Australian Bureau of Statistics

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BUILDING APPROVALS, NEW SOUTH WALES, JUNE 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 23 for assistance with interpreting selected trend estimates.

MAIN FEATURES

NUMBER OF DWELLING UNITS APPROVED

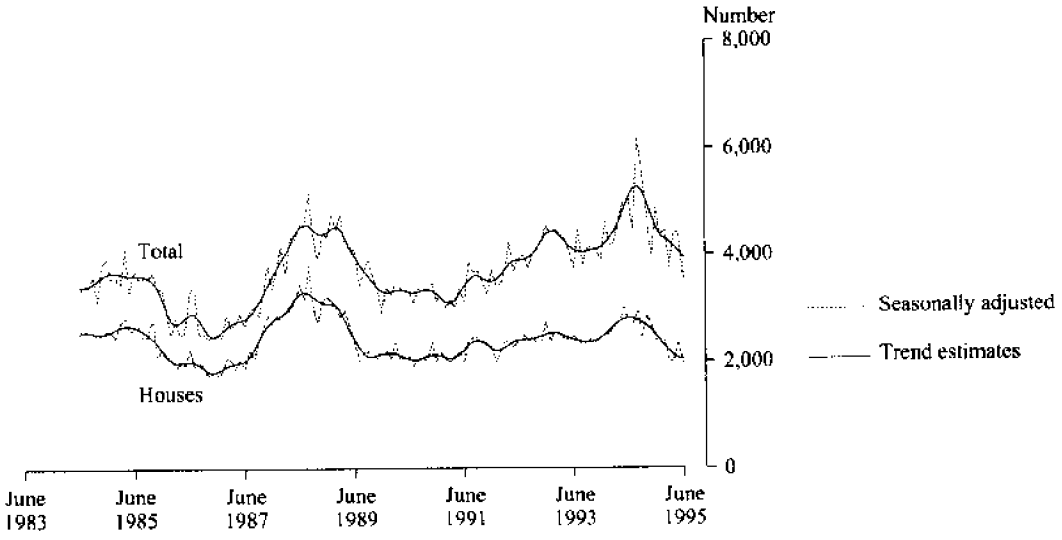
	June 1994	*May 1995*	*June 1995*	*June 1994 to June 1995 change*	*May 1995 to June 1995 change*
Original series	5,202	5,049	3,649	–30%	–28%
Seasonally adjusted	5,051	4,427	3,526	–30%	–20%
Trend estimate	5,079	4,064	3,930	–23%	–3%

Trend estimates of the total number of dwelling units approved in New South Wales in June 1995 (3,930) showed an decrease of 3% from May 1995 (4,064), and a 23% decrease from June 1994 (5,079). The seasonally adjusted number of dwelling units approved would have to increase by 24% (to 4,366) in July 1995 for the trend to flatten out (at 4,075). The historical average monthly movement of this series, regardless of sign, is 8%. The trend estimates number of new private sector houses approved in June 1995 (2,022) is the lowest since August 1990.

The trend estimate of the value of new residential buildings approved in June 1995 ($384.9m) is 3% lower than in May 1995 and has decreased consecutively for the last 10 months. There would need to be an increase of 26% in the seasonally adjusted value of new residential buildings approved in July 1995 (to $420.2m) for the trend to flatten out at $397.0m. The historical average monthly movement of this series, regardless of sign, is 8%.

Approvals for the 1994–95 financial year increased overall in comparison to 1993–94 in value by 19% (to $10,211m and highest since 1988–89) and number of dwelling units by 5% (to 54,864 and highest since 1980–81). The value of alterations and additions to residential buildings approved in 1994–95 ($1,101.1m) is the highest on record. The number of private sector dwelling units approved in new other residential dwelling units in Sydney Statistical Division in 1994–95 (16,919) increased by 40% over 1993–94 and is the highest on record; in comparison there was an 11% decrease for other remaining areas in New South Wales (5,060).

TOTAL DWELLING UNITS APPROVED, NSW



INQUIRIES
- *for further information about statistics in this publication and the availability of unpublished statistics,* contact Peter Samson 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										
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
1994–										
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
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
NEW SOUTH WALES										
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	2,073	52,604	2,260	54,864
1994–										
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
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

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

TABLE 2. VALUE OF BUILDING APPROVED
(S million)

Period	New residential building: Houses: Private sector	Houses: Public sector	Houses: Total	Other residential buildings: Private sector	Other residential buildings: Public sector	Other residential buildings: Total	Total: Private sector	Total: Public sector	Total: Total	Alterations and additions to residential buildings	Non-residential building: Private sector	Non-residential building: Total	Total building: Private sector	Total building: Total
SYDNEY STATISTICAL DIVISION														
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
1994														
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
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
NEW SOUTH WALES														
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
1994														
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
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

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

	Number of dwelling units (b)				*Value ($m)*	
	Houses		*Total*			
Period	*Private sector*	*Total*	*Private sector*	*Total*	*New residential building*	*Alterations and additions to residential buildings*
SEASONALLY ADJUSTED						
1994—						
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
March	1,967	1,991	3,817	3,804	440.8	77.9
April	1,968	2,021	3,902	4,384	371.6	111.3
May	2,312	2,320	4,156	4,427	462.3	84.0
June	1,944	1,954	3,392	3,526	332.7	83.5
TREND ESTIMATES						
1994—						
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	2,714	2,771	5,057	5,282	525.9	98.6
September	2,683	2,727	5,012	5,189	517.8	98.9
October	2,641	2,673	4,867	4,994	494.1	96.0
November	2,571	2,595	4,653	4,746	462.5	91.6
December r	2,472	2,495	4,432	4,519	435.5	87.8
1995—						
January r	2,355	2,381	4,247	4,361	419.5	85.9
February r	2,247	2,277	4,133	4,291	415.6	86.6
March r	2,157	2,188	4,046	4,242	412.7	88.6
April r	2,091	2,121	3,934	4,158	405.5	89.8
May r	2,045	2,072	3,821	4,064	396.9	90.1
June	2,022	2,044	3,684	3,930	384.9	90.1

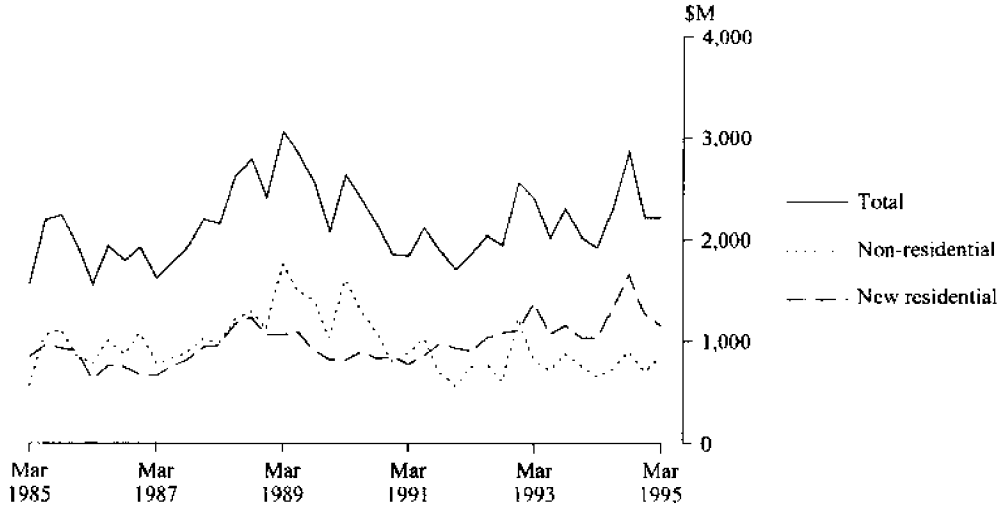
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average — see paragraphs 23–29 of the Explanatory Notes for a more detailed explanation. (b) Includes Conversions, etc. See paragraphs 9–11 of the Explanatory Notes.

TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1989–90 PRICES (a)
($ million)

	New residential building				*Alterations and additions to residential buildings*	*Non-residential building*		*Total building*	
	Houses								
Period	*Private sector*	*Total*	*Other residential buildings*	*Total*		*Private sector*	*Total*	*Private sector*	*Total*
1991–92	2,533.1	2,615.6	1,228.9	3,844.6	860.7	1,786.7	2,798.6	6,174.1	7,503.9
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
1993–									
Dec. qtr	667.8	676.1	361.2	1,037.3	226.1	469.5	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	1,920.9
June qtr	820.3	838.9	484.1	1,323.0	256.2	569.8	730.7	2,101.2	2,309.8
Sept. qtr	823.8	840.6	814.4	1,655.0	308.6	593.1	903.4	2,528.3	2,867.0
Dec. qtr	760.3	765.5	500.9	1,266.4	241.8	541.3	707.3	2,045.5	2,215.5
1995–									
Mar. qtr	605.5	614.4	543.4	1,157.9	204.7	488.3	853.7	1,839.2	2,216.3

(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

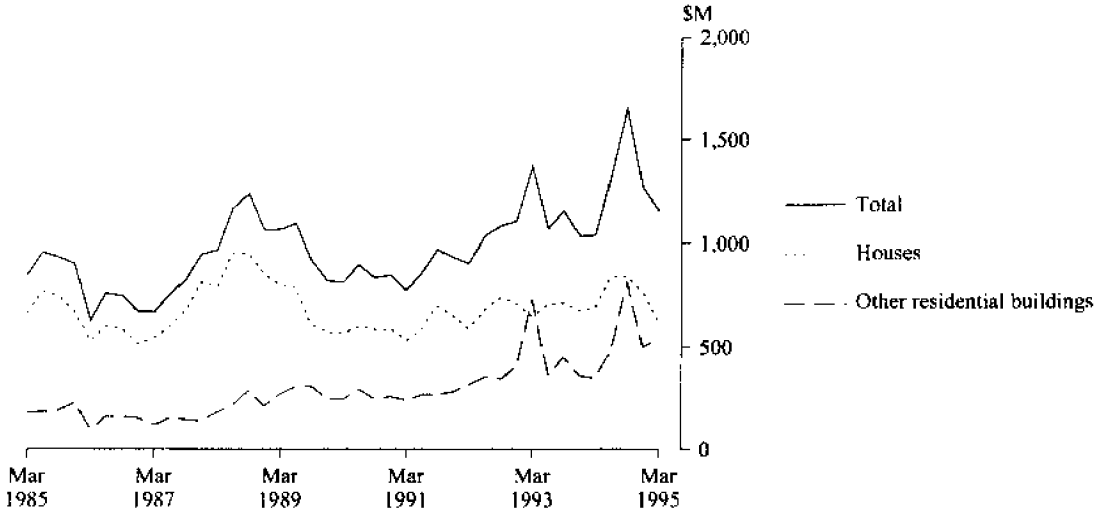


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
($ million)

Class of building	1992–93	1993–94	1994–95	1995			
				March	April	May	June
PRIVATE SECTOR							
New houses	2,852.9	3,065.8	3,101.6	230.8	202.8	281.0	233.2
New other residential buildings	1,516.6	1,424.1	2,106.8	218.7	113.9	197.7	97.8
Total new residential building	*4,369.5*	*4,489.9*	*5,208.3*	*449.4*	*316.7*	*478.7*	*331.0*
Alterations and additions to residential buildings	956.6	1,034.9	1,093.7	78.4	99.6	93.9	84.3
Hotels, etc.	122.7	75.2	284.4	2.6	153.4	2.8	49.6
Shops	385.2	301.4	587.5	26.6	74.0	33.6	57.8
Factories	280.9	272.9	381.2	22.1	14.2	102.2	47.7
Offices	534.5	362.5	348.1	27.3	19.0	39.6	33.6
Other business premises	212.4	287.5	354.2	31.5	79.9	52.2	34.7
Educational	120.8	102.2	99.2	11.9	4.7	11.5	9.2
Religious	41.9	34.2	33.7	2.3	6.8	1.4	3.8
Health	73.3	208.2	75.5	4.1	5.4	5.6	0.8
Entertainment and recreational	303.6	151.0	574.8	34.5	333.9	23.0	16.7
Miscellaneous	51.1	100.5	73.7	5.0	3.9	8.7	8.3
Total non-residential building	*2,126.4*	*1,895.6*	*2,812.5*	*167.9*	*695.1*	*280.5*	*262.3*
Total	**7,452.4**	**7,420.5**	**9,114.5**	**695.8**	**1,111.3**	**853.1**	**677.6**
PUBLIC SECTOR							
New houses	80.9	53.3	43.2	5.7	2.7	3.4	3.5
New other residential buildings	181.7	99.9	125.0	6.0	20.6	23.6	17.8
Total new residential building	*262.7*	*153.1*	*168.3*	*11.8*	*23.3*	*27.0*	*21.3*
Alterations and additions to residential buildings	8.5	8.1	7.3	0.3	—	0.7	0.4
Hotels, etc.	2.2	2.7	2.3	0.2	—	—	—
Shops	13.9	21.2	19.4	2.1	1.4	1.9	1.4
Factories	2.2	21.2	8.3	0.1	0.1	—	—
Offices	142.0	208.9	157.1	32.6	10.8	10.6	13.5
Other business premises	62.1	106.8	85.2	19.4	3.7	1.0	9.4
Educational	304.0	326.2	237.7	14.8	8.0	14.5	10.0
Religious	—	—	..	—	..	—	—
Health	410.3	187.8	239.7	10.1	2.3	2.3	4.6
Entertainment and recreational	62.5	33.6	51.7	5.1	1.6	1.8	1.8
Miscellaneous	52.7	80.0	119.5	6.2	1.7	0.6	0.8
Total non-residential building	*1,051.9*	*988.5*	*920.9*	*90.5*	*29.4*	*32.7*	*41.5*
Total	**1,323.0**	**1,149.8**	**1,096.5**	**102.6**	**52.7**	**60.4**	**63.2**
TOTAL							
New houses	2,933.9	3,119.1	3,144.8	236.5	205.5	284.4	236.8
New other residential buildings	1,698.3	1,523.9	2,231.8	224.7	134.5	221.3	115.5
Total new residential building	*4,632.2*	*4,643.1*	*5,376.6*	*461.2*	*340.0*	*505.7*	*352.3*
Alterations and additions to residential buildings	965.0	1,043.1	1,101.0	78.7	99.6	94.6	84.7
Hotels, etc.	124.8	78.0	286.7	2.8	153.4	2.8	49.6
Shops	399.1	322.6	607.0	28.7	75.4	35.5	59.2
Factories	283.2	294.0	389.5	22.2	14.2	102.2	47.7
Offices	676.5	571.4	505.2	59.9	29.8	50.2	47.1
Other business premises	274.5	394.3	439.4	50.9	83.5	53.2	44.0
Educational	424.7	428.5	336.9	26.7	12.7	26.0	19.2
Religious	41.9	34.2	33.7	2.3	6.8	1.4	3.8
Health	483.6	396.0	315.2	14.2	7.7	7.9	5.5
Entertainment and recreational	366.1	184.5	626.5	39.6	335.4	24.8	18.5
Miscellaneous	103.8	180.5	193.3	11.2	5.6	9.2	9.1
Total non-residential building	*3,178.2*	*2,884.1*	*3,733.4*	*258.5*	*724.5*	*313.2*	*303.9*
Total	**8,775.4**	**8,570.2**	**10,211.0**	**798.4**	**1,164.0**	**913.5**	**740.9**

