13.1
MISCELLANEOUS												
1996—												
February	15	1.8	7	1.7	4	2.9	—	—	—	—	26	6.4
March	16	1.8	4	1.5	2	1.7	2	4.6	1	5.2	25	14.8
April	20	1.8	5	1.5	2	1.3	2	3.7	—	—	29	8.3
TOTAL NON-RESIDENTIAL BUILDING												
1996—												
February	283	29.0	130	41.2	47	31.0	43	95.8	16	176.1	519	373.1
March	289	27.0	111	34.8	53	34.6	39	72.0	9	100.8	501	269.2
April	231	21.1	97	29.4	25	17.0	36	70.7	8	128.7	397	266.9



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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
<b>SYDNEY STATISTICAL DIVISION</b>						
Houses	918	115,235	5	521	923	115,756
Brick, stone, or concrete	108	16,483	—	—	108	16,483
Brick-veneer	674	81,140	1	69	675	81,209
Timber	30	2,763	—	—	30	2,763
Fibre cement	6	672	1	12	7	684
Other materials	100	14,177	3	440	103	14,617
Other residential buildings	812	82,969	30	2,217	842	85,187
<b>Total residential buildings</b>	<b>1,730</b>	<b>198,204</b>	<b>35</b>	<b>2,739</b>	<b>1,765</b>	<b>200,943</b>
<b>HUNTER STATISTICAL DIVISION</b>						
Houses	201	21,365	6	677	207	22,042
Brick, stone, or concrete	22	2,625	—	—	22	2,625
Brick-veneer	152	17,129	6	677	158	17,806
Timber	8	348	—	—	8	348
Fibre cement	14	899	—	—	14	899
Other materials	5	363	—	—	5	363
Other residential buildings	85	7,429	8	781	93	8,210
<b>Total residential buildings</b>	<b>286</b>	<b>28,794</b>	<b>14</b>	<b>1,458</b>	<b>300</b>	<b>30,252</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>						
Houses	154	17,519	8	685	162	18,203
Brick, stone, or concrete	9	1,061	—	—	9	1,061
Brick-veneer	133	15,478	8	685	141	16,163
Timber	7	607	—	—	7	607
Fibre cement	2	170	—	—	2	170
Other materials	3	203	—	—	3	203
Other residential buildings	40	2,609	4	393	44	3,002
<b>Total residential buildings</b>	<b>194</b>	<b>20,128</b>	<b>12</b>	<b>1,077</b>	<b>206</b>	<b>21,205</b>
<b>BALANCE OF NEW SOUTH WALES</b>						
Houses	608	60,118	10	1,062	618	61,181
Brick, stone, or concrete	64	6,977	—	—	64	6,977
Brick-veneer	387	41,505	10	1,062	397	42,567
Timber	45	3,415	—	—	45	3,415
Fibre cement	45	2,905	—	—	45	2,905
Other materials	67	5,317	—	—	67	5,317
Other residential buildings	91	6,989	56	4,205	147	11,194
<b>Total residential buildings</b>	<b>699</b>	<b>67,107</b>	<b>66</b>	<b>5,267</b>	<b>765</b>	<b>72,374</b>
<b>NEW SOUTH WALES</b>						
Houses	1,881	214,237	29	2,945	1,910	217,182
Brick, stone, or concrete	203	27,146	—	—	203	27,146
Brick-veneer	1,346	155,252	25	2,493	1,371	157,745
Timber	90	7,133	—	—	90	7,133
Fibre cement	67	4,646	1	12	68	4,658
Other materials	175	20,060	3	440	178	20,500
Other residential buildings	1,028	99,997	98	7,595	1,126	107,592
<b>Total residential buildings</b>	<b>2,909</b>	<b>314,233</b>	<b>127</b>	<b>10,541</b>	<b>3,036</b>	<b>324,774</b>

(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,  
APRIL 1996

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	923	119	191	310	91	124	317	532	842	1,765
Hunter	207	42	27	69	8	—	16	24	93	300
Illawarra	162	22	22	44	—	—	—	—	44	206
Richmond — Tweed	108	2	—	2	39	—	—	39	41	149
Mid-North Coast	180	33	—	33	4	—	—	4	37	217
Northern	31	1	—	1	4	—	—	4	5	36
North Western	47	4	—	4	3	—	—	3	7	54
Central West	68	8	—	8	—	—	—	—	8	76
South Eastern	92	4	27	31	—	—	—	—	31	123
Murrumbidgee	56	6	8	14	—	—	—	—	14	70
Murray	32	4	—	4	—	—	—	—	4	36
Far West	4	—	—	—	—	—	—	—	—	4
<b>New South Wales</b>	<b>1,910</b>	<b>245</b>	<b>275</b>	<b>520</b>	<b>149</b>	<b>124</b>	<b>333</b>	<b>606</b>	<b>1,126</b>	<b>3,036</b>
VALUE (\$'000)										
Sydney	115,756	8,763	17,789	26,551	7,083	10,610	40,942	58,635	85,187	200,943
Hunter	22,042	2,955	2,995	5,950	580	—	1,680	2,260	8,210	30,252
Illawarra	18,203	1,683	1,319	3,002	—	—	—	—	3,002	21,205
Richmond — Tweed	10,059	169	—	169	2,620	—	—	2,620	2,789	12,848
Mid-North Coast	17,225	2,438	—	2,438	350	—	—	350	2,788	20,013
Northern	3,050	37	—	37	322	—	—	322	359	3,409
North Western	4,929	250	—	250	360	—	—	360	610	5,539
Central West	7,000	649	—	649	—	—	—	—	649	7,648
South Eastern	9,357	310	2,175	2,485	—	—	—	—	2,485	11,842
Murrumbidgee	5,883	516	667	1,182	—	—	—	—	1,182	7,066
Murray	3,407	332	—	332	—	—	—	—	332	3,739
Far West	270	—	—	—	—	—	—	—	—	270
<b>New South Wales</b>	<b>217,182</b>	<b>18,101</b>	<b>24,944</b>	<b>43,045</b>	<b>11,315</b>	<b>10,610</b>	<b>42,622</b>	<b>64,547</b>	<b>107,592</b>	<b>324,774</b>

