

**BUILDING APPROVALS, NEW SOUTH WALES, OCTOBER 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**

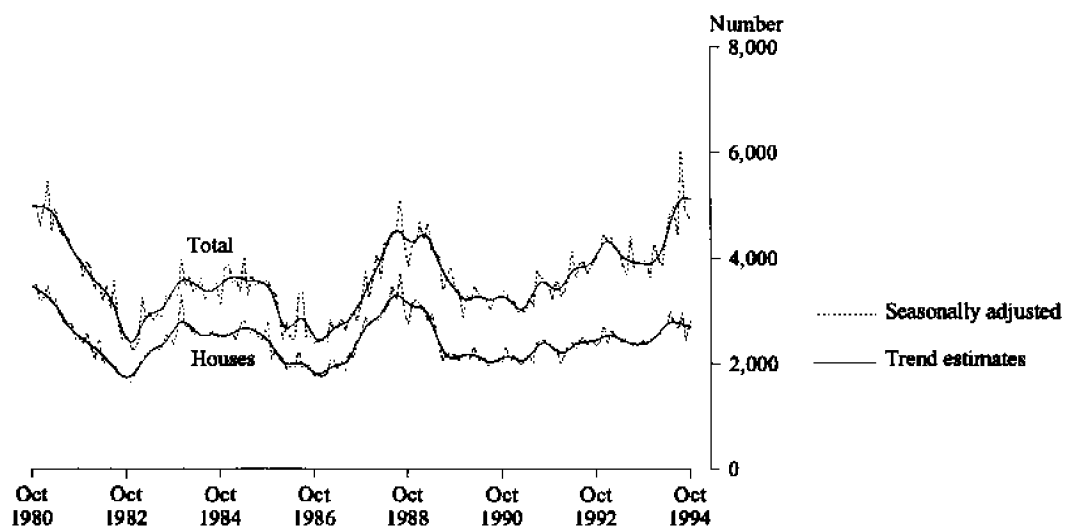
	October 1993	September 1994	October 1994	October 1993 to October 1994 change	September 1994 to October 1994 change
Original series	3,799	5,452	4,505	19%	-17%
Seasonally adjusted	3,927	4,906	4,732	21%	-4%
Trend estimate	3,898	5,134	5,109	31%	-1%

Trend estimates of the total number of dwelling units approved in New South Wales in October 1994 (5,109) showed a decrease of 1% from September 1994 (5,134), and a 31% increase from October 1993 (3,898). The seasonally adjusted number of dwelling units approved would have to increase by 13% (to 5,335) in November 1994 for the trend to flatten out (at 5,163). The historical average monthly movement of this series, regardless of sign, is 8%.

Trend estimates of the value of new residential buildings approved in October 1994 (\$539.9m) showed a slight increase from September 1994 (\$537.6m) and an increase of 50% over October 1993 (\$360.7m). There would need to be an increase of 21% in the seasonally adjusted value of new residential buildings approved in November 1994 (to \$558.5m) for the trend to flatten out at \$543.2m (the historical average monthly movement of this series, regardless of sign, is 8%).

The value of building jobs approved at average 1989-90 prices for September Quarter 1994 (\$2,876.0m) was 24% higher than the previous quarter (\$2,313.1) and 25% higher than September Quarter 1993 (\$2,309.7).

**TOTAL DWELLING UNITS APPROVED, NSW**



**INQUIRIES**

- for further information about statistics in this publication and the availability of unpublished statistics, contact Matt Strange on Sydney (02) 268 4176.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

## NOTES

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

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 Matt Strange 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
<i>July-October—</i>									
1993-94	4,459	48	4,507	3,970	322	4,292	8,429	370	8,799
1994-95	5,357	127	5,484	6,746	318	7,064	12,103	445	12,548
<i>1993—</i>									
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
<i>1994—</i>									
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
August	1,439	41	1,480	2,541	72	2,613	3,980	113	4,093
September	1,220	28	1,248	2,022	115	2,137	3,242	143	3,385
October	1,433	26	1,459	1,198	36	1,234	2,631	62	2,693
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
<i>July-October—</i>									
1993-94	9,832	131	9,963	5,893	488	6,381	15,725	619	16,344
1994-95	11,150	189	11,339	8,670	513	9,183	19,820	702	20,522
<i>1993—</i>									
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
<i>1994—</i>									
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
August	2,985	61	3,046	3,078	100	3,178	6,063	161	6,224
September	2,728	34	2,762	2,545	145	2,690	5,273	179	5,452
October	2,809	33	2,842	1,613	50	1,663	4,422	83	4,505