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.												
1995—												
April	9	0.8	4	1.0	—	—	1	1.5	1	150.0	15	153.4
May	3	0.3	4	1.2	2	1.3	..	..	..	..	9	2.8
June	7	0.7	3	0.8	2	1.8	3	6.4	1	40.0	16	49.6
SHOPS												
1995—												
April	47	4.0	17	5.1	7	4.4	5	14.8	2	47.2	78	75.4
May	75	6.6	17	4.8	9	6.4	7	11.9	1	6.0	109	35.5
June	88	8.1	18	5.1	6	3.5	4	5.6	2	37.0	118	59.2
FACTORIES												
1995												
April	29	3.0	12	3.8	3	2.2	3	5.2	—	—	47	14.2
May	30	3.4	21	6.3	5	3.7	3	4.8	2	83.9	61	102.2
June	43	4.5	20	6.1	8	5.0	2	2.8	2	29.3	75	47.7
OFFICES												
1995—												
April	46	4.7	24	7.6	6	3.4	4	8.1	1	6.0	81	29.8
May	97	9.2	24	6.9	14	10.0	8	11.0	2	13.0	145	50.2
June	87	7.8	24	7.3	10	6.5	4	8.7	2	16.8	127	47.1
OTHER BUSINESS PREMISES												
1995—												
April	27	2.8	11	2.9	3	2.4	3	5.4	1	70.0	45	83.5
May	39	3.8	17	5.0	14	10.0	7	14.0	2	20.4	79	53.2
June	36	3.5	18	5.7	11	8.5	10	15.4	1	11.0	76	44.0
EDUCATIONAL												
1995—												
April	12	1.4	6	2.2	2	1.8	4	7.3	—	—	24	12.7
May	9	1.3	11	3.5	6	4.3	7	11.1	1	5.8	34	26.0
June	22	2.0	13	4.0	3	1.9	6	11.3	—	—	44	19.2
RELIGIOUS												
1995—												
April	4	0.4	..	..	—	..	—	..	1	6.4	5	6.8
May	1	0.1	1	0.3	..	..	1	1.0	—	—	3	1.4
June	6	0.6	4	1.2	—	—	1	2.0	—	—	11	3.8
HEALTH												
1995—												
April	8	0.8	3	1.1	3	1.9	3	3.9	—	—	17	7.7
May	10	1.1	5	1.2	2	1.3	2	4.4	—	..	19	7.9
June	11	1.3	1	0.4	—	—	1	3.7	—	..	13	5.5

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)*
ENTERTAINMENT AND RECREATIONAL												
1995—												
April	13	1.4	3	1.0	4	2.5	2	3.6	1	327.0	23	335.4
May	22	1.9	10	3.4	9	6.5	4	7.9	1	5.0	46	24.8
June	15	1.3	12	3.2	4	2.5	2	2.5	1	9.0	34	18.5
MISCELLANEOUS												
1995												
April	16	1.8	1	0.3	2	1.2	1	2.4	—	—	20	5.6
May	20	1.7	5	1.2	1	0.6	3	5.8	—	—	29	9.2
June	22	1.9	7	2.1	1	0.8	3	4.3	—	—	33	9.1
TOTAL NON-RESIDENTIAL BUILDING												
1995—												
April	211	21.2	81	24.9	30	19.7	26	52.1	7	606.6	355	724.5
May	306	29.4	115	33.9	62	44.0	42	71.8	9	134.1	534	313.2
June	337	31.7	120	35.9	45	30.4	36	62.7	9	143.1	547	303.9

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value ($'000)	Number	Value ($'000)	Number	Value ($'000)
SYDNEY STATISTICAL DIVISION						
Houses	*931*	*117,057*	*6*	*567*	*937*	*117,625*
Brick, stone, or concrete	195	29,000	—	—	195	29,000
Brick-veneer	681	82,019	6	567	687	82,587
Timber	35	3,766	—	—	35	3,766
Fibre cement	6	528	—	—	6	528
Other materials	14	1,744	—	—	14	1,744
Other residential buildings	885	75,841	96	7,718	981	83,559
Total residential buildings	**1,816**	**192,899**	**102**	**8,285**	**1,918**	**201,184**
HUNTER STATISTICAL DIVISION						
Houses	*348*	*37,009*	*7*	*1,006*	*355*	*38,015*
Brick, stone, or concrete	25	3,904	1	190	26	4,094
Brick-veneer	288	30,422	6	816	294	31,238
Timber	19	1,285	—	—	19	1,285
Fibre cement	12	870	—	—	12	870
Other materials	4	529	—	—	4	529
Other residential buildings	139	10,370	59	3,406	198	13,777
Total residential buildings	**487**	**47,380**	**66**	**4,412**	**553**	**51,792**
ILLAWARRA STATISTICAL DIVISION						
Houses	*167*	*17,329*	—	—	*167*	*17,329*
Brick, stone, or concrete	8	855	—	—	8	855
Brick-veneer	136	14,668	—	—	136	14,668
Timber	9	765	—	—	9	765
Fibre cement	10	556	—	—	10	556
Other materials	4	486	—	—	4	486
Other residential buildings	35	2,137	14	909	49	3,046
Total residential buildings	**202**	**19,467**	**14**	**909**	**216**	**20,375**
BALANCE OF NEW SOUTH WALES						
Houses	*621*	*61,818*	*19*	*1,963*	*640*	*63,781*
Brick, stone, or concrete	126	13,491	4	275	130	13,766
Brick-veneer	375	39,454	13	1,314	388	40,767
Timber	71	5,254	1	309	72	5,563
Fibre cement	40	2,744	1	65	41	2,809
Other materials	9	876	—	—	9	876
Other residential buildings	134	9,421	70	5,725	204	15,146
Total residential buildings	**755**	**71,239**	**89**	**7,688**	**844**	**78,927**
NEW SOUTH WALES						
Houses	*2,067*	*233,214*	*32*	*3,536*	*2,099*	*236,750*
Brick, stone, or concrete	354	47,250	5	465	359	47,715
Brick-veneer	1,480	166,563	25	2,697	1,505	169,260
Timber	134	11,069	1	309	135	11,378
Fibre cement	68	4,697	1	65	69	4,762
Other materials	31	3,634	—	—	31	3,634
Other residential buildings	1,193	97,769	239	17,758	1,432	115,527
Total residential buildings	**3,260**	**330,983**	**271**	**21,294**	**3,531**	**352,277**

