Australian Bureau of Statistics

CATALOGUE NO. 8731.1
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BUILDING APPROVALS, NEW SOUTH WALES, JULY 1994

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

MAIN FEATURES

NUMBER OF NEW DWELLING UNITS APPROVED

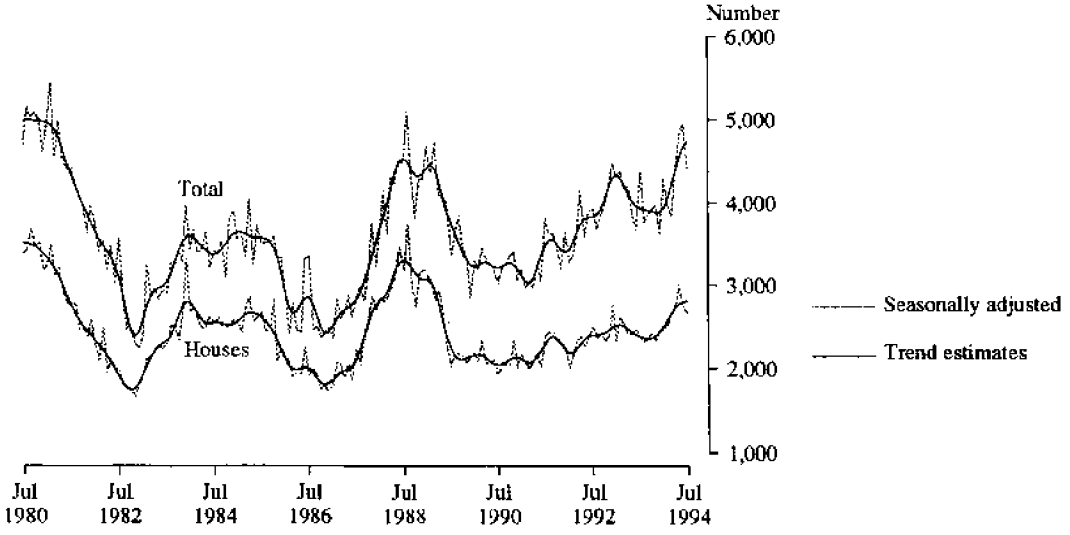
	July 1993	*June 1994*	*July 1994*	*July 1993 to July 1994 change*	*June 1994 to July 1994 change*
Original series	4,440	5,106	4,341	−2%	−15%
Seasonally adjusted	4,402	4,957	4,414	0%	−11%
Trend estimate	3,935	4,662	4,734	20%	2%

Trend estimates of the total number of dwelling units approved in New South Wales in July 1994 (4,734) showed an increase of 2% from June 1994 (4,662), and a 20% increase from July 1993 (3,935). The seasonally adjusted number of dwelling units approved would have to decrease by 4% (to 4,232) in August 1994 for the trend to flatten out (at 4,592). The historical average monthly movement of this series, regardless of sign, is 8%.

Trend estimates of the total number of new houses approved in July 1994 (2,814) in New South Wales showed a slight increase from June 1994 (2,804), and an 18% increase on that for July 1993 (2,386). There would need to be an increase of 6% in the seasonally adjusted number of new houses approved in August 1994 (to 2,825) for the trend to flatten out at 2,811 (the historical average monthly movement of this series, regardless of sign, is 6%).

The value of building jobs approved at average 1989-90 prices for June Quarter 1994 ($2319.4) was 21% higher than the previous quarter and 15% higher than the June Quarter 1993.

TOTAL DWELLING UNITS APPROVED, NSW



INQUIRIES
- *for further information about statistics in this publication and the availability of unpublished statistics*, contact Ross Bailey on Sydney (02) 268 4176.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.

From July 1990, the statistics relate to approved new residential building jobs valued at $10,000 or more (previously $5,000 or more); approved alterations and additions to residential buildings valued at $10,000 or more; and approved non-residential building jobs valued at $50,000 or more (previously $30,000 or more).

Explanatory notes are provided at the back of this publication.

GREG BRAY
Deputy Commonwealth Statistician

Unpublished data

The ABS can make available certain building approvals data which are not published, such as floor area, type of other residential building, sub-council area data and material of roof and floor. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms:

- photocopy
- microfiche
- computer printout or floppy disk
- computer generated maps displaying Building Approvals data
- clerically extracted tabulation

A charge may be made for providing unpublished information in these forms.

For further details please telephone Ross Bailey on (02) 268 4176.

TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION									
1991–92	11,416	636	12,052	6,832	2,320	9,152	18,248	2,956	21,204
1992–93	12,915	462	13,377	10,752	1,742	12,494	23,667	2,204	25,871
1993–94	13,691	240	13,931	12,090	1,048	13,138	25,781	1,288	27,069
1993—									
May	1,198	22	1,220	822	58	880	2,020	80	2,100
June	1,119	47	1,166	639	124	763	1,758	171	1,929
July	1,176	6	1,182	1,073	147	1,220	2,249	153	2,402
August	949	2	951	834	83	917	1,783	85	1,868
September	1,279	28	1,307	1,167	41	1,208	2,446	69	2,515
October	1,055	12	1,067	896	51	947	1,951	63	2,014
November	1,249	6	1,255	1,259	157	1,416	2,508	163	2,671
December	861	12	873	769	16	785	1,630	28	1,658
1994—									
January	946	21	967	1,161	20	1,181	2,107	41	2,148
February	966	11	977	803	55	858	1,769	66	1,835
March	1,318	18	1,336	756	54	810	2,074	72	2,146
April	1,067	55	1,122	655	112	767	1,722	167	1,889
May	1,574	23	1,597	1,306	223	1,529	2,880	246	3,126
June	1,251	46	1,297	1,411	89	1,500	2,662	135	2,797
July	1,265	32	1,297	985	95	1,080	2,250	127	2,377
NEW SOUTH WALES									
1991–92	26,940	1,057	27,997	12,193	3,146	15,339	39,133	4,203	43,336
1992–93	28,653	869	29,522	16,308	2,667	18,975	44,961	3,536	48,497
1993–94	30,051	561	30,612	17,744	1,554	19,298	47,795	2,115	49,910
1993—									
May	2,490	67	2,557	1,370	155	1,525	3,860	222	4,082
June	2,481	86	2,567	1,093	199	1,292	3,574	285	3,859
July	2,530	41	2,571	1,588	281	1,869	4,118	322	4,440
August	2,378	12	2,390	1,363	90	1,453	3,741	102	3,843
September	2,603	40	2,643	1,570	49	1,619	4,173	89	4,262
October	2,321	38	2,359	1,372	68	1,440	3,693	106	3,799
November	2,608	17	2,625	1,759	157	1,916	4,367	174	4,541
December	2,067	36	2,103	1,114	40	1,154	3,181	76	3,257
1994—									
January	1,995	44	2,039	1,484	47	1,531	3,479	91	3,570
February	2,143	25	2,168	1,227	140	1,367	3,370	165	3,535
March	2,878	97	2,975	1,255	86	1,341	4,133	183	4,316
April	2,423	82	2,505	1,191	112	1,303	3,614	194	3,808
May	3,232	57	3,289	1,832	312	2,144	5,064	369	5,433
June	2,873	72	2,945	1,989	172	2,161	4,862	244	5,106
July	2,628	61	2,689	1,434	218	1,652	4,062	279	4,341

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 62 such dwelling units approved in July 1994.