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 104 such dwelling units approved in October 1994.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
<b>SYDNEY STATISTICAL DIVISION</b>														
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
<i>July-October--</i>														
1993-94	475.2	4.4	479.6	364.3	21.2	385.5	839.5	25.5	865.1	282.4	459.0	805.5	1,578.6	1,953.0
1994-95	618.3	14.2	632.5	737.2	21.1	758.3	1,355.5	35.3	1,390.8	333.7	514.9	778.7	2,200.2	2,503.2
<i>1993--</i>														
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
<i>1994--</i>														
January	110.8	1.8	112.6	92.1	2.1	94.2	202.9	3.9	206.8	48.2	99.1	198.8	350.0	453.8
February	106.1	1.3	107.3	65.0	4.1	69.0	171.0	5.3	176.3	65.7	75.6	114.8	311.6	356.8
March	145.7	1.5	147.2	60.1	4.1	64.2	205.9	5.5	211.4	67.3	108.5	124.7	381.7	403.4
April	119.7	6.3	126.0	53.7	6.7	60.3	173.4	13.0	186.4	63.0	155.0	187.8	391.0	437.1
May	162.0	1.7	163.8	110.0	14.9	124.9	272.0	16.7	288.7	72.3	82.8	112.5	424.9	473.5
June	147.7	4.3	152.0	138.7	6.0	144.7	286.4	10.3	296.7	69.4	155.2	179.3	509.8	545.4
July	144.5	4.4	148.8	88.7	6.0	94.7	233.2	10.4	243.6	62.9	98.5	153.0	394.0	459.5
August	169.5	5.1	174.6	307.9	4.5	312.5	477.4	9.6	487.0	79.1	256.3	367.4	812.0	933.5
September	143.8	2.6	146.4	232.8	8.3	241.0	376.6	10.9	387.5	120.0	73.7	139.1	567.9	646.6
October	160.5	2.2	162.7	107.8	2.3	110.0	268.3	4.4	272.7	71.7	86.3	119.3	426.4	463.7
<b>NEW SOUTH WALES</b>														
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
<i>July-October--</i>														
1993-94	974.4	13.1	987.5	486.5	29.4	516.0	1,460.9	42.5	1,503.4	372.0	641.7	1,095.7	2,472.4	2,971.2
1994-95	1,187.0	20.9	1,207.9	875.1	33.5	908.6	2,062.2	54.3	2,116.5	427.3	731.0	1,082.9	3,216.4	3,626.6
<i>1993--</i>														
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
<i>1994--</i>														
January	210.3	4.5	214.7	115.5	3.9	119.4	325.8	8.3	334.1	66.6	127.6	258.8	519.7	659.5
February	217.3	2.6	219.9	95.4	8.5	103.9	312.7	11.1	323.8	83.1	126.1	199.7	521.0	606.5
March	295.8	8.0	303.8	94.3	6.3	100.6	390.1	14.3	404.4	91.1	131.2	169.3	612.0	664.7
April	254.3	8.5	262.9	89.9	6.7	96.6	344.2	15.2	359.4	83.9	180.8	257.0	608.3	700.3
May	319.7	4.7	324.4	145.4	20.7	166.1	465.1	25.3	490.4	98.1	143.0	183.5	704.0	772.1
June	307.8	6.7	314.5	179.5	11.5	191.0	487.3	18.2	505.5	93.4	224.3	262.4	803.6	861.3
July	278.5	7.5	285.9	124.1	13.1	137.2	402.6	20.5	423.1	85.2	144.7	206.1	631.7	714.3
August	325.2	7.2	332.4	345.6	6.9	352.5	670.7	14.2	684.9	106.1	304.1	460.3	1,080.2	1,251.3
September	287.8	3.5	291.2	268.9	10.2	279.2	556.7	13.7	570.4	142.6	124.7	207.2	821.5	920.2
October	295.6	2.7	298.4	136.5	3.3	139.8	432.2	6.0	438.1	93.4	157.5	209.3	683.1	740.8