(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 JUNE 1995

Statistical division	New houses	New other residential building: Semi-detached, row or terrace houses, townhouses, etc. of: 1 storey	2 or more storeys	Total	Flats, units or apartments in a building of: 1–2 storeys	3 storeys	4 or more storeys	Total	Total	Total new residential building
					NUMBER OF DWELLING UNITS					
Sydney	937	281	345	626	115	85	155	355	981	1,918
Hunter	355	110	18	128	66	—	4	70	198	553
Illawarra	167	17	10	27	22	—	—	22	49	216
Richmond–Tweed	155	16	2	18	59	6	–	65	83	238
Mid-North Coast	157	16	3	19	39	—	—	39	58	215
Northern	37	2	–	2	3	—	–	3	5	42
North Western	34	5	—	5	—	—	—	—	5	39
Central West	80	15	–	15	…	—	—	—	15	95
South Eastern	98	10	—	10	4	—	—	4	14	112
Murrumbidgee	34	6	—	6	—	—	—	—	6	40
Murray	44	12	—	12	6	—	—	6	18	62
Far West	1	—	—	—	—	—	—	—		1
New South Wales	**2,099**	**490**	**378**	**868**	**314**	**91**	**159**	**564**	**1,432**	**3,531**
					VALUE ($'000)					
Sydney	117,625	22,647	32,718	55,365	7,951	5,795	14,448	28,194	83,559	201,184
Hunter	38,015	7,071	1,971	9,042	3,934	—	800	4,734	13,777	51,792
Illawarra	17,329	1,162	700	1,862	1,184	—	—	1,184	3,046	20,375
Richmond–Tweed	14,830	1,239	160	1,399	4,958	450	.	5,408	6,807	21,637
Mid-North Coast	15,246	1,478	260	1,738	2,486	…	—	2,486	4,225	19,470
Northern	3,561	130	–	130	256	—	—	256	386	3,947
North Western	3,019	312	—	312	—	—	—	—	312	3,331
Central West	8,528	1,015	—	1,015	–	—	—	.	1,015	9,543
South Eastern	10,613	685	…	685	300	—	—	300	985	11,598
Murrumbidgee	3,489	347	—	347	—	—	–	—	347	3,836
Murray	4,456	709	—	709	360	—	—	360	1,069	5,525
Far West	40	—	–	–		—	—		—	40
New South Wales	**236,750**	**36,795**	**35,809**	**72,604**	**21,430**	**6,245**	**15,248**	**42,923**	**115,527**	**352,277**

(a) Excludes Conversions, etc.

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE, NSW

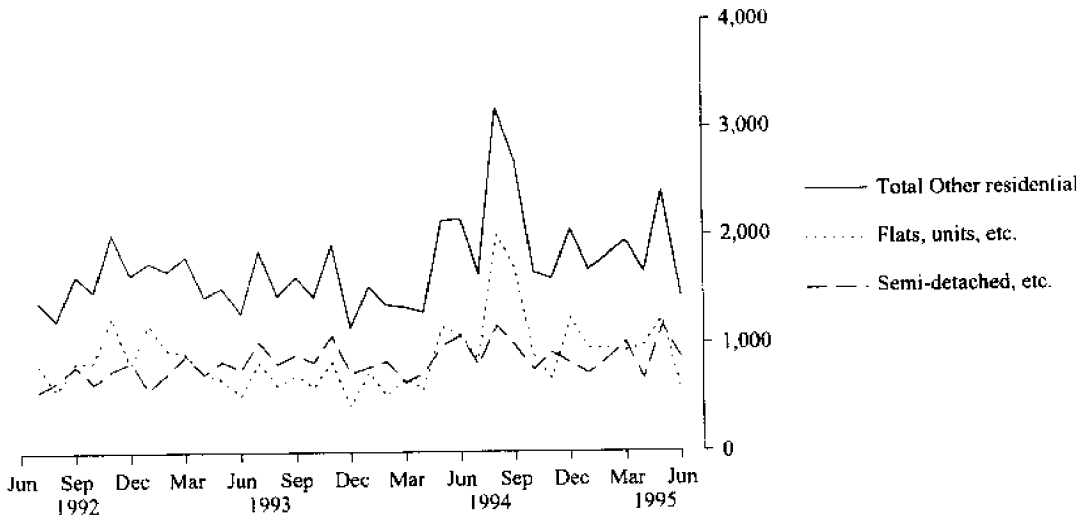


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JUNE 1995

Statistical area	New residential building (a)						Alterations and additions to residential buildings ($'000)	Non-residential building		Total building ($'000)
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
SYDNEY STATISTICAL DIVISION										
Botany (A)	5	—	724	.	—	—	203	23,230	23,230	24,157
Leichhardt (A)	4	.	460	8	—	560	1,891	960	1,022	3,933
Marrickville (A)	1	—	90	2	—	230	1,131	50	50	1,501
South Sydney (C)	—	—		6	—	425	2,391	2,349	6,084	8,900
Sydney (C) — Inner and Remainder	—	—	—	—	—	—	60	60,136	68,243	68,303
Inner Sydney (SSD)	*10*	—	*1,274*	*16*	—	*1,215*	*5,676*	*86,725*	*98,629*	*106,794*
Randwick (C)	2	—	310	73	2	8,489	1,542	650	702	11,042
Waverley (A)	2	—	390	—	—		2,431	2,945	2,945	5,766
Woollahra (A)	1	—	990	—	—	—	2,000	3,067	3,067	6,057
Eastern Suburbs (SSD)	*5*	—	*1,690*	*73*	*2*	*8,489*	*5,973*	*6,662*	*6,714*	*22,865*
Hurstville (C)	5	—	814	98	—	6,796	870	—	50	8,529
Kogarah (A)	16	.	2,702	5	—	680	1,271	300	300	4,953
Rockdale (A)	13		1,864	9	—	762	432	177	177	3,236
Sutherland Shire (A)	51	—	8,323	50	—	4,395	4,432	2,235	4,111	21,261
St George–Sutherland (SSD)	*85*		*13,703*	*162*	—	*12,634*	*7,005*	*2,712*	*4,638*	*37,980*
Bankstown (C)	36	—	4,173	62	29	5,686	1,566	4,385	4,486	15,910
Canterbury (A)	8	—	958	36	—	2,690	1,541	450	1,497	6,686
Canterbury–Bankstown (SSD)	*44*	—	*5,131*	*98*	*29*	*8,376*	*3,108*	*4,835*	*5,982*	*22,597*
Fairfield (C)	27	—	3,606	60	—	3,846	734	12,907	13,512	21,698
Liverpool (C)	86	—	9,624	40	—	3,148	576	10,776	11,427	24,774
Fairfield–Liverpool (SSD)	*113*	—	*13,230*	*100*	—	*6,994*	*1,310*	*23,683*	*24,939*	*46,472*
Camden (A)	29	—	3,484	2	—	360	77	240	240	4,161
Campbelltown (C)	33	—	2,843	13	—	910	822	3,939	4,314	8,889
Wollondilly (A)	20	—	2,196	—	—	—	335	300	472	3,003
Outer South Western Sydney (SSD)	*82*	.	*8,523*	*15*	—	*1,270*	*1,234*	*4,479*	*5,026*	*16,053*
Ashfield (A)	1	—	100	—	—	—	533	50	50	683
Burwood (A)	—	—	—		—	—	435	—	—	435
Concord (A)	4	—	670	12	—	1,500	604	75	563	3,337
Drummoyne (A)	1	—	149	4	—	420	594	80	80	1,243
Strathfield (A)	3	—	602	2	—	242	142	760	2,373	3,359
Inner Western Sydney (SSD)	*9*	—	*1,521*	*18*	—	*2,162*	*2,309*	*965*	*3,066*	*9,057*