TABLE 2. VALUE OF BUILDING APPROVED
($ 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														
1991–92	1,245.6	53.0	1,298.6	536.2	198.6	734.8	1,781.8	251.6	2,033.3	648.8	1,188.2	1,908.8	3,614.1	4,590.9
1992–93	1,389.5	43.3	1,432.7	1,148.8	124.2	1,273.0	2,538.3	167.4	2,705.7	708.4	1,663.3	2,407.3	4,903.1	5,821.4
1993–94	1,510.3	23.1	1,533.3	1,040.6	70.9	1,111.4	2,550.8	94.0	2,644.8	782.9	1,376.9	2,065.7	4,703.5	5,493.3
1993														
May	125.6	1.9	127.5	70.0	3.9	73.8	195.6	5.8	201.3	65.9	86.7	133.2	345.0	400.5
June	120.2	3.8	124.0	51.8	7.8	59.7	172.1	11.6	183.7	63.3	181.2	190.4	415.3	437.4
July	125.7	0.6	126.2	112.3	9.3	121.6	238.0	9.9	247.9	61.6	108.6	136.5	407.0	446.0
August	102.2	0.2	102.5	70.1	5.5	75.7	172.4	5.8	178.1	58.4	83.8	177.5	314.5	414.0
September	134.8	2.6	137.4	114.0	2.7	116.7	248.8	5.3	254.1	98.1	174.2	281.5	520.3	633.7
October	112.5	1.0	113.5	67.8	3.6	71.5	180.3	4.6	184.9	64.3	92.4	210.0	336.9	459.2
November	136.4	0.8	137.3	101.3	11.2	112.4	237.7	12.0	249.7	63.8	98.0	180.7	399.5	494.2
December	106.6	1.0	107.6	55.4	0.7	56.1	162.0	1.7	163.7	50.8	143.7	161.6	356.4	376.1
1994—														
January	110.8	1.8	112.6	92.1	2.1	94.2	202.9	3.9	206.8	48.2	99.1	198.8	350.0	453.8
February	106.1	1.3	107.3	65.0	4.1	69.0	171.0	5.3	176.3	65.7	75.6	114.8	311.6	356.8
March	145.7	1.5	147.2	60.1	4.1	64.2	205.9	5.5	211.4	67.3	108.5	124.7	381.7	403.4
April	119.7	6.3	126.0	53.7	6.7	60.3	173.4	13.0	186.4	63.0	155.0	187.8	391.0	437.1
May	162.0	1.7	163.8	110.0	14.9	124.9	272.0	16.7	288.7	72.3	82.8	112.5	424.9	473.5
June	147.7	4.3	152.0	138.7	6.0	144.7	286.4	10.3	296.7	69.4	155.2	179.3	509.8	545.4
July	144.5	4.4	148.8	88.7	6.0	94.7	233.2	10.4	243.6	62.9	98.5	153.0	394.0	459.5
NEW SOUTH WALES														
1991–92	2,654.6	86.8	2,741.4	890.6	258.3	1,148.8	3,545.2	345.0	3,890.2	902.2	1,695.5	2,653.7	6,137.9	7,445.8
1992–93	2,852.9	80.9	2,933.9	1,516.6	181.7	1,698.3	4,369.5	262.7	4,632.2	965.0	2,126.4	3,178.2	7,452.4	8,775.4
1993–94	3,065.8	53.3	3,119.1	1,424.1	99.9	1,523.9	4,489.9	153.1	4,643.1	1,043.1	1,895.6	2,884.1	7,420.5	8,570.2
1993—														
May	244.7	6.4	251.2	104.2	8.5	112.7	348.9	14.9	363.9	86.5	126.6	195.1	558.8	645.5
June	244.5	7.7	252.2	86.7	11.9	98.5	331.2	19.5	350.7	83.6	211.9	231.0	625.4	665.4
July	252.6	4.7	257.3	144.9	16.0	160.9	397.5	20.7	418.2	82.5	142.0	201.1	620.9	701.8
August	235.2	1.1	236.3	103.1	5.9	109.1	338.3	7.1	345.4	81.1	157.2	286.0	576.5	712.4
September	257.6	3.6	261.2	139.3	3.2	142.5	396.9	6.8	403.7	121.1	216.3	347.1	733.4	871.9
October	229.0	3.6	232.6	99.2	4.3	103.5	328.2	8.0	336.2	87.3	126.2	261.6	541.6	685.1
November	264.3	1.7	266.0	137.7	11.2	148.9	402.1	12.9	415.0	87.4	143.0	251.9	632.5	754.3
December	221.9	3.6	225.5	79.9	1.7	81.6	301.8	5.3	307.1	67.5	177.8	205.8	547.0	580.4
1994—														
January	210.3	4.5	214.7	115.5	3.9	119.4	325.8	8.3	334.1	66.6	127.6	258.8	519.7	659.5
February	217.3	2.6	219.9	95.4	8.5	103.9	312.7	11.1	323.8	83.1	126.1	199.7	521.0	606.5
March	295.8	8.0	303.8	94.3	6.3	100.6	390.1	14.3	404.4	91.1	131.2	169.3	612.0	664.7
April	254.3	8.5	262.9	89.9	6.7	96.6	344.2	15.2	359.4	83.9	180.8	257.0	608.3	700.3
May	319.7	4.7	324.4	145.4	20.7	166.1	465.1	25.3	490.4	98.1	143.0	183.5	704.0	772.1
June	307.8	6.7	314.5	179.5	11.5	191.0	487.3	18.2	505.5	93.4	224.3	262.4	803.6	861.3
July	278.5	7.5	285.9	124.1	13.1	137.2	402.6	20.5	423.1	85.2	144.7	206.1	631.7	714.3

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

	Number of dwelling units				*Value ($m)*	
	Houses		*Total*			
Period	*Private sector*	*Total*	*Private sector*	*Total*	*New residential building*	*Alterations and additions to residential buildings*
			SEASONALLY ADJUSTED			
1993—						
May	2,323	2,431	3,636	3,862	342.8	81.4
June	2,412	2,473	3,570	3,686	332.5	82.4
July	2,337	2,375	3,829	4,402	403.7	76.8
August	2,298	2,330	3,629	3,769	345.7	80.5
September	2,329	2,350	3,752	3,865	369.4	104.0
October	2,362	2,439	3,832	3,927	347.7	82.9
November	2,353	2,347	3,881	3,965	369.4	78.9
December	2,419	2,456	3,682	3,636	350.1	77.0
1994—						
January	2,407	2,481	4,014	4,256	378.3	81.2
February	2,488	2,539	3,798	3,966	367.3	99.0
March	2,616	2,646	3,795	3,849	370.2	87.6
April	2,666	2,739	4,042	4,380	395.0	91.3
May	2,916	2,985	4,514	4,816	436.8	87.5
June	2,719	2,757	4,897	4,957	486.5	94.3
July	2,542	2,678	3,896	4,414	418.8	81.6
			TREND ESTIMATES			
1993—						
May	2,362	2,444	3,704	4,022	365.3	80.3
June	2,345	2,411	3,669	3,968	352.9	81.7
July	2,335	2,386	3,675	3,935	353.6	83.6
August	2,329	2,369	3,707	3,915	359.3	84.8
September	2,333	2,366	3,753	3,907	360.5	85.2
October	2,342	2,374	3,789	3,898	360.7	84.7
November	2,358	2,393	3,803	3,883	359.8	84.2
December	2,394	2,435	3,798	3,879	358.8	84.1
1994—						
January	2,457	2,502	3,826	3,933	363.1	85.2
February	2,534	2,583	3,905	4,051	374.0	87.2
March	2,611	2,664	4,022	4,204	389.2	89.4
April	2,672	2,732	4,156	4,375	406.8	90.4
May	2,710	2,778	4,276	4,532	424.2	90.1
June	2,726	2,804	4,367	4,662	439.5	89.2
July	2,727	2,814	4,411	4,734	450.4	87.8

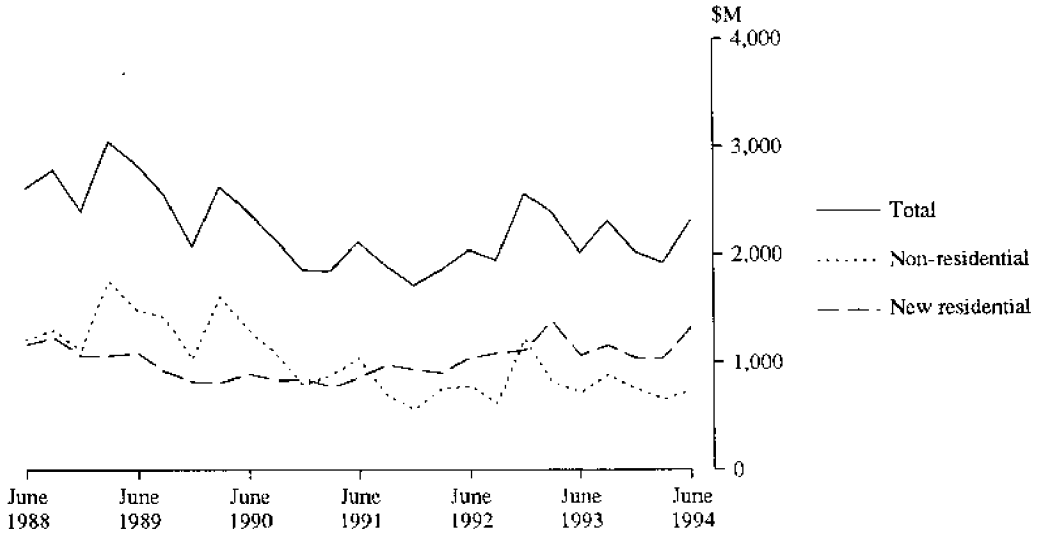
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average—see paragraphs 20–26 of the Explanatory Notes for a more detailed explanation. (b) Series have been revised due to annual re-analysis of seasonal adjustment factors.