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

Period	Number of dwelling units				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1993—						
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
August	2,922	2,959	5,878	6,060	702.5	105.1
September	2,421	2,437	4,729	4,906	509.7	119.1
October	2,786	2,850	4,599	4,732	461.1	90.9
TREND ESTIMATES						
1993—						
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	2,531	2,581	3,876	4,025	369.0	86.9
March	2,614	2,670	3,975	4,165	380.9	88.3
April r	2,684	2,747	4,147	4,377	405.7	89.7
May r	2,724	2,790	4,363	4,619	439.7	90.9
June r	2,730	2,797	4,572	4,836	475.5	92.7
July r	2,715	2,780	4,741	5,000	505.8	95.4
August r	2,695	2,755	4,854	5,094	526.4	98.6
September r	2,678	2,733	4,918	5,134	537.6	101.5
October	2,664	2,711	4,932	5,109	539.9	103.4

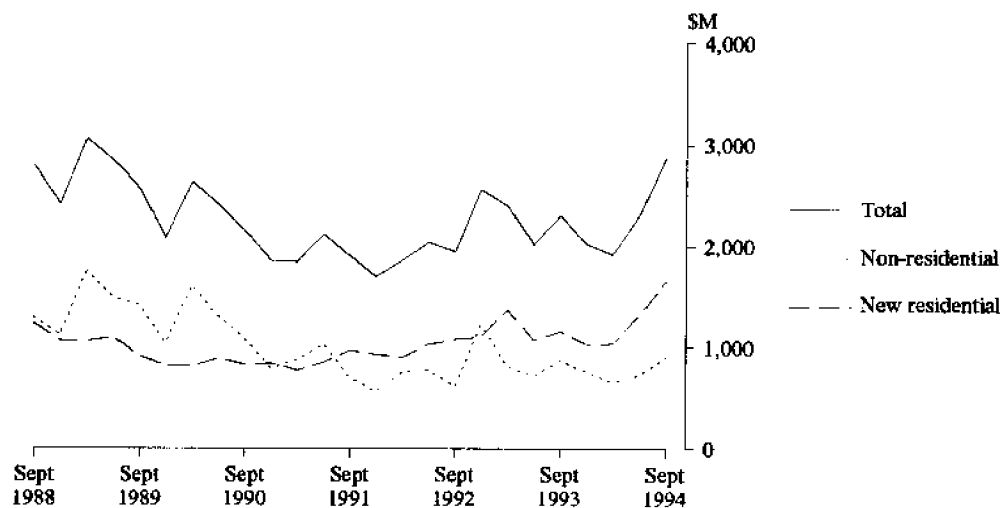
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average—see paragraphs 20–26 of the Explanatory Notes for a more detailed explanation.

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

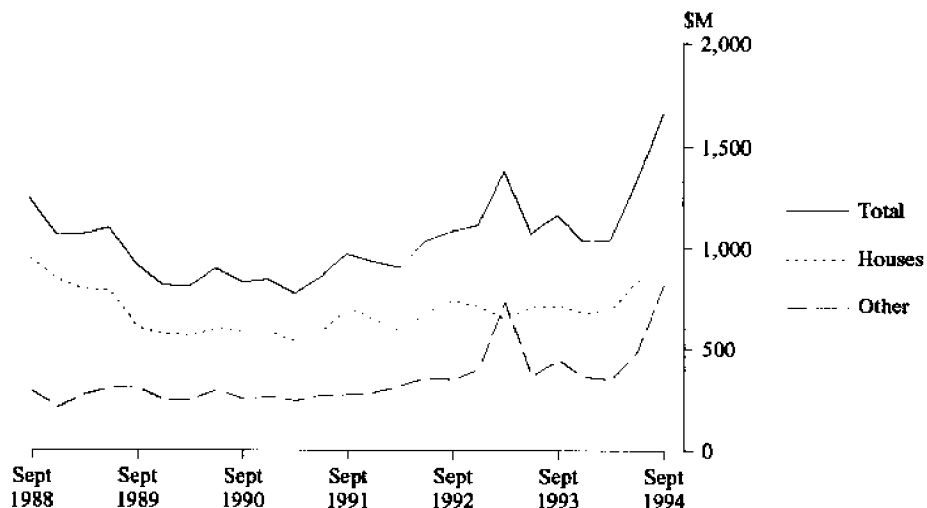
Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	2,533.1	2,615.6	1,228.9	3,844.6	860.7	1,786.7	2,798.6	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	1,641.8	4,562.2	977.0	1,987.0	3,024.1	7,428.6	8,563.4
<i>1993—</i>									
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	705.2	714.1	447.3	1,161.4	269.3	543.2	878.9	1,954.2	2,309.7
Dec. qtr	667.8	676.1	361.2	1,037.3	226.1	469.5	755.6	1,722.8	2,019.0
<i>1994—</i>									
Mar. qtr	677.3	691.4	348.2	1,039.6	225.4	402.6	656.7	1,646.1	1,921.6
June qtr	820.3	838.9	485.1	1,324.0	256.2	571.6	732.9	2,105.4	2,313.1
Sept. qtr	823.8	840.6	818.7	1,659.3	308.6	596.1	908.1	2,535.9	2,876.0