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JUNE 1995 *continued*

Statistical area	New residential building (a)						Alterations and additions to residential buildings ($'000)	Non-residential building		Total building ($'000)
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
SYDNEY STATISTICAL DIVISION—*continued*										
Auburn (A)	3	—	268	16	—	1,020	220	1,520	1,520	3,028
Holroyd (C)	6	—	688	24	—	1,458	586	70	70	2,802
Parramatta (C)	20	—	1,971	55	—	4,391	1,802	3,926	5,768	13,932
Central Western Sydney (SSD)	*29*	—	*2,927*	*95*	—	*6,869*	*2,607*	*5,516*	*7,358*	*19,761*
Blue Mountains (C)	29	—	3,398	12	—	823	821	355	410	5,452
Hawkesbury (C)	25	—	3,468	12	25	2,141	551	451	676	6,836
Penrith (C)	60	—	5,952	34	—	2,701	1,865	2,902	3,969	14,488
Outer Western Sydney (SSD)	*114*	—	*12,818*	*58*	*25*	*5,665*	*3,237*	*3,708*	*5,055*	*26,775*
Baulkham Hills (A)	40	—	6,586	47	2	4,235	1,767	2,458	2,577	15,165
Blacktown (C)	94	—	8,680	34	2	2,497	1,646	33,440	34,216	47,039
Blacktown -Baulkham Hills (SSD)	*134*	—	*15,266*	*81*	*4*	*6,732*	*3,413*	*35,898*	*36,793*	*62,204*
Hunter's Hill (A)	1	—	89	3	—	538	1,042	—	—	1,669
Lane Cove (A)	3	—	805	6	—	647	1,178	370	370	3,000
Mosman (A)	1	—	900	—	—	—	1,018	—	—	1,918
North Sydney (A)	1	—	150	31	—	5,530	2,134	3,777	4,089	11,903
Ryde (C)	17	—	2,499	8	4	1,920	1,531	4,773	4,823	10,773
Willoughby (C)	10	—	1,783	10	—	1,228	1,030	250	250	4,291
Lower Northern Sydney (SSD)	*33*	—	*6,226*	*58*	*4*	*9,864*	*7,933*	*9,170*	*9,532*	*33,555*
Hornsby (A)	47	—	6,043	26	—	2,160	3,049	1,639	2,189	13,440
Ku-ring-gai (A)	14	—	3,850	21	—	2,480	5,071	3,178	3,400	14,801
Hornsby Ku-ring-gai (SSD)	*61*	—	*9,893*	*47*	—	*4,640*	*8,119*	*4,817*	*5,589*	*28,241*
Manly (A)	1	—	207	4	—	685	1,090	—	54	2,036
Pittwater (A)	20	—	3,695	6	—	725	1,249	100	400	6,069
Warringah (A)	28	4	3,670	18	10	2,946	3,354	2,009	2,563	12,534
Northern Beaches (SSD)	*49*	*4*	*7,572*	*28*	*10*	*4,357*	*5,694*	*2,109*	*3,017*	*20,639*
Gosford (C)	94	—	10,458	20	22	3,296	2,296	1,620	1,936	17,985
Wyong (A)	69	2	7,392	16	—	1,000	1,486	7,517	7,567	17,445
Gosford-Wyong (SSD)	*163*	*2*	*17,850*	*36*	*22*	*4,295*	*3,782*	*9,137*	*9,503*	*35,430*
Sydney (SD)	**931**	**6**	**117,625**	**885**	**96**	**83,559**	**61,399**	**200,416**	**225,839**	**488,422**

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JUNE 1995—*continued*

Statistical area	*New residential building (a)*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	*Total building ($'000)*
HUNTER STATISTICAL DIVISION										
Cessnock (C)	19	1	1,780		2	130	311	530	530	2,751
Lake Macquarie (C)	140	4	15,230	79	6	5,807	3,875	6,762	9,503	34,416
Maitland (C)	46	1	4,758	2	..	120	401	5,310	5,310	10,589
Newcastle (C) Inner and Remainder	42	—	4,650	21	51	4,839	1,754	5,490	7,055	18,297
Port Stephens (A)	43	1	5,243	18	—	1,293	470	725	725	7,730
Newcastle (SSD)	*290*	*7*	*31,660*	*120*	*59*	*12,189*	*6,811*	*18,817*	*23,123*	*73,783*
Dungog (A)	6	..	544	—	—	—	80		—	624
Gloucester (A)	—	—	—	..	.	.	18	195	195	212
Great Lakes (A)	21	—	1,806	15	—	1,266	157	140	140	3,369
Merriwa (A)	2	—	74	—	—	..	—	—	—	74
Murrurundi (A)	2	—	95	—	—	—	12	—		107
Muswellbrook (A)	8		738	.	—	..	60	188	188	986
Scone (A)	—	—	—	—	—	—	—	—	—	
Singleton (A)	19	—	3,098	4	—	322	241	1,829	1,829	5,491
Hunter SD Balance (SSD)	*58*	..	*6,355*	*19*	..	*1,588*	*567*	*2,352*	*2,352*	*10,862*
Hunter (SD)	**348**	**7**	**38,015**	**139**	**59**	**13,777**	**7,379**	**21,169**	**25,475**	**84,645**
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	14	—	1,700	8	—	276	400	—	-	2,376
Shellharbour (A)	18		2,013	—	—	—	391	100	100	2,504
Wollongong (C)	46	—	5,102	27	—	1,862	2,173	459	1,497	10,633
Wollongong (SSD)	*78*	—	*8,815*	*35*	—	*2,137*	*2,964*	*559*	*1,597*	*15,513*
Shoalhaven (C)	69	—	6,400	—	—	.	919	462	517	7,837
Wingecarribee (A)	20	..	2,114	—	14	909	331	770	770	4,124
Illawarra SD Balance (SSD)	*89*	.	*8,514*	—	*14*	*909*	*1,251*	*1,232*	*1,287*	*11,961*
Illawarra (SD)	**167**	**—**	**17,329**	**35**	**14**	**3,046**	**4,214**	**1,791**	**2,884**	**27,474**
RICHMOND–TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	27	..	2,330	12	37	4,242	257	11,200	11,200	18,029
Tweed Heads (SSD)	*27*	—	*2,330*	*12*	*37*	*4,242*	*257*	*11,200*	*11,200*	*18,029*
Ballina (A)	33	1	4,242	6	—	438	475	370	370	5,525
Byron (A)	24	.	2,467	8	—	700	168	6,170	6,255	9,590
Casino (A)	4	—	406	—	—	—	89	—	165	661
Kyogle (A)	13	—	927	—	—	..	97	—		1,024
Lismore (C)	28	3	2,612	2	—	120	295	140	661	3,688
Richmond River (A)	7	—	681	—	—	..	193	—	.	874
Tweed (A) Pt B	15	—	1,163	14	4	1,308	190	475	652	3,313
Richmond–Tweed SD Balance (SSD)	*124*	*4*	*12,499*	*30*	*4*	*2,566*	*1,507*	*7,155*	*8,103*	*24,675*
Richmond–Tweed (SD)	**151**	**4**	**14,830**	**42**	**41**	**6,807**	**1,764**	**18,355**	**19,303**	**42,704**