(a) Excludes Conversions, etc.

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE

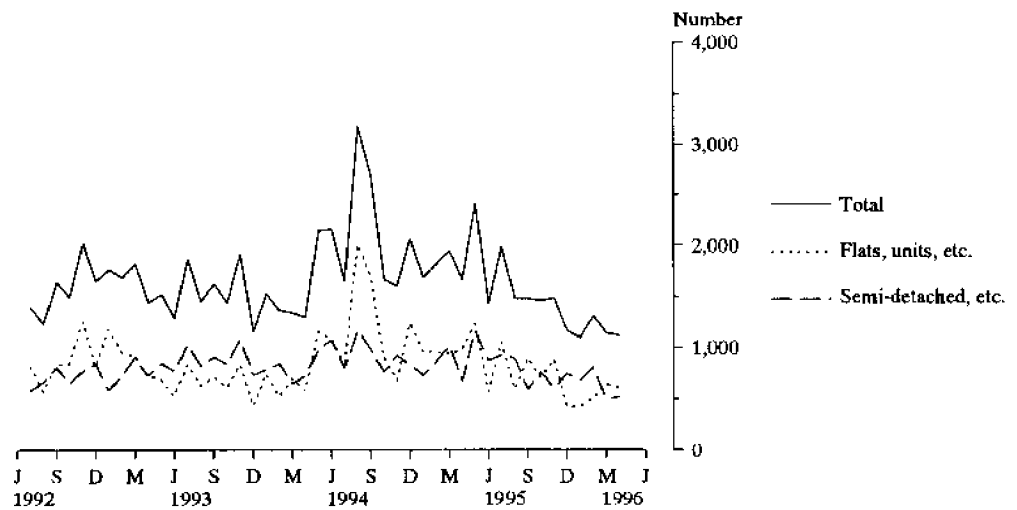


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, APRIL 1996

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION										
Botany (A)	2	—	260	—	—	—	447	47,796	47,796	48,503
Leichhardt (A)	3	—	299	16	—	1,670	2,357	350	820	5,146
Marrickville (A)	—	—	—	17	—	1,320	739	365	365	2,424
South Sydney (C)	3	—	370	100	—	8,360	1,854	5,785	6,435	17,019
Sydney (C) — Inner & Remainder	—	—	—	214	—	32,352	345	27,905	29,072	61,769
<i>Inner Sydney (SSD)</i>	8	—	929	347	—	43,702	5,741	82,201	84,488	134,860
Randwick (C)	5	3	1,340	7	—	780	2,117	—	5,961	10,199
Waverley (A)	3	—	685	—	—	—	2,731	9,625	18,625	22,041
Woolahra (A)	3	—	723	4	—	1,000	3,171	280	280	5,174
<i>Eastern Suburbs (SSD)</i>	11	3	2,748	11	—	1,780	8,019	9,905	24,866	37,413
Hurstville (C)	10	—	1,303	18	—	1,280	608	1,685	1,685	4,876
Kogarah (A)	5	—	1,270	2	—	160	516	—	—	1,946
Rockdale (C)	3	—	387	—	—	—	1,070	1,111	1,111	2,568
Sutherland Shire (A)	43	—	6,621	68	—	5,620	3,017	4,580	5,490	20,748
<i>St George — Sutherland (SSD)</i>	61	—	9,582	88	—	7,060	5,210	7,376	8,286	30,138
Bankstown (C)	44	—	4,208	57	—	4,122	2,990	4,164	6,264	17,584
Canterbury (A)	8	—	1,098	29	—	2,608	1,694	1,490	1,490	6,890
<i>Canterbury — Bankstown (SSD)</i>	52	—	5,306	86	—	6,730	4,683	5,654	7,754	24,474
Fairfield (C)	23	—	3,811	—	—	—	791	3,605	3,605	8,206
Liverpool (C)	178	2	18,224	6	28	2,502	465	3,089	3,089	24,281
<i>Fairfield — Liverpool (SSD)</i>	201	2	22,035	6	28	2,502	1,256	6,694	6,694	32,487
Camden (A)	51	—	5,396	12	—	1,020	245	1,200	1,200	7,861
Campbelltown (C)	32	—	3,489	2	—	134	3,488	1,716	3,757	10,868
Wollondilly (A)	13	—	1,491	—	—	—	359	—	—	1,850
<i>Outer South Western Sydney (SSD)</i>	96	—	10,375	14	—	1,154	4,092	2,916	4,957	20,579
Ashfield (A)	3	—	429	—	—	—	471	—	—	900
Burwood (A)	—	—	—	—	—	—	—	—	—	—
Concord (A)	2	—	335	—	—	—	368	—	—	703
Drummoyne (A)	2	—	346	8	—	675	846	270	270	2,137
Strathfield (A)	21	—	3,757	14	—	800	808	2,642	3,692	9,057
<i>Inner Western Sydney (SSD)</i>	28	—	4,867	22	—	1,475	2,492	2,912	3,962	12,796