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

Period	New residential building: Houses: Private sector	New residential building: Houses: Total	New residential building: Other residential buildings	New residential building: Total	Alterations and additions to residential buildings	Non-residential building: Private sector	Non-residential building: Total	Total building: Private sector	Total building: Total
1991–92	2,532.4	2,614.9	1,228.9	3,843.9	860.5	1,786.7	2,798.6	6,170.8	7,503.0
1992–93	2,724.0	2,801.3	1,842.8	4,644.0	921.4	2,248.8	3,361.5	7,592.6	8,927.0
1993–94	2,871.3	2,921.1	1,646.0	4,567.2	977.3	1,991.1	3,030.1	7,440.1	8,574.6
1993—									
Mar. qtr	622.0	648.3	728.9	1,377.2	206.8	565.2	815.5	2,085.7	2,399.5
June qtr	679.9	707.0	364.3	1,071.2	231.0	551.1	715.7	1,802.1	2,017.9
Sept. qtr	705.9	714.8	447.3	1,162.1	269.6	543.2	878.9	1,956.2	2,310.6
Dec. qtr	667.8	676.1	361.2	1,037.3	226.1	470.0	756.4	1,722.8	2,019.8
1994—									
Mar. qtr	677.3	691.4	349.3	1,040.7	225.4	403.9	658.8	1,649.4	1,924.8
June qtr	820.3	838.9	488.3	1,327.1	256.2	574.0	736.0	2,111.7	2,319.4

(a) See paragraphs 28–33 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



VALUE OF NEW RESIDENTIAL BUILDINGS APPROVED, NSW AT AVERAGE 1989–90 PRICES

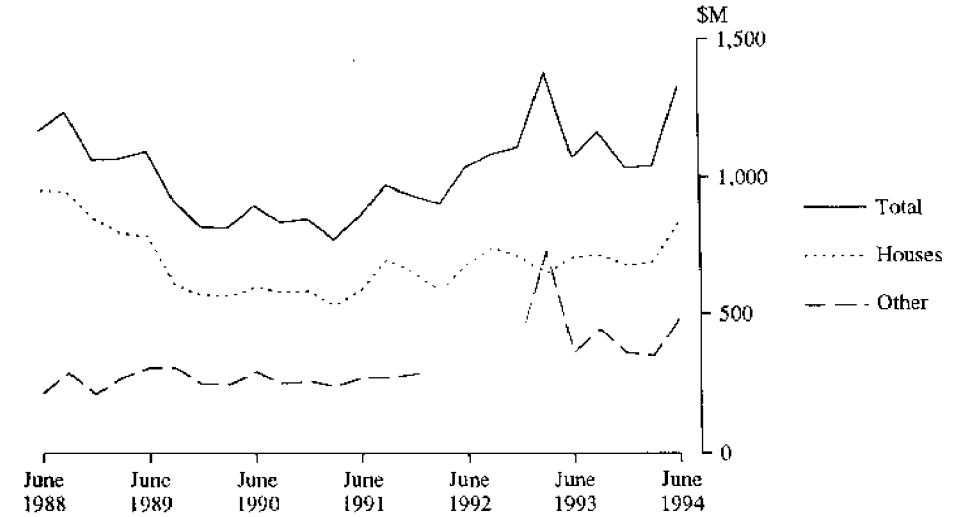


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
($ million)

Class of building	1991–92	1992–93	1993–94	1994			
				April	May	June	July
PRIVATE SECTOR							
New houses	2,654.6	2,852.9	3,065.8	254.3	319.7	307.8	278.5
New other residential buildings	890.6	1,516.6	1,424.1	89.9	145.4	179.5	124.1
Total new residential building	*3,545.2*	*4,369.5*	*4,489.9*	*344.2*	*465.1*	*487.3*	*402.6*
Alterations and additions to residential buildings	897.1	956.6	1,034.9	83.3	95.9	92.0	84.4
Hotels, etc.	76.2	122.7	75.2	1.7	3.7	2.6	7.3
Shops	273.6	385.2	301.4	31.8	24.6	38.6	20.5
Factories	262.8	280.9	272.9	75.3	26.1	36.5	23.9
Offices	461.6	534.5	362.5	9.8	26.7	22.7	47.0
Other business premises	189.7	212.4	287.5	16.8	13.9	77.3	11.8
Educational	71.9	120.8	102.2	4.0	2.8	10.5	7.8
Religious	28.0	41.9	34.2	1.9	1.3	0.8	2.0
Health	69.8	73.3	208.2	32.9	15.9	6.9	9.4
Entertainment and recreational	198.0	303.6	151.0	2.5	15.9	20.7	10.1
Miscellaneous	63.9	51.1	100.5	3.9	12.0	7.8	5.0
Total non-residential building	*1,695.5*	*2,126.4*	*1,895.6*	*180.8*	*143.0*	*224.3*	*144.7*
Total	**6,137.9**	**7,452.4**	**7,420.5**	**608.3**	**704.0**	**803.6**	**631.7**
PUBLIC SECTOR							
New houses	86.8	80.9	53.3	8.5	4.7	6.7	7.5
New other residential buildings	258.3	181.7	99.9	6.7	20.7	11.5	13.1
Total new residential building	*345.0*	*262.7*	*153.1*	*15.2*	*25.3*	*18.2*	*20.5*
Alterations and additions to residential buildings	5.1	8.5	8.1	0.7	2.3	1.4	0.8
Hotels, etc.	0.8	2.2	2.7	1.6	—	—	1.7
Shops	75.4	13.9	21.2	1.0	2.6	0.8	0.4
Factories	12.3	2.2	21.2	15.6	0.2	0.1	0.3
Offices	280.3	142.0	208.9	8.2	7.4	9.0	10.9
Other business premises	42.1	62.1	106.8	5.6	0.7	4.0	5.6
Educational	219.6	304.0	326.2	37.9	10.7	9.9	11.2
Religious	—	—	—	—	—	—	—
Health	67.0	410.3	187.8	3.7	7.5	2.1	24.0
Entertainment and recreational	210.2	62.5	33.6	0.8	5.0	2.5	0.8
Miscellaneous	50.2	52.7	80.0	1.8	6.3	9.7	6.4
Total non-residential building	*957.9*	*1,051.9*	*988.5*	*76.2*	*40.5*	*38.1*	*61.4*
Total	**1,308.0**	**1,323.0**	**1,149.8**	**92.1**	**68.0**	**57.7**	**82.6**
TOTAL							
New houses	2,741.4	2,933.9	3,119.1	262.9	324.4	314.5	285.9
New other residential buildings	1,148.8	1,698.3	1,523.9	96.6	166.1	191.0	137.2
Total new residential building	*3,890.2*	*4,632.2*	*4,643.1*	*359.4*	*490.4*	*505.5*	*423.1*
Alterations and additions to residential buildings	902.2	965.0	1,043.1	83.9	98.1	93.4	85.2
Hotels, etc.	77.0	124.8	78.0	3.4	3.7	2.6	9.0
Shops	349.0	399.1	322.6	32.8	27.3	39.4	20.9
Factories	275.1	283.2	294.0	90.9	26.3	36.6	24.2
Offices	741.9	676.5	571.4	18.0	34.2	31.6	57.8
Other business premises	231.8	274.5	394.3	22.4	14.7	81.3	17.4
Educational	291.5	424.7	428.5	41.9	13.5	20.3	18.9
Religious	28.0	41.9	34.2	1.9	1.3	0.8	2.0
Health	136.8	483.6	396.0	36.6	23.4	9.0	33.5
Entertainment and recreational	408.1	366.1	184.5	3.4	20.9	23.2	10.9
Miscellaneous	114.1	103.8	180.5	5.8	18.3	17.5	11.4
Total non-residential building	*2,653.7*	*3,178.2*	*2,884.1*	*257.0*	*183.5*	*262.4*	*206.1*
Total	**7,445.8**	**8,775.4**	**8,570.2**	**700.3**	**772.1**	**861.3**	**714.3**