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JUNE 1995—*continued*

Statistical area	New residential building (a)						Alterations and additions to residential buildings ($'000)	Non-residential building		
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	Total building ($'000)
MID-NORTH COAST STATISTICAL DIVISION										
Bellingen (A)	11	—	1,010	—		—	95	259	259	1,364
Coffs Harbour (C)	38	..	3,633	..	13	873	783	1,019	1,529	6,816
Copmanhurst (A)	5	—	551	—	—	—	15	—	—	566
Grafton (C)	5	1	626	12	—	900	109	180	180	1,815
Maclean (A)	15	—	1,008	2	—	120	65	990	990	2,183
Nambucca (A)	5	—	441	—	10	611	50	190	275	1,377
Nymboida (A)	7	—	577	.	—		44	—	—	621
Ulmarra (A)	2	—	115	—	—	—	228	—	—	343
Clarence (SSD)	*88*	*1*	*7,961*	*14*	*23*	*2,504*	*1,389*	*2,638*	*3,233*	*15,086*
Greater Taree (C)	18	—	2,053	4	—	344	391	1,630	1,630	4,418
Hastings (A)	29	2	3,397	6	4	867	553	1,040	1,040	5,857
Kempsey (A)	19	—	1,834	7		510	314	515	1,490	4,149
Lord Howe Island	—	—	—	—	—	—	. .	—	—	
Hastings (SSD)	*66*	*2*	*7,285*	*17*	*4*	*1,721*	*1,258*	*3,185*	*4,161*	*14,425*
Mid-North Coast (SD)	**154**	**3**	**15,246**	**31**	**27**	**4,225**	**2,647**	**5,823**	**7,393**	**29,510**
NORTHERN STATISTICAL DIVISION										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	—	—	—	—	—	—	.	—	—	—
Gunnedah (A)	1	—	120	—	—	—	158	—	54	332
Inverell (A) Pt A	—	—		—	—	—	—	—	—	—
Manilla (A)	2	..	97	..	—	—	96	—	—	192
Nundle (A)	—	—		—	—	—	—	—	—	—
Parry (A)	2	—	190		—	—	174	—	—	364
Quirindi (A)	—	—	—	—	—	—	—	—	—	—
Tamworth (C)	6	2	815	3	—	256	492	334	464	2,028
Yallaroi (A)	—	1	309	—	—	—	12	130	130	451
Northern Slopes (SSD)	*11*	*3*	*1,531*	*3*	—	*256*	*932*	*464*	*648*	*3,367*
Armidale (C)	2	—	185	2	—	130	79	185	340	734
Dumaresq (A)	1	—	125	—	—	—	210	—	—	335
Glen Innes (A)	2	—	144	—	—	—	—	—	—	144
Guyra (A)		—	.	—	—	—	—	—	—	—
Inverell (A) Pt B	2	2	314	—	—	—	27	480	480	821
Severn (A)	3	—	255	—	—	—	.	—	—	255
Tenterfield (A)	5	—	337	—	—	—	58	—	—	395
Uralla (A)	3	—	392	—	—	—	40	—	246	678
Walcha (A)	—	—	—	—	—	—	13	—	—	13
Northern Tablelands (SSD)	*18*	*2*	*1,752*	*2*	—	*130*	*427*	*665*	*1,066*	*3,374*
Moree Plains (A)	1	—	57	—	—	—	70	303	359	486
Narrabri (A)	2		221	—	—	—	155	—	—	376
North Central Plain (SSD)	*3*	—	*278*	. .	—	—	*225*	*303*	*359*	*862*
Northern (SD)	**32**	**5**	**3,561**	**5**	**—**	**386**	**1,583**	**1,432**	**2,073**	**7,603**

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JUNE 1995 *continued*

Statistical area	New residential building (a)						Alterations and additions to residential buildings ($'000)	Non-residential building		Total building ($'000)
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
NORTH WESTERN STATISTICAL DIVISION										
Coolah (A)	1	—	53	—	—	—	76	—	—	129
Coonabarabran (A)	2	—	234	—	—	—	40	—	—	274
Dubbo (C)	8	—	817	—	—	—	250	1,160	1,217	2,284
Gilgandra (A)	—	—	—		2	162	27	95	95	284
Mudgee (A)	8	—	778	—	—	—	216	500	500	1,495
Narromine (A)	2	—	131	—	—	—	38	—	—	169
Wellington (A)	—	—	—	—	—	—	84	—	—	84
Central Macquarie (SSD)	*21*	—	*2,013*	—	*2*	*162*	*731*	*1,755*	*1,812*	*4,718*
Bogan (A)	2	—	129	—	—	—	—	—	—	129
Coonamble (A)	—	—	—	—	—	—	26	—	—	26
Walgett (A)	2	2	278	3	—	150	30	—	—	458
Warren (A)	1	—	60	—	—	—	25	—	107	191
Macquarie–Barwon (SSD)	*5*	*2*	*466*	*3*	—	*150*	*81*	—	*107*	*804*
Bourke (A)	1	—	19	—	—	—	63	—	—	82
Brewarrina (A)	—	—	—	—	—	—	—	—	—	
Cobar (A)	5	—	520	—	—	—	39	—	—	560
Upper Darling (SSD)	*6*	—	*539*	—	—	—	*102*	—	—	*642*
North Western (SD)	**32**	**2**	**3,019**	**3**	**2**	**312**	**915**	**1,755**	**1,918**	**6,164**
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	13	3	1,598	—	—	—	227	—	1,078	2,904
Blayney (A) Pt A	1	—	78		—	—	—	—	—	78
Cabonne (A) Pt A	3	—	362	—	—	—	105	50	50	517
Evans (A) Pt A	1	—	65			—	—	—	—	65
Orange (C)	12	—	1,240	2	—	140	90	980	3,200	4,670
Bathurst–Orange (SSD)	*30*	*3*	*3,344*	*2*		*140*	*422*	*1,030*	*4,329*	*8,234*
Blayney (A) Pt B	1	—	99	—	—	—	—	—	—	99
Cabonne (A) Pt B	—	—	—	—	—	—		—	—	—
Evans (A) Pt B	3	—	505	—	—	—	—	—		505
Greater Lithgow (C)	9	—	1,217	—	—	—	105	2,045	2,120	3,442
Oberon (A)	18	—	1,669	11	—	735	176	—	—	2,581
Rylstone (A)	4	—	460	—	—	—	14	—		473
Central Tablelands (excl. Bathurst–Orange) (SSD)	*35*	—	*3,950*	*11*	—	*735*	*295*	*2,045*	*2,120*	*7,100*
Bland (A)	—	—	—	—	—	—	11	—	—	11
Cabonne (A) Pt C	4	—	300	—	—	—	—	—	—	300
Cowra (A)	3	—	373	—	—	—	110	—	—	483
Forbes (A)	1	—	117	2	—	140	73	—	50	380
Lachlan (A)	1	—	107	—	—	—	10	—	—	117
Parkes (A)	2	—	307	—	—	—	—	—	303	610
Weddin (A)	1	—	30	—	—	—	—	—	—	30
Lachlan (SSD)	*12*	—	*1,234*	*2*	—	*140*	*204*	—	*353*	*1,931*
Central West (SD)	**77**	**3**	**8,528**	**15**	—	**1,015**	**921**	**3,075**	**6,802**	**17,265**