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SYDNEY STATISTICAL DIVISION—continued</b>										
Auburn (A)	3	—	362	9	—	470	58	300	5,923	6,812
Holroyd (C)	10	—	1,267	26	—	1,490	590	860	1,260	4,606
Parramatta (C)	2	—	195	4	—	280	506	2,500	6,244	7,225
<i>Central Western Sydney (SSD)</i>	<i>15</i>	<i>—</i>	<i>1,823</i>	<i>39</i>	<i>—</i>	<i>2,240</i>	<i>1,153</i>	<i>3,660</i>	<i>13,427</i>	<i>18,643</i>
Blue Mountains (C)	57	—	5,538	21	—	1,530	2,442	1,254	1,254	10,764
Hawkesbury (C)	23	—	2,014	—	—	—	277	1,284	1,284	3,575
Penrith (C)	56	—	7,043	36	—	2,748	1,767	1,159	1,878	13,436
<i>Outer Western Sydney (SSD)</i>	<i>136</i>	<i>—</i>	<i>14,595</i>	<i>57</i>	<i>—</i>	<i>4,278</i>	<i>4,487</i>	<i>3,697</i>	<i>4,416</i>	<i>27,775</i>
Baulkham Hills (A)	44	—	8,203	2	—	200	2,148	10,300	10,300	20,851
Blacktown (C)	59	—	5,591	18	—	1,265	1,238	2,090	2,090	10,184
<i>Blacktown—Baulkham Hills (SSD)</i>	<i>103</i>	<i>—</i>	<i>13,795</i>	<i>20</i>	<i>—</i>	<i>1,465</i>	<i>3,386</i>	<i>12,390</i>	<i>12,390</i>	<i>31,035</i>
Hunter's Hill (A)	1	—	100	—	—	—	678	1,075	1,075	1,853
Lane Cove (A)	2	—	370	4	—	335	791	—	400	1,895
Mosman (A)	1	—	360	—	—	—	809	—	290	1,460
North Sydney (A)	1	—	110	—	—	—	1,315	8,610	8,810	10,235
Ryde (C)	9	—	1,368	47	—	4,710	1,175	3,970	3,970	11,224
Willoughby (C)	5	—	1,056	2	—	550	1,693	710	1,010	4,309
<i>Lower Northern Sydney (SSD)</i>	<i>19</i>	<i>—</i>	<i>3,364</i>	<i>53</i>	<i>—</i>	<i>5,595</i>	<i>6,461</i>	<i>14,365</i>	<i>15,556</i>	<i>30,976</i>
Hornsby (A)	44	—	5,970	6	—	500	2,046	4,853	4,853	13,369
Ku-ring-gai (A)	18	—	4,599	—	—	—	3,434	1,190	1,190	9,223
<i>Hornsby—Ku-ring-gai (SSD)</i>	<i>62</i>	<i>—</i>	<i>10,570</i>	<i>6</i>	<i>—</i>	<i>500</i>	<i>5,480</i>	<i>6,043</i>	<i>6,043</i>	<i>22,592</i>
Manly (A)	3	—	552	2	—	300	2,272	720	776	3,901
Pittwater (A)	9	—	1,741	6	—	700	1,263	—	—	3,704
Warringah (A)	15	—	3,004	30	—	3,411	1,772	676	741	8,928
<i>Northern Beaches (SSD)</i>	<i>27</i>	<i>—</i>	<i>5,298</i>	<i>38</i>	<i>—</i>	<i>4,411</i>	<i>5,307</i>	<i>1,396</i>	<i>1,517</i>	<i>16,533</i>
Gosford (C)	44	—	5,395	19	—	1,614	1,899	1,321	4,696	13,604
Wyong (A)	55	—	5,075	6	2	681	972	112	112	6,841
<i>Gosford—Wyong (SSD)</i>	<i>99</i>	<i>—</i>	<i>10,470</i>	<i>25</i>	<i>2</i>	<i>2,295</i>	<i>2,871</i>	<i>1,433</i>	<i>4,808</i>	<i>20,444</i>
<b>Sydney (SD)</b>	<b>918</b>	<b>5</b>	<b>115,756</b>	<b>812</b>	<b>30</b>	<b>85,187</b>	<b>60,638</b>	<b>160,642</b>	<b>199,164</b>	<b>460,745</b>