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

Period	$50,000 to less than $200,000		$200,000 to less than $500,000		$500,000 to less than $1m		$1m to less than $5m		$5m and over		Total	
	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)
HOTELS, ETC.												
1994—												
May	5	0.5	5	1.5	1	0.6	1	1.1	—		12	3.7
June	4	0.4	3	0.9	—	—	1	1.4	—	—	8	2.6
July	5	0.4	2	0.7	1	0.7	3	7.2	—	—	11	9.0
SHOPS												
1994—												
May	73	6.3	22	6.1	9	6.1	3	8.8	—	—	107	27.3
June	87	6.9	27	7.2	6	4.0	7	14.8	1	6.5	128	39.4
July	73	7.4	17	5.2	9	6.2	2	2.2	—	..	101	20.9
FACTORIES												
1994—												
May	34	3.1	16	5.1	5	2.7	9	15.3	—	—	64	26.3
June	30	2.6	13	3.7	6	4.0	3	8.3	2	18.0	54	36.6
July	25	2.3	15	5.1	3	1.8	5	9.6	1	5.3	49	24.2
OFFICES												
1994—												
May	81	7.1	16	4.7	9	6.0	7	16.4	—	—	113	34.2
June	70	6.5	16	4.3	7	4.8	8	16.0		—	101	31.6
July	56	5.7	28	7.7	11	6.1	8	15.2	1	23.2	104	57.8
OTHER BUSINESS PREMISES												
1994—												
May	30	3.1	10	2.9	5	3.5	4	5.2	—	—	49	14.7
June	37	3.7	11	3.1	7	5.0	6	10.5	1	59.0	62	81.3
July	33	3.6	20	6.2	3	2.1	2	5.5	—		58	17.4
EDUCATIONAL												
1994—												
May	7	0.9	6	2.3	2	1.4	3	8.9		—	18	13.5
June	9	0.8	3	1.0	6	4.3	8	14.2	—	—	26	20.3
July	13	1.3	12	3.5	3	1.9	5	12.3		—	33	18.9
RELIGIOUS												
1994—												
May	5	0.5	1	0.3	1	0.5	—	—	—		7	1.3
June	3	0.4	1	0.4	—	—	—	—	—	—	4	0.8
July	2	0.3	3	1.2	1	0.5	—	—		—	6	2.0
HEALTH												
1994—												
May	4	0.4	9	2.9	—	—	4	10.1	2	10.0	19	23.4
June	13	1.2	5	1.4	3	2.4	1	4.0		—	22	9.0
July	4	0.4	4	1.5	2	1.4	4	11.3	1	19.0	15	33.5

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												
1994—												
May	14	1.5	6	1.9	3	2.2	3	7.0	1	8.4	27	20.9
June	12	1.3	6	1.8	4	3.3	6	9.3	1	7.5	29	23.2
July	12	1.5	5	1.3	5	4.0	3	4.1	—	—	25	10.9
MISCELLANEOUS												
1994—												
May	23	2.3	7	1.8	2	1.4	6	12.9	—	—	38	18.3
June	21	2.2	8	2.6	3	1.8	1	4.0	1	6.9	34	17.5
July	19	1.9	9	2.8	2	1.4	4	5.2	—	—	34	11.4
TOTAL NON-RESIDENTIAL BUILDING												
1994—												
May	276	25.7	98	29.6	37	24.2	40	85.7	3	18.4	454	183.5
June	286	26.1	93	26.2	42	29.7	41	82.6	6	97.9	468	262.4
July	242	24.7	115	35.2	40	26.0	36	72.7	3	47.5	436	206.1

TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED IN AREAS OF NSW, JULY 1994

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value ($'000)	Number	Value ($'000)	Number	Value ($'000)
SYDNEY STATISTICAL DIVISION						
Houses	*1,265*	*144,471*	*32*	*4,375*	*1,297*	*148,846*
Brick, stone, or concrete	125	18,507		—	125	18,507
Brick-veneer	1,073	119,301	32	4,375	1,105	123,676
Timber	40	3,682	—	—	40	3,682
Fibre cement	9	524	—	—	9	524
Other materials	18	2,457	..	..	18	2,457
Other residential buildings	985	88,691	95	6,037	1,080	94,728
Total residential buildings	**2,250**	**233,162**	**127**	**10,412**	**2,377**	**243,574**
HUNTER STATISTICAL DIVISION						
Houses	*352*	*35,093*	*1*	*287*	*353*	*35,379*
Brick, stone, or concrete	44	4,709	—		44	4,709
Brick-veneer	260	26,991	1	287	261	27,277
Timber	30	2,523	—	—	30	2,523
Fibre cement	18	870	—	—	18	870
Other materials	—	—	—	—	—	—
Other residential buildings	138	13,716	52	3,089	190	16,805
Total residential buildings	**490**	**48,809**	**53**	**3,376**	**543**	**52,184**
ILLAWARRA STATISTICAL DIVISION						
Houses	*241*	*23,770*	*1*	*160*	*242*	*23,930*
Brick, stone, or concrete	5	604	1	160	6	764
Brick-veneer	200	20,773	—	—	200	20,773
Timber	21	1,515	—	—	21	1,515
Fibre cement	11	606	—	—	11	606
Other materials	4	272	—	—	4	272
Other residential buildings	80	5,372	4	459	84	5,831
Total residential buildings	**321**	**29,142**	**5**	**619**	**326**	**29,761**
BALANCE OF NEW SOUTH WALES						
Houses	*770*	*75,149*	*27*	*2,633*	*797*	*77,782*
Brick, stone, or concrete	115	12,214	4	630	119	12,845
Brick-veneer	502	52,305	16	1,349	518	53,654
Timber	75	5,192	—	—	75	5,192
Fibre cement	49	3,105	—	—	49	3,105
Other materials	29	2,332	7	654	36	2,987
Other residential buildings	231	16,316	67	3,474	298	19,790
Total residential buildings	**1,001**	**91,465**	**94**	**6,107**	**1,095**	**97,572**
NEW SOUTH WALES						
Houses	*2,628*	*278,481*	*61*	*7,455*	*2,689*	*285,936*
Brick, stone, or concrete	289	36,034	5	790	294	36,824
Brick-veneer	2,035	219,370	49	6,011	2,084	225,380
Timber	166	12,912	—	—	166	12,912
Fibre cement	87	5,105	—	—	87	5,105
Other materials	51	5,061	7	654	58	5,715
Other residential buildings	1,434	124,095	218	13,059	1,652	137,154
Total residential buildings	**4,062**	**402,577**	**279**	**20,514**	**4,341**	**423,091**

(a) Comprises new houses (classified by material of outer walls) and dwelling units in new other residential buildings.