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JUNE 1995—*continued*

Statistical area	*New residential building (a)*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		*Total building ($'000)*
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	12	—	1,476	8		555	30	350	855	2,915
Queanbeyan (SSD)	*12*	—	*1,476*	*8*	—	*555*	*30*	*350*	*855*	*2,915*
Boorowa (A)	2	—	285	—	—	—	—	90	90	375
Crookwell (A)	3	—	189	—		—	30	—	—	219
Goulburn (C)	1	—	62	—	—	—	126	—	—	188
Gunning (A)	2	—	90	—	—	—	32	—	—	121
Harden (A)	4	—	395	—	—	—		—	—	395
Mulwaree (A)	5	—	362	—	—	—	88	53	53	503
Tallaganda (A)	4	—	296	—	—	—	85	—	—	381
Yarrowlumla (A)	6		588	—	—	—	469	—	—	1,057
Yass (A)	12	—	1,667	—	—	—	169	—	—	1,836
Young (A)	—	—		—	—	—	92	—		92
Southern Tablelands (excl. Queanbeyan) (SSD)	*39*	—	*3,933*	—	—	—	*1,091*	*143*	*143*	*5,166*
Bega Valley (A)	12	1	1,396	2	—	180	657	1,018	2,851	5,084
Eurobodalla (A)	27	1	3,188	2	—	130	661	—	—	3,978
Lower South Coast (SSD)	*39*	*2*	*4,583*	*4*	—	*310*	*1,318*	*1,018*	*2,851*	*9,062*
Bombala (A)	—	—	—	—	—	—	—	120	120	120
Cooma-Monaro (A)	2	—	200	2		120	28	136	136	484
Snowy River (A)	4	—	421		—	—	48	50	50	519
Snowy (SSD)	*6*		*621*	*2*	—	*120*	*76*	*306*	*306*	*1,123*
South Eastern (SD)	**96**	**2**	**10,613**	**14**	—	**985**	**2,514**	**1,817**	**4,155**	**18,266**
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	3	—	295	—	—	—	—	—	—	295
Cootamundra (A)	2	—	250	—	—	—	—	—	—	250
Gundagai (A)	2	—	140	—	—	—	60	—	—	200
Junee (A)	2	—	203	—	—	—	58	340	340	601
Lockhart (A)	—	—	—	—	—	—	—	—	—	—
Narrandera (A)	—	—	—	—	—	—	25	—	—	25
Temora (A)	4	—	453	—	—	—	14	—	127	594
Tumut (A)	3	—	310	—	—	—	120	—	—	430
Wagga Wagga (C)	8	—	743	2	—	160	331	640	703	1,936
Central Murrumbidgee (SSD)	*24*	—	*2,393*	*2*	—	*160*	*608*	*980*	*1,170*	*4,331*
Carrathool (A)	1	—	85	—	—	—		—	—	85
Griffith (C)	4	—	530	—	—	—	281	1,320	1,655	2,466
Hay (A)	2	—	81	2	—	107	—	1,024	1,024	1,212
Leeton (A)	3	—	400	2	—	80	18		102	600
Murrumbidgee (A)	—	—	—	—	—	—	—	—	—	—
Lower Murrumbidgee (SSD)	*10*	—	*1,096*	*4*	—	*187*	*299*	*2,344*	*2,781*	*4,363*
Murrumbidgee (SD)	**34**	—	**3,489**	**6**	—	**347**	**907**	**3,324**	**3,951**	**8,694**

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JUNE 1995—*continued*

Statistical area	*New residential building (a)*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		*Total building ($'000)*
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	
MURRAY STATISTICAL DIVISION										
Albury (C)	18	—	1,923	10	—	595	131	3,064	3,421	6,071
Hume (A)	3	..	291	..	—	..	13	..	—	304
Albury (SSD)	*21*	—	*2,214*	*10*	—	*595*	*144*	*3,064*	*3,421*	*6,374*
Corowa (A)	7	—	525	—	—	—	37	248	318	880
Culcairn (A)	..	..	..	..	—	—	—	—	—	—
Holbrook (A)	..	..	..	..	—	—	—	—	..	—
Tumbarumba (A)	1	—	30	—	—	—	120	75	75	225
Urana (A)	—	—	..	..	..	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	*8*	—	*555*	—	—	—	*157*	*323*	*393*	*1,105*
Berrigan (A)	4	..	373	6	—	360	15	..	—	748
Conargo (A)	—	—	—	—	—	..	—	—	..	—
Deniliquin (A)	2	—	235	—	..	—	—	—	167	402
Jerilderie (A)	—	..	..	—	—	—	11	—	—	11
Murray (A)	7	—	930	2	—	114	—	—	—	1,044
Wakool (A)	1	—	74	..	—	—	—	—	—	74
Windouran (A)	—	—	—	—	—	..	—	—	—	—
Central Murray (SSD)	*14*	—	*1,612*	*8*	..	*474*	*26*	—	*167*	*2,279*
Balranald (A)	..	..	—	—	—	..	32	—	—	32
Wentworth (A)	1	—	76	—	..	—	91	—	—	167
Murray Darling (SSD)	*1*	—	*76*	..	—	—	*123*	—	..	*199*
Murray (SD)	**44**	**—**	**4,456**	**18**	**—**	**1,069**	**450**	**3,387**	**3,982**	**9,957**
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	1	—	40	—	..	—	25	—	—	65
Central Darling (A)	—	—	—	—	..	—	..	—	96	96
Unincorp. Far West	—	..	..	—	—	—	—	—	—	—
Far West (SD)	1	**—**	**40**	**—**	—	**—**	**25**	**—**	**96**	**161**
NEW SOUTH WALES										
New South Wales	**2,067**	**32**	**236,750**	**1,193**	**239**	**115,527**	**84,717**	**262,344**	**303,871**	**740,866**

(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 publication 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 (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).

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 dwellings 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 January to June 1995.

2. Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a months 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 (July 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 July 1995, the trend estimate for that month would be 2,029, a movement of –0.8 per cent. The monthly movements in the trend estimates for April, May and June 1995, which are currently estimated to be –3.0 per cent, –2.2 per cent and –1.1 per cent respectively, would be revised to –2.6 per cent, –1.6 per cent and –1.0 per cent. On the other hand, a 7 per cent seasonally adjusted decline in the number of private houses approved in July 1995 would produce a trend estimate for July 1995 of 1,917 a movement of –2.8 per cent, with the movements in the trend estimates for April, May and June 1995 being revised to –3.3 per cent, –2.9 per cent and –2.7 per cent respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		*Revised trend estimate if July 1995 seasonally adjusted estimate—*			
			is up 7% on June 1995		*is down 7% on June 1995*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1995—						
January	2,355	–4.7	2,352	4.8	2,357	–4.6
February	2,247	–4.6	2,241	–4.7	2,250	–4.6
March	2,157	–4.0	2,155	–3.9	2,159	–4.0
April	2,091	–3.0	2,099	–2.6	2,088	–3.3
May	2,045	–2.2	2,066	–1.6	2,027	–2.9
June	2,022	–1.1	2,046	–1.0	1,971	–2.7
July	n.y.a.	n.y.a.	2,029	–0.8	1,917	–2.8

TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		*Revised trend estimate if July 1995 seasonally adjusted estimate—*			
			is up 7% on June 1995		*is down 7% on June 1995*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1995						
January	2,381	–1.6	2,379	–4.7	2,384	–4.4
February	2,277	–4.4	2,272	–4.5	2,281	–4.3
March	2,188	–3.9	2,186	–3.8	2,191	–4.0
April	2,121	–3.1	2,129	–2.6	2,117	–3.4
May	2,072	–2.3	2,090	–1.8	2,051	–3.1
June	2,044	–1.4	2,064	–1.3	1,990	–3.0
July	n.y.a.	n.y.a.	2,041	–1.1	1,929	–3.0

TOTAL NUMBER OF DWELLING UNITS APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		*Revised trend estimate if July 1995 seasonally adjusted estimate—*			
			is up 7% on June 1995		*is down 7% on June 1995*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1995—						
January	4,361	–3.5	4,360	–3.5	4,371	–3.3
February	4,291	1.6	4,283	1.8	4,303	–1.6
March	4,242	–1.1	4,241	–1.0	4,251	–1.2
April	4,158	–2.0	4,154	–2.1	4,127	–2.9
May	4,064	–2.3	4,041	2.7	3,955	–4.2
June	3,930	–3.3	3,922	–3.0	3,759	–5.0
July	n.y.a.	n.y.a.	3,844	–2.0	3,958	4.3

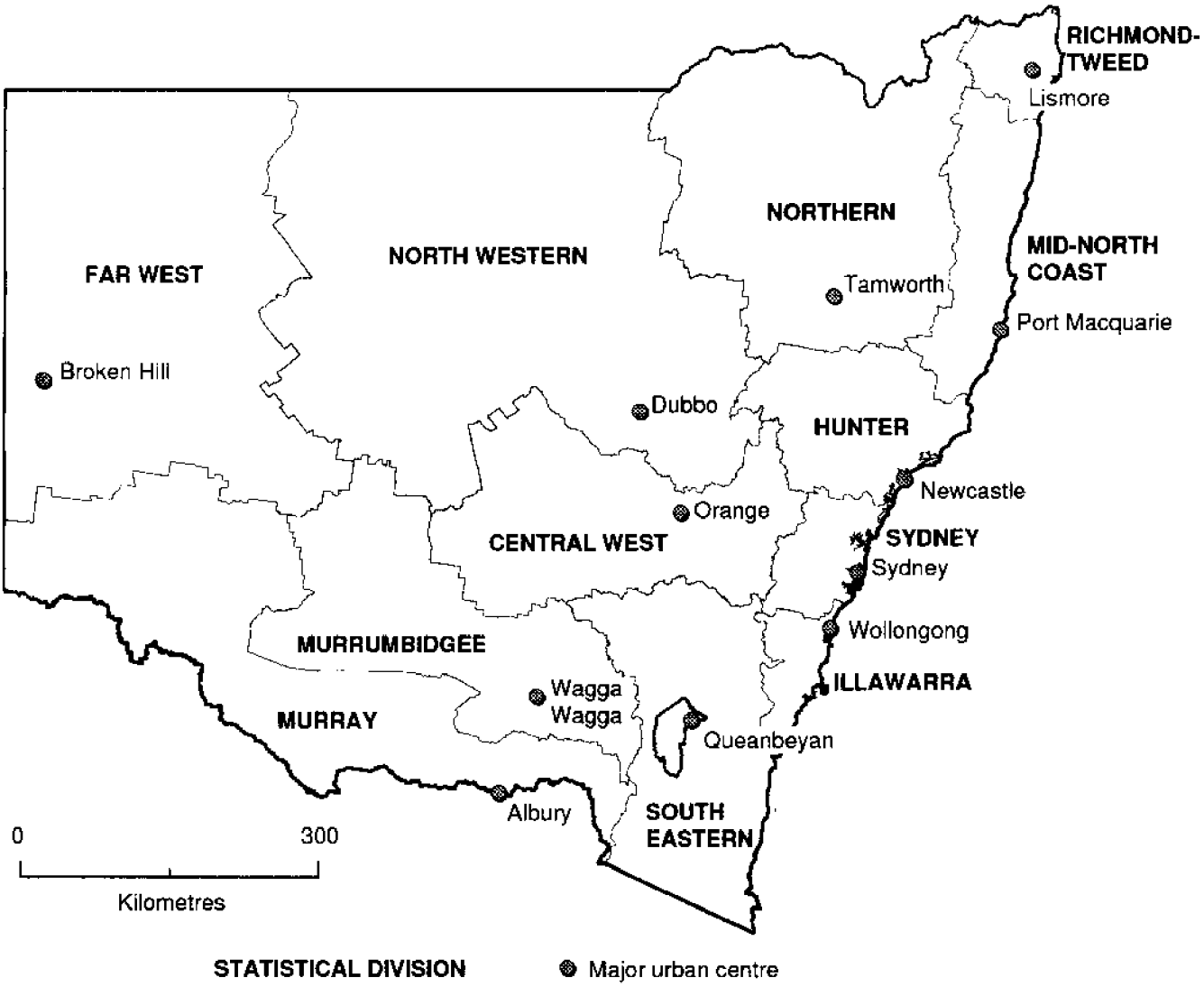
VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		*Revised trend estimate if July 1995 seasonally adjusted estimate—*			
			is up 8% on June 1995		*is down 8% on June 1995*	
	$m	*% change on previous month*	*$m*	*% change on previous month*	*$m*	*% change on previous month*
1995—						
January	419.5	–3.7	419.5	–3.7	420.6	–3.4
February	415.6	0.9	414.7	1.1	416.6	–0.9
March	412.7	0.7	412.9	0.4	413.9	–0.7
April	405.4	–1.8	404.5	–2.0	402.0	–2.9
May	396.9	2.1	393.2	–2.8	385.0	–4.3
June	384.9	3.0	380.4	3.3	364.8	–5.3
July	n.y.a.	n.y.a.	371.9	–2.2	348.3	–4.5

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

	Trend estimate		*Revised trend estimate if July 1995 seasonally adjusted estimate—*			
			is up 8% on June 1995		*is down 8% on June 1995*	
	$m	*% change on previous month*	*$m*	*% change on previous month*	*$m*	*% change on previous month*
1995						
January	85.9	2.1	85.8	–2.2	86.1	–1.9
February	86.6	0.8	86.3	0.6	86.8	0.8
March	88.6	2.3	88.5	2.5	88.7	2.2
April	89.8	1.4	89.9	1.6	89.3	0.6
May	90.1	0.4	90.3	0.4	88.2	–1.2
June	90.1	–0.1	90.1	0.2	86.2	–2.3
July	n.y.a.	n.y.a.	89.6	–0.6	83.7	–2.9

STATISTICAL DIVISIONS, NEW SOUTH WALES



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