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>HUNTER STATISTICAL DIVISION</b>										
Cessnock (C)	16	—	1,737	—	2	177	148	60	60	2,121
Lake Macquarie (C)	60	6	7,515	31	2	3,040	1,584	1,312	1,387	13,526
Maitland (C)	25	—	2,520	—	—	—	320	1,700	1,880	4,720
Newcastle (C)— Inner & Remainder	22	—	2,234	23	4	1,958	3,764	3,360	3,570	11,525
Port Stephens (A)	31	—	3,467	24	—	2,467	297	2,715	2,801	9,032
Newcastle (SSD)	154	6	17,473	78	8	7,642	6,113	9,147	9,697	40,925
Dungog (A)	3	—	336	—	—	—	53	60	60	449
Gloucester (A)	2	—	177	—	—	—	131	—	—	308
Great Lakes (A)	23	—	2,416	7	—	568	389	1,429	1,429	4,802
Merriwa (A)	—	—	—	—	—	—	—	—	—	—
Murrurundi (A)	1	—	88	—	—	—	—	—	—	88
Muswellbrook (A)	1	—	142	—	—	—	59	58	58	259
Scone (A)	5	—	396	—	—	—	203	75	75	674
Singleton (A)	12	—	1,013	—	—	—	139	2,000	2,000	3,152
Hunter SD Balance (SSD)	47	—	4,569	7	—	568	974	3,622	3,622	9,733
<b>Hunter (SD)</b>	<b>201</b>	<b>6</b>	<b>22,042</b>	<b>85</b>	<b>8</b>	<b>8,210</b>	<b>7,087</b>	<b>12,769</b>	<b>13,319</b>	<b>50,658</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>										
Kiama (A)	10	—	1,440	—	—	—	245	—	218	1,903
Shellharbour (A)	22	—	2,498	2	—	100	292	—	100	2,990
Wollongong (C)	40	5	5,424	24	4	1,822	1,674	665	995	9,915
Wollongong (SSD)	72	5	9,362	26	4	1,922	2,210	665	1,313	14,807
Shoalhaven (C)	49	3	4,960	9	—	580	850	2,425	6,457	12,848
Wingecarribee (A)	33	—	3,881	5	—	500	688	465	465	5,533
Illawarra SD Balance (SSD)	82	3	8,841	14	—	1,080	1,538	2,890	6,922	18,381
<b>Illawarra (SD)</b>	<b>154</b>	<b>8</b>	<b>18,203</b>	<b>40</b>	<b>4</b>	<b>3,002</b>	<b>3,748</b>	<b>3,555</b>	<b>8,235</b>	<b>33,188</b>
<b>RICHMOND — TWEED STATISTICAL DIVISION</b>										
Tweed (A) Pt A	27	—	2,639	2	—	169	271	1,003	1,158	4,238
Tweed Heads (SSD)	27	—	2,639	2	—	169	271	1,003	1,158	4,238
Ballina (A)	22	—	2,289	3	24	2,002	310	193	193	4,794
Byron (A)	17	—	1,459	—	8	418	253	—	—	2,129
Casino (A)	—	—	—	—	—	—	50	55	55	105
Kyogle (A)	4	—	272	—	—	—	12	—	—	284
Lismore (C)	7	—	723	—	—	—	286	50	304	1,313
Richmond River (A)	7	—	690	—	—	—	30	—	—	720
Tweed (A) Pt B	24	—	1,987	4	—	200	95	453	453	2,735
Richmond — Tweed SD Balance (SSD)	81	—	7,420	7	32	2,620	1,035	751	1,005	12,081
<b>Richmond — Tweed (SD)</b>	<b>108</b>	<b>—</b>	<b>10,059</b>	<b>9</b>	<b>32</b>	<b>2,789</b>	<b>1,307</b>	<b>1,754</b>	<b>2,163</b>	<b>16,318</b>