TABLE 8. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION, NSW JULY 1994

Statistical division	Houses	Other residential building: Semi-detached, row or terrace houses, townhouses, etc. of 1 storey	Other residential building: Semi-detached, row or terrace houses, townhouses, etc. of 2 or more storeys	Other residential building: Semi-detached, row or terrace houses, townhouses, etc. of Total	Other residential building: Flats, units or apartments in a building of 1–2 storeys	Other residential building: Flats, units or apartments in a building of 3 storeys	Other residential building: Flats, units or apartments in a building of 4 or more storeys	Other residential building: Flats, units or apartments in a building of Total	Other residential building: Total	Total residential building
	NUMBER OF DWELLING UNITS									
Sydney	1,297	336	205	541	188	100	251	539	1,080	2,377
Hunter	353	43	8	51	94	—	45	139	190	543
Illawarra	242	50	29	79	5	—	—	5	84	326
Richmond–Tweed	170	44	8	52	63	—	—	63	115	285
Mid-North Coast	217	21	22	43	30	—	—	30	73	290
Northern	78	2	—	2	4	—	—	4	6	84
North Western	40	10	2	12	—	—	—	—	12	52
Central West	78	7	—	7	45	—	—	45	52	130
South Eastern	110	2	—	2	9	12	—	21	23	133
Murrumbidgee	46	10	—	10	—	—	—	—	10	56
Murray	56	4	—	4	3	—	—	3	7	63
Far West	2	—	—	.	—	—	—	—	—	2
New South Wales	**2,689**	**529**	**274**	**803**	**441**	**112**	**296**	**849**	**1,652**	**4,341**
	VALUE ($'000)									
Sydney	148,846	25,462	18,192	43,654	15,410	8,498	27,165	51,074	94,728	243,574
Hunter	35,379	3,081	875	3,956	6,049	—	6,800	12,849	16,805	52,184
Illawarra	23,930	3,373	2,183	5,556	275	—	—	275	5,831	29,761
Richmond–Tweed	16,677	3,325	689	4,015	4,268	—	—	4,268	8,283	24,959
Mid-North Coast	20,107	1,359	1,437	2,796	1,695	—	—	1,695	4,491	24,598
Northern	7,696	140	—	140	334	—	—	334	474	8,170
North Western	3,428	814	150	964	—	—	—	—	964	4,391
Central West	7,876	500	—	500	2,132	—	—	2,132	2,632	10,508
South Eastern	12,044	150	—	150	550	1,200	—	1,750	1,900	13,944
Murrumbidgee	4,284	630	—	630	—	—	—	—	630	4,914
Murray	5,527	270	—	270	148	—	—	148	418	5,945
Far West	142	—	—	—	—	—	—	—	—	142
New South Wales	**285,936**	**39,104**	**23,527**	**62,631**	**30,860**	**9,698**	**33,965**	**74,524**	**137,154**	**423,091**

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE, NSW

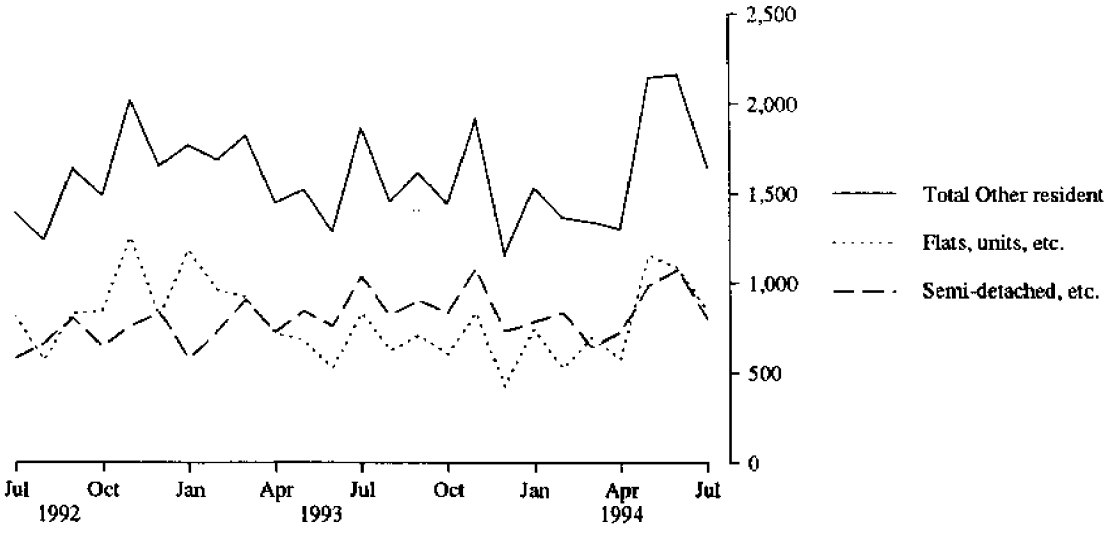


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JULY 1994

Statistical area	New residential building: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building: Private sector ($'000)	Non-residential building: Total ($'000)	Total building ($'000)
SYDNEY STATISTICAL DIVISION										
Botany (A)	1	—	90	—	—	—	130	150	150	370
Leichhardt (A)	4	—	515	4	—	200	1,385	290	290	2,390
Marrickville (A)	1	..	110	—	—	—	592	350	350	1,052
South Sydney (C)	—	—	—	47	25	7,124	1,453	4,366	5,081	13,658
Sydney (C)—Inner and Remainder	—	—	—	81	—	14,500	369	15,640	18,619	33,487
Inner Sydney (SSD)	*6*	—	*715*	*132*	*25*	*21,824*	*3,928*	*20,796*	*24,490*	*50,957*
Randwick (C)	14	..	2,053	5	—	415	1,465	105	26,191	30,124
Waverley (A)	1	—	130	8	—	1,300	2,162	490	740	4,332
Woollahra (A)	—	—	—	—	—	—	2,325	1,025	1,425	3,750
Eastern Suburbs (SSD)	*15*	—	*2,183*	*13*	—	*1,715*	*5,951*	*1,620*	*28,356*	*38,205*
Hurstville (C)	17	—	2,440	2	—	114	732	700	1,421	4,707
Kogarah (A)	6	—	1,245	18	—	1,365	1,220	—	80	3,910
Rockdale (A)	16	1	1,863	25	6	2,070	1,038	55	55	5,025
Sutherland Shire (A)	72	2	10,249	77	..	7,159	4,504	2,848	2,848	24,760
St George–Sutherland (SSD)	*111*	*3*	*15,796*	*122*	*6*	*10,708*	*7,493*	*3,603*	*4,404*	*38,402*
Bankstown (C)	44	..	5,209	82	—	5,732	1,455	3,365	3,996	16,392
Canterbury (A)	4	..	910	6	—	513	1,801	250	250	3,474
Canterbury–Bankstown (SSD)	*48*	—	*6,119*	*88*	—	*6,245*	*3,257*	*3,615*	*4,246*	*19,866*
Fairfield (C)	27	—	3,184	14	—	1,038	903	2,810	6,694	11,818
Liverpool (C)	146	14	16,950	54	—	3,934	902	3,261	4,019	25,805
Fairfield–Liverpool (SSD)	*173*	*14*	*20,134*	*68*	—	*4,972*	*1,805*	*6,071*	*10,713*	*37,623*
Camden (A)	54	—	5,450	—	—	—	82	750	750	6,282
Campbelltown (C)	53	—	4,745	9	—	469	1,117	3,800	7,603	13,934
Wollondilly (A)	29	—	2,937	—	11	536	270	110	110	3,853
Outer South Western Sydney (SSD)	*136*	—	*13,132*	*9*	*11*	*1,005*	*1,469*	*4,660*	*8,463*	*24,069*
Ashfield (A)	..	—	—	10	—	450	244	3,555	3,555	4,249
Burwood (A)	3	—	390	73	—	5,179	486	1,900	2,000	8,055
Concord (A)	2	—	290	—	—	..	335	450	450	1,075
Drummoyne (A)	2	—	350	2	—	145	1,327	—	..	1,822
Strathfield (A)	2	—	420	7	—	525	49	200	3,200	4,194
Inner Western Sydney (SSD)	*9*	..	*1,450*	*92*	—	*6,299*	*2,441*	*6,105*	*9,205*	*19,395*