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, APRIL 1996 - continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>MID-NORTH COAST STATISTICAL DIVISION</b>										
Bellingen (A)	—	—	—	—	—	—	—	180	180	180
Coffs Harbour (C)	26	—	2,836	2	—	130	298	777	1,572	4,836
Copmanhurst (A)	1	—	40	—	—	—	—	—	—	40
Grafton (C)	—	2	176	—	2	176	97	75	75	524
Maclean (A)	8	1	849	—	—	—	122	650	650	1,620
Nambucca (A)	5	—	464	—	—	—	20	—	—	484
Nymboida (A)	2	—	218	—	—	—	129	—	—	347
Ulmarra (A)	2	—	157	—	—	—	43	—	—	200
Clarence (SSD)	44	3	4,739	2	2	306	709	1,682	2,477	8,231
Greater Taree (C)	13	—	1,363	—	—	—	319	66	66	1,748
Hastings (A)	106	—	10,050	27	6	2,482	790	915	1,940	15,262
Kempsey (A)	14	—	1,073	—	—	—	122	110	110	1,305
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	133	—	12,486	27	6	2,482	1,231	1,091	2,116	18,315
<b>Mid-North Coast (SD)</b>	<b>177</b>	<b>3</b>	<b>17,225</b>	<b>29</b>	<b>8</b>	<b>2,788</b>	<b>1,940</b>	<b>2,773</b>	<b>4,593</b>	<b>26,546</b>
<b>NORTHERN STATISTICAL DIVISION</b>										
Barraba (A)	—	—	—	—	—	—	13	—	—	13
Bingara (A)	—	—	—	—	—	—	—	150	150	371
Gunnedah (A)	2	—	221	—	—	—	—	55	55	230
Inverell (A) Pt A	2	—	175	—	—	—	—	—	80	248
Manilla (A)	2	—	168	—	—	—	—	—	—	30
Nundle (A)	1	—	30	—	—	—	42	—	—	561
Parry (A)	4	—	519	—	—	—	55	—	241	296
Quiroindi (A)	—	—	—	—	—	—	102	55	55	803
Tamworth (C)	6	—	646	—	—	—	42	—	—	42
Yallaroi (A)	—	—	—	—	—	—	253	260	581	2,594
Northern Slopes (SSD)	17	—	1,759	—	—	—	—	—	—	—
Armidale (C)	2	—	180	1	—	37	82	—	—	299
Dumaresq (A)	1	—	150	—	—	—	18	—	—	168
Glen Innes (A)	1	—	175	—	—	—	23	—	—	198
Guyra (A)	1	—	90	—	—	—	10	—	—	100
Inverell (A) Pt B	—	—	—	—	—	—	—	—	—	—
Severn (A)	1	—	35	—	—	—	20	—	—	55
Tenterfield (A)	3	—	70	—	4	322	—	—	—	392
Uralla (A)	1	—	118	—	—	—	60	—	—	178
Walcha (A)	—	—	—	—	—	—	—	—	—	—
Northern Tablelands (SSD)	10	—	818	1	4	359	213	—	—	1,390
Moree Plains (A)	2	2	473	—	—	—	30	—	—	503
Narrabri (A)	—	—	—	—	—	—	42	60	60	102
North Central Plain (SSD)	2	2	473	—	—	—	72	60	60	605
<b>Northern (SD)</b>	<b>29</b>	<b>2</b>	<b>3,050</b>	<b>1</b>	<b>4</b>	<b>359</b>	<b>538</b>	<b>320</b>	<b>641</b>	<b>4,588</b>

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>NORTH WESTERN STATISTICAL DIVISION</b>										
Coolah (A)	1	—	128	—	—	—	—	250	250	378
Coonabarabran (A)	2	—	100	—	—	—	—	—	—	100
Dubbo (C)	24	2	3,124	3	—	360	269	1,488	2,777	6,531
Gilgandra (A)	2	—	119	—	—	—	12	—	—	131
Mudgee (A)	5	1	603	—	—	—	44	—	—	647
Narromine (A)	2	—	160	—	—	—	—	—	—	160
Wellington (A)	5	—	490	—	—	—	—	—	122	612
Central Macquarie (SSD)	41	3	4,726	3	—	360	325	1,738	3,149	8,560
Bogan (A)	—	—	—	—	—	—	—	—	—	—
Coonamble (A)	2	—	113	—	—	—	—	—	—	113
Walgett (A)	—	—	—	—	—	—	26	—	—	26
Warren (A)	—	—	—	—	—	—	—	—	—	—
Macquarie — Barwon (SSD)	2	—	113	—	—	—	26	—	—	139
Bourke (A)	—	—	—	—	—	—	—	—	—	—
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—
Cobar (A)	1	—	90	—	4	250	—	65	65	405
Upper Darling (SSD)	1	—	90	—	4	250	—	65	65	405
North Western (SD)	44	3	4,929	3	4	610	351	1,803	3,214	9,103
<b>CENTRAL WEST STATISTICAL DIVISION</b>										
Bathurst (C)	10	—	1,236	—	—	—	289	2,400	2,400	3,926
Blayney (A) Pt A	—	—	—	—	—	—	17	—	—	17
Cabonne (A) Pt A	3	—	408	—	—	—	439	—	—	847
Evans (A) Pt A	—	—	—	—	—	—	20	—	—	20
Orange (C)	13	—	1,580	2	—	150	530	400	400	2,659
Bathurst — Orange (SSD)	26	—	3,224	2	—	150	1,295	2,800	2,800	7,469
Blayney (A) Pt B	—	—	—	—	—	—	—	—	—	—
Cabonne (A) Pt B	—	—	—	—	—	—	15	—	—	15
Evans (A) Pt B	1	—	127	—	—	—	20	—	—	147
Greater Lithgow (C)	8	—	647	2	—	126	346	—	—	1,120
Oberon (A)	5	—	470	—	—	—	83	1,058	1,378	1,932
Rylstone (A)	—	—	—	—	—	—	—	—	—	—
Central Tablelands (excl. Bathurst — Orange) (SSD)	14	—	1,245	2	—	126	464	1,058	1,378	3,213
Bland (A)	1	—	60	—	—	—	—	—	—	60
Cabonne (A) Pt C	9	—	689	—	—	—	118	—	—	806
Cowra (A)	7	—	609	—	2	192	132	—	—	933
Forbes (A)	3	—	396	—	2	181	98	—	—	674
Lachlan (A)	—	—	—	—	—	—	65	—	—	65
Parkes (A)	8	—	778	—	—	—	96	290	360	1,234
Weddin (A)	—	—	—	—	—	—	—	—	—	—
Lachlan (SSD)	28	—	2,531	—	4	373	508	290	360	3,772
Central West (SD)	68	—	7,000	4	4	649	2,268	4,148	4,538	14,454

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SOUTH EASTERN STATISTICAL DIVISION</b>										
Queanbeyan (C)	17	1	2,012	15	—	1,350	241	270	668	4,271
Queanbeyan (SSD)	17	1	2,012	15	—	1,350	241	270	668	4,271
Boorowa (A)	1	—	100	—	—	—	—	—	341	441
Crookwell (A)	1	—	81	—	—	—	110	—	—	191
Goulburn (C)	7	—	687	—	—	—	96	900	1,981	2,764
Gunning (A)	2	—	182	—	—	—	16	50	50	247
Harden (A)	—	—	—	—	—	—	31	—	—	31
Mulwaree (A)	5	—	355	—	—	—	120	—	—	475
Tallaganda (A)	—	—	—	—	—	—	93	—	—	93
Yarrowlumla (A)	4	—	370	—	—	—	10	—	—	380
Yass (A)	7	—	1,099	—	—	—	70	—	139	1,308
Young (A)	6	—	690	—	—	—	330	—	—	1,020
Southern Tablelands (excl. Queanbeyan) (SSD)	33	—	3,564	—	—	—	876	950	2,511	6,950
Bega Valley (A)	18	—	1,728	—	—	—	243	65	65	2,036
Eurobodalla (A)	13	—	1,217	2	—	145	421	1,500	1,500	3,283
Lower South Coast (SSD)	31	—	2,945	2	—	145	664	1,565	1,565	5,319
Bombala (A)	1	—	140	—	—	—	69	—	—	209
Cooma-Monaro (A)	2	—	115	—	—	—	101	50	50	266
Snowy River (A)	7	—	581	14	—	990	159	120	120	1,850
Snowy (SSD)	10	—	836	14	—	990	329	170	170	2,325
<b>South Eastern (SD)</b>	<b>91</b>	<b>1</b>	<b>9,357</b>	<b>31</b>	<b>—</b>	<b>2,485</b>	<b>2,110</b>	<b>2,955</b>	<b>4,914</b>	<b>18,865</b>
<b>MURRUMBIDGEE STATISTICAL DIVISION</b>										
Coolamon (A)	—	—	—	—	—	—	—	—	—	—
Cootamundra (A)	1	—	120	—	—	—	60	115	115	295
Gundagai (A)	—	—	—	—	—	—	—	—	—	—
Junee (A)	1	—	120	—	—	—	—	65	65	185
Lockhart (A)	1	—	55	—	—	—	—	—	—	55
Narrandera (A)	—	—	—	—	—	—	106	—	—	106
Temora (A)	1	—	98	—	—	—	48	—	—	146
Tumut (A)	3	—	345	—	—	—	40	89	169	553
Wagga Wagga (C)	34	—	3,288	10	2	1,047	804	24,875	25,125	30,264
Central Murrumbidgee (SSD)	41	—	4,025	10	2	1,047	1,057	25,144	25,474	31,604
Carrathool (A)	1	—	89	—	—	—	19	—	—	108
Griffith (C)	9	—	1,204	2	—	135	204	172	172	1,715
Hay (A)	1	—	122	—	—	—	45	—	—	167
Leeton (A)	2	—	191	—	—	—	115	—	—	305
Murrumbidgee (A)	2	—	253	—	—	—	—	—	—	253
Lower Murrumbidgee (SSD)	15	—	1,858	2	—	135	382	172	172	2,547
<b>Murrumbidgee (SD)</b>	<b>56</b>	<b>—</b>	<b>5,883</b>	<b>12</b>	<b>2</b>	<b>1,182</b>	<b>1,439</b>	<b>25,316</b>	<b>25,646</b>	<b>34,151</b>

(a) Excludes Conversions, etc.



TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, APRIL 1996 -continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>MURRAY STATISTICAL DIVISION</b>										
Albury (C)	18	1	2,073	—	2	212	680	80	80	3,045
Hume (A)	4	—	373	—	—	—	76	—	—	449
Albury (SSD)	22	1	2,446	—	2	212	756	80	80	3,494
Corowa (A)	3	—	289	—	—	—	27	250	250	566
Culcairn (A)	—	—	—	—	—	—	—	—	—	—
Holbrook (A)	—	—	—	—	—	—	—	—	—	—
Tumbarumba (A)	2	—	215	—	—	—	—	—	—	215
Urana (A)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	5	—	504	—	—	—	27	250	250	781
Berrigan (A)	1	—	132	—	—	—	92	—	—	224
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	1	—	80	—	—	—	40	50	50	170
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	1	—	120	2	—	120	135	—	—	375
Wakool (A)	—	—	—	—	—	—	—	—	—	—
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	3	—	332	2	—	120	267	50	50	769
Balranald (A)	—	—	—	—	—	—	90	—	—	90
Wentworth (A)	1	—	125	—	—	—	52	—	69	246
Murray—Darling (SSD)	1	—	125	—	—	—	142	—	69	336
<b>Murray (SD)</b>	<b>31</b>	<b>1</b>	<b>3,407</b>	<b>2</b>	<b>2</b>	<b>332</b>	<b>1,192</b>	<b>380</b>	<b>449</b>	<b>5,380</b>
<b>FAR WEST STATISTICAL DIVISION</b>										
Broken Hill (C)	3	—	240	—	—	—	118	—	—	358
Central Darling (A)	1	—	30	—	—	—	100	—	—	130
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
<b>Far West (SD)</b>	<b>4</b>	<b>—</b>	<b>270</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>218</b>	<b>—</b>	<b>—</b>	<b>488</b>
<b>NEW SOUTH WALES</b>										
<b>New South Wales</b>	<b>1,881</b>	<b>29</b>	<b>217,182</b>	<b>1,028</b>	<b>98</b>	<b>107,592</b>	<b>82,834</b>	<b>216,414</b>	<b>266,876</b>	<b>674,485</b>

(a) Excludes Conversions, etc.