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JULY 1994—*continued*

Statistical area	New residential building: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building: Private sector ($'000)	Non-residential building: Total ($'000)	Total building ($'000)
SYDNEY STATISTICAL DIVISION—*continued*										
Auburn (A)	2	—	183	2	—	110	331	938	1,138	1,762
Holroyd (C)	10	—	1,220	14	—	660	678	1,300	1,300	3,859
Parramatta (C)	16	—	1,785	66	—	4,968	664	740	3,509	10,926
Central Western Sydney (SSD)	*28*	—	*3,188*	*82*	—	*5,738*	*1,672*	*2,978*	*5,947*	*16,546*
Blue Mountains (C)	50	—	4,073	—	—	—	1,517	555	555	6,145
Hawkesbury (C)	52	—	5,768	17	—	1,085	1,586	1,132	2,862	11,300
Penrith (C)	84	—	8,218	30	—	2,398	1,462	26,330	26,552	38,630
Outer Western Sydney (SSD)	*186*	—	*18,059*	*47*	—	*3,483*	*4,565*	*28,017*	*29,969*	*56,075*
Baulkham Hills (A)	55	1	9,034	38	—	3,496	1,742	147	244	14,515
Blacktown (C)	152	—	13,209	34	—	2,504	924	1,919	3,639	20,276
Blacktown–Baulkham Hills (SSD)	*207*	*1*	*22,243*	*72*	—	*6,000*	*2,666*	*2,066*	*3,883*	*34,792*
Hunter's Hill (A)	—	—	—	2	—	203	873	—	1,230	2,305
Lane Cove (A)	2	—	220	4	—	458	759	450	450	1,887
Mosman (A)	1	—	280	—	—	—	1,498	—	252	2,030
North Sydney (A)	—	—	—	2	—	175	1,343	688	803	2,321
Ryde (C)	16	14	4,343	10	44	3,613	2,157	3,700	5,200	15,313
Willoughby (C)	16	—	2,812	2	—	150	1,665	1,015	1,015	5,642
Lower Northern Sydney (SSD)	*35*	*14*	*7,655*	*20*	*44*	*4,599*	*8,294*	*5,853*	*8,950*	*29,498*
Hornsby (A)	59	—	7,719	44	—	3,406	2,296	1,300	1,889	15,310
Ku-ring-gai (A)	11	—	3,195	35	—	4,476	5,060	2,386	2,386	15,117
Hornsby–Ku-ring-gai (SSD)	*70*	—	*10,914*	*79*	—	*7,882*	*7,356*	*3,686*	*4,274*	*30,426*
Manly (A)	4	—	1,235	6	—	900	2,265	—	—	4,400
Pittwater (A)	18	—	3,357	4	—	400	2,511	2,550	2,550	8,818
Warringah (A)	27	—	3,739	30	—	3,434	2,956	1,304	1,304	11,434
Northern Beaches (SSD)	*49*	—	*8,331*	*40*	—	*4,734*	*7,733*	*3,854*	*3,854*	*24,652*
Gosford (C)	85	—	9,168	102	—	7,416	2,864	1,170	1,835	21,284
Wyong (A)	107	—	9,759	19	9	2,106	1,423	4,392	4,392	17,680
Gosford–Wyong (SSD)	*192*	—	*18,927*	*121*	*9*	*9,523*	*4,287*	*5,562*	*6,227*	*38,963*
Sydney (SD)	**1,265**	**32**	**148,846**	**985**	**95**	**94,728**	**62,917**	**98,485**	**152,981**	**459,472**

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JULY 1994—*continued*

Statistical area	*New residential building*						*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)*	
HUNTER STATISTICAL DIVISION										
Cessnock (C)	30	—	2,443	—	—	—	265	2,029	2,324	5,033
Lake Macquarie (C)	125	1	13,779	14	37	3,608	2,172	3,312	3,372	22,931
Maitland (C)	30	—	3,087	3	—	110	342	750	1,508	5,047
Newcastle (C)—Inner and Remainder	61	—	6,052	76	15	9,760	1,849	6,240	6,240	23,902
Port Stephens (A)	38	—	3,597	22	—	1,523	1,107	580	580	6,807
Newcastle (SSD)	*284*	*1*	*28,958*	*115*	*52*	*15,002*	*5,736*	*12,911*	*14,024*	*63,720*
Dungog (A)	6	—	710	—	—	—	103	—	—	813
Gloucester (A)	2	—	292	—	—	—	20	235	235	547
Great Lakes (A)	36	—	3,183	14	—	1,220	413	330	330	5,147
Merriwa (A)	—	—	—	—	—	—	37	—	—	37
Murrurundi (A)	—	—	—	—	—	—	31	—	—	31
Muswellbrook (A)	5	—	438	2	—	120	80	121	220	858
Scone (A)	11	—	1,059	—	—	—	102	130	130	1,291
Singleton (A)	8	—	739	7	—	463	178	—	—	1,381
Hunter SD Balance (SSD)	*68*	—	*6,421*	*23*	—	*1,803*	*964*	*816*	*915*	*10,103*
Hunter (SD)	**352**	**1**	**35,379**	**138**	**52**	**16,805**	**6,700**	**13,727**	**14,938**	**73,823**
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	23	—	2,668	6	—	445	357	—	230	3,699
Shellharbour (A)	26	—	2,606	16	—	963	546	350	350	4,465
Wollongong (C)	42	—	4,319	37	4	2,884	2,188	425	1,041	10,432
Wollongong (SSD)	*91*	—	*9,593*	*59*	*4*	*4,292*	*3,090*	*775*	*1,621*	*18,596*
Shoalhaven (C)	117	—	10,140	21	—	1,539	960	1,465	1,465	14,104
Wingecarribee (A)	33	1	4,197	—	—	—	240	450	450	4,888
Illawarra SD Balance (SSD)	*150*	*1*	*14,337*	*21*	—	*1,539*	*1,200*	*1,915*	*1,915*	*18,991*
Illawarra (SD)	**241**	**1**	**23,930**	**80**	**4**	**5,831**	**4,291**	**2,690**	**3,536**	**37,587**
RICHMOND–TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	25	—	2,190	66	—	4,188	185	625	999	7,563
Tweed Heads (SSD)	*25*	—	*2,190*	*66*	—	*4,188*	*185*	*625*	*999*	*7,563*
Ballina (A)	38	—	4,308	20	—	1,862	498	500	500	7,169
Byron (A)	21	—	2,044	7	2	664	646	3,554	3,554	6,908
Casino (A)	1	—	130	—	—	—	121	—	—	251
Kyogle (A)	4	—	220	—	—	—	—	—	—	220
Lismore (C)	38	2	3,822	2	10	988	356	350	550	5,716
Richmond River (A)	8	—	802	—	—	—	137	—	—	939
Tweed (A) Pt B	33	—	3,160	8	—	580	412	—	—	4,152
Richmond–Tweed SD Balance (SSD)	*143*	*2*	*14,487*	*37*	*12*	*4,094*	*2,169*	*4,404*	*4,604*	*25,354*
Richmond–Tweed (SD)	**168**	**2**	**16,677**	**103**	**12**	**8,283**	**2,354**	**5,029**	**5,603**	**32,916**

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JULY 1994—*continued*

Statistical area	New residential building: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building: Private sector ($'000)	Non-residential building: Total ($'000)	Total building ($'000)
MID-NORTH COAST STATISTICAL DIVISION										
Bellingen (A)	8	—	884	—	—	—	90	—	—	974
Coffs Harbour (C)	69	.	6,424	16	—	1,029	458	1,455	1,455	9,365
Copmanhurst (A)	1	.	100	—	—	—	103	—	—	203
Grafton (C)	1	—	118	4	—	260	20	—	—	398
Maclean (A)	9	—	780	6	—	383	210	—	—	1,373
Nambucca (A)	9	—	590	—	—	—	82	50	50	722
Nymboida (A)	12	—	1,093	—	—	—	94	.	—	1,187
Ulmarra (A)	5	—	445	4	—	260	18	99	99	822
Clarence (SSD)	*114*	—	*10,434*	*30*	—	*1,932*	*1,074*	*1,604*	*1,604*	*15,043*
Greater Taree (C)	22	2	2,625	4	—	244	617	181	181	3,667
Hastings (A)	69	—	6,110	11	24	2,065	401	2,969	2,969	11,545
Kempsey (A)	10	—	938	4	—	250	337	330	330	1,854
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	*101*	*2*	*9,673*	*19*	*24*	*2,559*	*1,355*	*3,480*	*3,480*	*17,066*
Mid-North Coast (SD)	**215**	**2**	**20,107**	**49**	**24**	**4,491**	**2,428**	**5,084**	**5,084**	**32,110**
NORTHERN STATISTICAL DIVISION										
Barraba (A)	—	—	—	—	—	—	—	.	—	. .
Bingara (A)	2	—	180	—	—		. .	—	—	180
Gunnedah (A)	4	—	361	—	—		91	—	.	452
Inverell (A) Pt A	6	—	617	—	—	—	28	1,195	1,195	1,840
Manilla (A)	4	—	324	—	—	.	–	155	155	479
Nundle (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	12	—	1,229	—	—	—	21	—	—	1,250
Quirindi (A)	2	—	200	—	—	—	—	—	—	200
Tamworth (C)	20	—	2,265	6	—	474	304	605	681	3,724
Yallaroi (A)	2	—	187	—	—	—	—	–	—	187
Northern Slopes (SSD)	*52*	—	*5,363*	*6*	—	*474*	*444*	*1,955*	*2,031*	*8,311*
Armidale (C)	6	—	617	—	—	—	236	—	—	852
Dumaresq (A)	4	—	500	—	—	—	55	—	—	555
Glen Innes (A)	1	—	65	—	—	—	14	—	—	79
Guyra (A)	1	—	100	—	—	—	52	—	—	152
Inverell (A) Pt B	1	. .	149	—	—	—	11	—	—	160
Severn (A)	3	—	240	—	—	—	29	—	—	269
Tenterfield (A)	4	—	204	—	—	—	—	—	—	204
Uralla (A)	2	—	126	—	—	—	55	—	223	404
Walcha (A)	—	—	–	—	—	—	—	—	—	—
Northern Tablelands (SSD)	*22*	—	*2,001*	—	—	—	*451*	—	*223*	*2,675*
Moree Plains (A)	1	—	68	—	—	—	31	—	–	99
Narrabri (A)	3	—	265	—	—	—	244	—	287	796
North Central Plain (SSD)	*4*	—	*333*	—	—	—	*275*	—	*287*	*895*
Northern (SD)	**78**	**—**	**7,696**	**6**	**—**	**474**	**1,170**	**1,955**	**2,541**	**11,881**