## 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; and
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.
- (c) major building activity which takes place in areas not subject to the normal administrative approval processes (*e.g.* buildings on remote mine sites).

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

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

6. From July 1990, the statistics cover:

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

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

**Definitions**

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

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

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

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

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 the four series shown, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months.

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

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

21. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year. Details of the methods used in seasonally adjusting these statistics are given in *Seasonally Adjusted Indicators, Australia* (1308.0).

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

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

### Estimates at Constant Prices

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

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

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

## Australian Standard Geographical Classification (ASGC)

28. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.5* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics. Changes brought about by the (State) *Local Government Act 1993* to the titles of legal Local Government Areas (LGAs) have been incorporated in this publication.

- (a) *Statistical Local Areas (SLAs)* are in most cases either identical with, or have been aggregated to, the previously published whole or part of legal Local Government Areas (LGAs) as defined under the (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 (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 8 of this publication).

## Unpublished Data and Related Publications

29. 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.

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

*Building Approvals, Australia* (8731.0) — issued monthly  
*Dwelling Unit Commencements Reported by Approving Authorities, New South Wales* (8741.1) — issued monthly  
*Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0) — issued quarterly  
*Building Activity, New South Wales* (8752.1) — issued quarterly  
*Housing Finance for Owner Occupation, Australia* (5609.0) — issued monthly  
*Price Index of Materials Used in House Building* (6408.0) — issued monthly  
*Engineering Construction Survey* (8762.0) — issued quarterly

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

## Symbols and Other Usages

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

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

**GREGORY W. BRAY**  
 Deputy Commonwealth Statistician

## RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months November to April 1996.

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

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

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

4. For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 7% in May 1996, the trend estimate for that month would be 2,063, a movement of -0.5%. The monthly movements in the trend estimates for February, March and April 1996, which are currently estimated to be 0.2%, -0.2% and -0.2% respectively, would be revised to 0.4%, 0.0% and -0.1%. On the other hand, a 7% seasonally adjusted decline in the number of private houses approved in May 1996 would produce a trend estimate for May 1996 of 1,952 a movement of -2.4%, with the movements in the trend estimates for February, March and April 1996 being revised to -0.4%, -1.3% and -1.8% respectively.

### NUMBER OF PRIVATE SECTOR HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if May 1996 seasonally adjusted estimate			
			is up 7% on April 1996		is down 7% on April 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
November	2,040	0.8	2,038	0.7	2,043	1.0
December	2,056	0.8	2,055	0.8	2,064	1.0
1996—						
January	2,067	0.5	2,066	0.6	2,071	0.3
February	2,072	0.2	2,075	0.4	2,063	-0.4
March	2,067	-0.2	2,075	0.0	2,036	-1.3
April	2,064	-0.2	2,073	-0.1	2,000	-1.8
May	n.y.a.	n.y.a.	2,063	-0.5	1,952	-2.4

### TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if May 1996 seasonally adjusted estimate			
			is up 7% on April 1996		is down 7% on April 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
November	2,079	0.1	2,077	0.1	2,082	0.3
December	2,080	0.1	2,079	0.1	2,088	0.3
1996—						
January	2,078	-0.1	2,077	-0.1	2,081	-0.3
February	2,072	-0.3	2,075	-0.1	2,063	-0.9
March	2,058	-0.7	2,067	-0.4	2,028	-1.7
April	2,052	-0.3	2,059	-0.4	1,985	-2.1
May	n.y.a.	n.y.a.	2,043	-0.8	1,932	-2.7

## TOTAL NUMBER OF DWELLING UNITS APPROVED: RELIABILITY OF TREND ESTIMATES

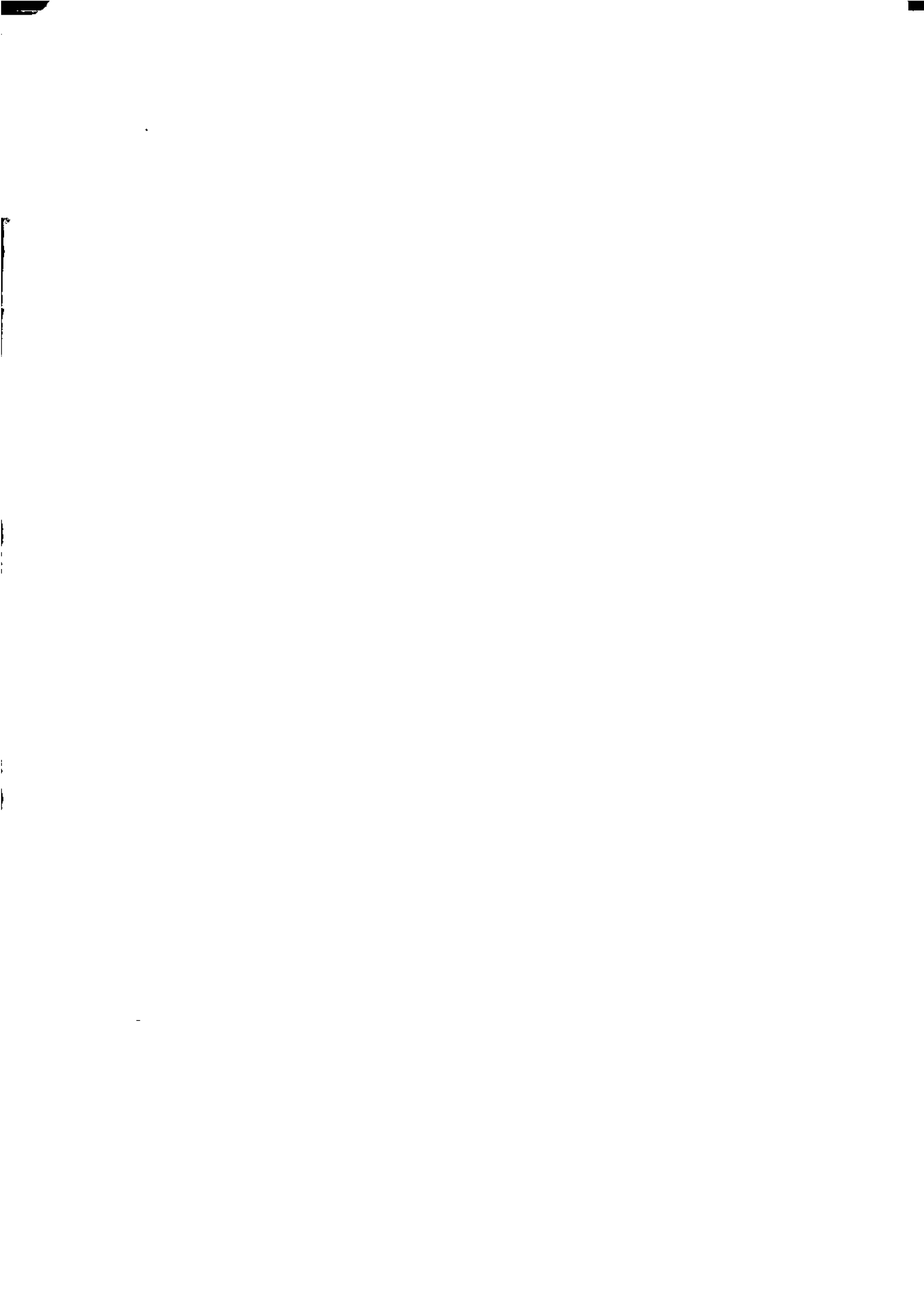
	<i>Revised trend estimate if May 1996 seasonally adjusted estimate</i>					
	<i>Trend estimate</i>		<i>is up 8% on April 1996</i>		<i>is down 8% on April 1996</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1995 —						
November	3,391	-2.4	3,381	-2.7	3,391	-2.4
December	3,353	-1.1	3,338	-1.3	3,357	-1.0
1996—						
January	3,357	0.1	3,349	0.3	3,358	0.0
February	3,366	0.3	3,381	1.0	3,356	-0.1
March	3,369	0.1	3,415	1.0	3,332	-0.7
April	3,381	0.4	3,454	1.1	3,298	-1.0
May	n.y.a.	n.y.a.	3,491	1.1	3,257	-1.3

## VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	<i>Revised trend estimate if May 1996 seasonally adjusted estimate</i>					
	<i>Trend estimate</i>		<i>is up 9% on April 1996</i>		<i>is down 9% on April 1996</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>
1995—						
November	349.5	-5.4	348.0	-5.8	349.2	-5.5
December	337.9	-3.3	335.4	-3.6	337.4	-3.4
1996 —						
January	334.4	-1.0	332.8	-0.8	333.9	-1.1
February	331.6	-0.8	334.0	0.4	331.3	-0.8
March	328.9	-0.8	336.4	0.7	327.5	-1.2
April	327.7	-0.4	341.5	1.5	324.7	-0.9
May	n.y.a.	n.y.a.	347.0	1.6	321.7	-0.9

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

	<i>Revised trend estimate if May 1996 seasonally adjusted estimate</i>					
	<i>Trend estimate</i>		<i>is up 8% on April 1996</i>		<i>is down 8% on April 1996</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>
1995—						
November	87.2	3.0	87.1	3.0	87.4	3.3
December	89.0	2.0	88.9	2.0	89.3	2.2
1996 . .						
January	90.0	1.2	90.0	1.2	90.2	1.0
February	90.1	0.1	90.2	0.2	89.6	-0.7
March	89.6	-0.5	89.9	-0.3	87.9	-1.9
April	88.8	-1.0	89.6	-0.3	85.9	-2.3
May	n.y.a.	n.y.a.	89.0	-0.6	83.5	-2.8



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