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JULY 1994—*continued*

Statistical area	New residential building: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building: Private sector ($'000)	Non-residential building: Total ($'000)	Total building ($'000)
NORTH WESTERN STATISTICAL DIVISION										
Coolah (A)	1	—	86	—	—	—	—	—	—	86
Coonabarabran (A)	1	—	88	—	—	—	—	—	73	161
Dubbo (C)	17	—	1,678	12	—	964	145	3,675	3,675	6,462
Gilgandra (A)	1	—	80	—	—	—	—	—	—	80
Mudgee (A)	11	—	893	—	—	—	162	170	170	1,225
Narromine (A)	2	—	176	—	—	—	—	—	—	176
Wellington (A)	1	—	35	—	—	—	15	—	—	50
Central Macquarie (SSD)	*34*	—	*3,036*	*12*	—	*964*	*322*	*3,845*	*3,918*	*8,240*
Bogan (A)	2	—	160	—	—	—	23	—	—	183
Coonamble (A)	2	—	83	—	—	—	33	300	300	417
Walgett (A)	1	—	50	—	—	—	34	—	200	284
Warren (A)	—	—	—	—	—	—	20	—	—	20
Macquarie–Barwon (SSD)	*5*	—	*293*	—	—	—	*111*	*300*	*500*	*904*
Bourke (A)	—	—	—	—	—	—	15	—	—	15
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—
Cobar (A)	1	—	98	—	—	—	60	—	—	158
Upper Darling (SSD)	*1*	—	*98*	—	—	—	*75*	—	—	*173*
North Western (SD)	**40**	—	**3,428**	**12**	—	**964**	**507**	**4,145**	**4,418**	**9,317**
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	17	4	2,130	10	29	1,672	248	460	576	4,626
Blayney (A) Pt A	4	—	438	—	—	—	12	—	—	450
Cabonne (A) Pt A	3	—	254	—	—	—	177	—	—	431
Evans (A) Pt A	—	—	—	—	—	—	19	—	—	19
Orange (C)	18	—	2,062	—	—	—	291	—	—	2,353
Bathurst–Orange (SSD)	*42*	*4*	*4,884*	*10*	*29*	*1,672*	*746*	*460*	*576*	*7,878*
Blayney (A) Pt B	1	—	50	—	—	—	13	—	—	63
Cabonne (A) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt B	1	—	75	—	—	—	83	—	—	158
Greater Lithgow (C)	2	—	193	—	—	—	42	—	—	235
Oberon (A)	1	—	35	—	—	—	—	—	—	35
Rylstone (A)	—	—	—	—	—	—	—	—	—	—
Central Tablelands (excl. Bathurst–Orange) (SSD)	*5*	—	*353*	—	—	—	*138*	—	—	*491*
Bland (A)	3	—	207	—	—	—	—	—	—	207
Cabonne (A) Pt C	1	—	26	—	—	—	62	—	—	88
Cowra (A)	9	—	948	—	—	—	26	720	720	1,694
Forbes (A)	6	—	648	6	—	460	33	170	170	1,311
Lachlan (A)	2	—	223	—	—	—	30	80	460	713
Parkes (A)	6	—	587	7	—	500	74	173	173	1,334
Weddin (A)	—	—	—	—	—	—	15	—	—	15
Lachlan (SSD)	*27*	—	*2,639*	*13*	—	*960*	*240*	*1,143*	*1,523*	*5,361*
Central West (SD)	**74**	**4**	**7,876**	**23**	**29**	**2,632**	**1,124**	**1,603**	**2,099**	**13,731**

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JULY 1994—*continued*

Statistical area	*New residential building*						*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	4	2,254	2	—	150	209	110	110	2,723
Queanbeyan (SSD)	*12*	*4*	*2,254*	*2*	—	*150*	*209*	*110*	*110*	*2,723*
Boorowa (A)	1	—	117	—	—	—	71	—	—	188
Crookwell (A)	1	—	38	—	—	—	79	—	—	117
Goulburn (C)	9	—	881	—	—	—	170	—	—	1,050
Gunning (A)	2	—	209	—	—	—	48	—	—	257
Harden (A)	3	—	222	—	—	—	40	375	375	637
Mulwaree (A)	5	—	318	—	—	—	63	—	—	380
Tallaganda (A)	1	—	60	—	—	—	42	—	—	102
Yarrowlumla (A)	10	—	1,293	—	—	—	53	—	—	1,346
Yass (A)	9	—	934	—	—	—	142	—	—	1,075
Young (A)	5	—	368	—	—	—	13	50	50	431
Southern Tablelands (excl. Queanbeyan) (SSD)	*46*	—	*4,439*	—	—	—	*720*	*425*	*425*	*5,584*
Bega Valley (A)	13	4	1,662	17	—	1,550	414	2,103	2,103	5,728
Eurobodalla (A)	26	—	3,053	—	—	—	436	613	2,269	5,757
Lower South Coast (SSD)	*39*	*4*	*4,715*	*17*	—	*1,550*	*849*	*2,716*	*4,372*	*11,485*
Bombala (A)	1	—	123	—	—	—	24	—	—	147
Cooma-Monaro (A)	3	—	372	4	—	200	217	1,450	1,450	2,239
Snowy River (A)	1	—	140	—	—	—	—	2,500	2,684	2,824
Snowy (SSD)	*5*	—	*635*	*4*	—	*200*	*241*	*3,950*	*4,134*	*5,209*
South Eastern (SD)	**102**	**8**	**12,044**	**23**	**—**	**1,900**	**2,019**	**7,201**	**9,040**	**25,002**
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	4	—	598	—	—	—	—	250	250	848
Cootamundra (A)	—	—	—	—	—	—	67	—	—	67
Gundagai (A)	—	—	—	2	—	90	—	—	—	90
Junee (A)	—	—	—	—	—	—	19	—	—	19
Lockhart (A)	1	—	48	—	—	—	30	—	—	78
Narrandera (A)	3	—	247	—	—	—	—	—	—	247
Temora (A)	1	—	92	—	—	—	30	—	—	122
Tumut (A)	1	—	90	—	—	—	130	—	—	220
Wagga Wagga (C)	17	7	1,979	4	—	270	365	199	199	2,813
Central Murrumbidgee (SSD)	*27*	*7*	*3,055*	*6*	—	*360*	*641*	*449*	*449*	*4,504*
Carrathool (A)	—	—	—	—	—	—	—	—	—	—
Griffith (C)	7	—	766	2	—	150	263	335	335	1,514
Hay (A)	—	—	—	—	—	—	—	—	85	85
Leeton (A)	3	—	286	2	—	120	77	3,052	3,902	4,385
Murrumbidgee (A)	2	—	178	—	—	—	—	—	—	178
Lower Murrumbidgee (SSD)	*12*	—	*1,230*	*4*	—	*270*	*340*	*3,387*	*4,322*	*6,162*
Murrumbidgee (SD)	**39**	**7**	**4,284**	**10**	**—**	**630**	**981**	**3,836**	**4,771**	**10,666**

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JULY 1994—*continued*

Statistical area	*New residential building*						*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)	24	4	2,919	—	2	150	286	335	335	3,690
Hume (A)	4	—	387	—	—	—	90	—	—	477
Albury (SSD)	*28*	*4*	*3,306*	—	*2*	*150*	*376*	*335*	*335*	*4,168*
Corowa (A)	6	—	385	—	—	—	20	500	600	1,005
Culcairn (A)	—	—	—	—	—	—	—	—	—	—
Holbrook (A)	1	—	86	—	—	—	10	—	—	96
Tumbarumba (A)	—	—	—	—	—	—	—	—	—	—
Urana (A)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	*7*	—	*470*	—	—	—	*30*	*500*	*600*	*1,100*
Berrigan (A)	6	—	708	2	—	120	—	—	—	828
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	4	—	353	—	—	—	25	—	—	378
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	3	—	358	—	—	—	—	—	—	358
Wakool (A)	1	—	88	—	—	—	—	—	—	88
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	*14*	—	*1,507*	*2*	—	*120*	*25*	—	—	*1,652*
Balranald (A)	—	—	—	—	—	—	33	—	—	33
Wentworth (A)	3	—	244	3	—	148	130	—	—	522
Murray–Darling (SSD)	*3*	—	*244*	*3*	—	*148*	*164*	—	—	*556*
Murray (SD)	**52**	**4**	**5,527**	**5**	**2**	**418**	**595**	**835**	**935**	**7,475**
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	2	—	142	—	—	—	60	112	112	314
Central Darling (A)	—	—	—	—	—	—	15	—	—	15
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	**2**	**—**	**142**	**—**	**—**	**—**	**75**	**112**	**112**	**330**
NEW SOUTH WALES										
New South Wales	**2,628**	**61**	**285,936**	**1,434**	**218**	**137,154**	**85,162**	**144,701**	**206,057**	**714,310**

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. The number of dwelling units created by alterations and additions to existing buildings and through the construction of new non-residential buildings is not included in the tables, but is shown as a footnote to Table 1.

10. 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

11. *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.

12. *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'.

13. 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.

14. 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.

15. 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.

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

17. 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

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

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

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

(c) *Statistical Divisions (SDs).* These consist of one or more Statistical Subdivisions (SSDs). Where SSDs are not shown for statistical purposes, statistical local areas are shown ordered alphabetically within statistical divisions. The divisions are designed to be

relatively homogeneous regions characterised by identifiable social and economic units within the region, under the unifying influence of one or more major towns or cities.

(d) *Statistical Districts.* To provide comparable statistics over a period of time, statistical districts have been defined around selected urban centres, with a population of 25,000 or more, experiencing urban growth beyond the legal local government area boundaries. Those districts are intended to contain the anticipated urban spread over the next 20 years. In some cases, Statistical District boundaries are identical to those of particular Statistical Subdivisions (e.g. Newcastle SSD and Wollongong SSD included in Table 8 of this publication).

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

General

20. 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

21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

26. 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.

27. 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

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

29. 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.

30. 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.

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

32. 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'.

33. 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

34. 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
SD	Statistical Division
SLA	Statistical Local Area
SSD	Statistical Subdivision
r	figure or series revised since previous issue
. .	not applicable
—	nil or rounded to zero

35. 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 February 1994 to July 1994.

2. Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 26 and 27 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 (August 1994) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

4. For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 6 per cent in August 1994, the trend estimate for that month would be 2,715, a movement of –0.6 per cent. The monthly movements in the trend estimates for May, June and July 1994, which are currently estimated to be 1.4 per cent, 0.6 per cent and 0.0 per cent respectively, would be revised to 1.3 per cent, 0.4 per cent and 0.4 per cent. On the other hand, a 6 per cent seasonally adjusted decline in the number of private houses approved in August 1994 would produce a trend estimate for August of 2,565, a movement of –2.3 per cent, with the movements in the trend estimates for May, June and July 1994 being revised to 0.5 per cent, –0.8 per cent and –1.7 per cent, respectively.

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

	Trend estimate		*Revised trend estimate if August 1994 seasonally adjusted estimate— is up 6% on July 1994*		*Revised trend estimate if August 1994 seasonally adjusted estimate— is down 6% on July 1994*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1994—						
February	2,534	3.2	2,356	3.2	2,542	3.5
March	2,611	3.0	2,613	3.1	2,624	3.2
April	2,672	2.3	2,673	2.3	2,678	2.1
May	2,710	1.4	2,707	1.3	2,693	0.5
June	2,726	0.6	2,718	0.4	2,671	–0.8
July	2,727	0.0	2,715	–0.1	2,626	–1.7
August	n.y.a.	n.y.a.	2,699	–0.6	2,565	–2.3

TOTAL NUMBER OF NEW HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		*Revised trend estimate if August 1994 seasonally adjusted estimate— is up 6% on July 1994*		*Revised trend estimate if August 1994 seasonally adjusted estimate— is down 6% on July 1994*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1994—						
February	2,583	3.2	2,583	3.3	2,590	3.5
March	2,664	3.1	2,665	3.2	2,676	3.3
April	2,732	2.6	2,732	2.5	2,738	2.3
May	2,778	1.7	2,777	1.6	2,762	0.9
June	2,804	0.9	2,803	0.9	2,754	–0.3
July	2,814	0.4	2,816	0.5	2,725	–1.1
August	n.y.a.	n.y.a.	2,818	0.1	2,681	–1.6

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

	Trend estimate		*Revised trend estimate if August 1994 seasonally adjusted estimate— is up 8% on July 1994*		*Revised trend estimate if August 1994 seasonally adjusted estimate— is down 8% on July 1994*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1994—						
February	4,051	3.0	4,050	3.0	4,063	3.3
March	4,204	3.8	4,203	3.8	4,226	4.0
April	4,375	4.1	4,375	4.1	4,386	3.8
May	4,532	3.6	4,531	3.6	4,501	2.6
June	4,662	2.9	4,654	2.7	4,554	1.2
July	4,734	1.5	4,738	1.8	4,547	–0.1
August	n.y.a.	n.y.a.	4,812	1.6	4,525	–0.5

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		*Revised trend estimate if August 1994 seasonally adjusted estimate— is up 8% on July 1994*		*Revised trend estimate if August 1994 seasonally adjusted estimate— is down 8% on July 1994*	
	$m	*% change on previous month*	*$m*	*% change on previous month*	*$m*	*% change on previous month*
1994—						
February	374.0	3.0	373.8	3.0	375.1	3.3
March	389.2	4.1	388.9	4.0	391.2	4.3
April	406.8	4.5	406.8	4.6	407.9	4.3
May	424.2	4.3	424.3	4.3	421.3	3.3
June	439.5	3.6	439.1	3.5	429.2	1.9
July	450.4	2.5	450.1	2.5	431.5	0.5
July	n.y.a.	n.y.a.	458.7	1.9	430.7	–0.2

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

	Trend estimate		*Revised trend estimate if August 1994 seasonally adjusted estimate— is up 8% on July 1994*		*Revised trend estimate if August 1994 seasonally adjusted estimate— is down 8% on July 1994*	
	$m	*% change on previous month*	*$m*	*% change on previous month*	*$m*	*% change on previous month*
1994—						
February	87.2	2.3	87.2	2.3	87.4	2.6
March	89.4	2.6	89.4	2.5	89.8	2.8
April	90.4	1.1	90.5	1.2	90.7	0.9
May	90.1	–0.4	89.9	–0.6	89.3	–1.5
June	89.2	–1.0	88.9	–1.2	87.0	–2.7
July	87.8	–1.6	87.8	–1.2	84.2	–3.2
August	n.y.a.	n.y.a.	86.3	–1.7	80.8	–4.0

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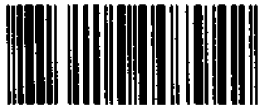

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