(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 AT AVERAGE 1989-90 PRICES**



**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	1992-93	1993-94	July-October		1994		
			1993-94	1994-95	August	September	October
<b>PRIVATE SECTOR</b>							
New houses	2,852.9	3,065.8	974.4	1,187.0	325.2	287.8	295.6
New other residential buildings	1,516.6	1,424.1	486.5	875.1	345.6	268.9	136.5
<i>Total new residential building</i>	<i>4,369.5</i>	<i>4,489.9</i>	<i>1,460.9</i>	<i>2,062.2</i>	<i>670.7</i>	<i>556.7</i>	<i>432.2</i>
Alterations and additions to residential buildings	956.6	1,034.9	369.7	423.3	105.4	140.1	93.4
Hotels, etc.	122.7	75.2	40.2	18.8	2.5	4.5	4.4
Shops	385.2	301.4	112.8	263.0	175.0	22.9	44.5
Factories	280.9	272.9	58.6	113.8	26.7	28.3	34.8
Offices	534.5	362.5	131.1	120.3	31.8	19.7	21.8
Other business premises	212.4	287.5	77.9	73.2	27.7	13.8	20.0
Educational	120.8	102.2	31.5	31.0	11.2	7.6	4.5
Religious	41.9	34.2	21.3	11.3	0.7	6.2	2.4
Health	73.3	208.2	60.1	20.7	2.4	4.4	4.5
Entertainment and recreational	303.6	151.0	68.2	55.6	15.0	13.6	16.9
Miscellaneous	51.1	100.5	39.9	23.4	11.1	3.6	3.8
<i>Total non-residential building</i>	<i>2,126.4</i>	<i>1,895.6</i>	<i>641.7</i>	<i>731.0</i>	<i>304.1</i>	<i>124.7</i>	<i>157.5</i>
<b>Total</b>	<b>7,452.4</b>	<b>7,420.5</b>	<b>2,472.4</b>	<b>3,216.4</b>	<b>1,080.2</b>	<b>821.5</b>	<b>683.1</b>
<b>PUBLIC SECTOR</b>							
New houses	80.9	53.3	13.1	20.9	7.2	3.5	2.7
New other residential buildings	181.7	99.9	29.4	33.5	6.9	10.2	3.3
<i>Total new residential building</i>	<i>262.7</i>	<i>153.1</i>	<i>42.5</i>	<i>54.3</i>	<i>14.2</i>	<i>13.7</i>	<i>6.0</i>
Alterations and additions to residential buildings	8.5	8.1	2.3	4.0	0.8	2.5	—
Hotels, etc.	2.2	2.7	0.7	1.9	0.2	—	—
Shops	13.9	21.2	13.6	9.6	3.8	1.4	3.9
Factories	2.2	21.2	2.1	6.3	0.1	5.8	0.1
Offices	142.0	208.9	153.6	37.7	15.4	1.0	10.5
Other business premises	62.1	106.8	67.2	23.7	—	1.0	17.1
Educational	304.0	326.2	141.9	73.7	26.8	28.7	7.0
Religious	—	—	—	—	—	—	—
Health	410.3	187.8	19.2	141.1	73.1	39.8	4.1
Entertainment and recreational	62.5	33.6	16.4	35.3	27.4	0.5	6.5
Miscellaneous	52.7	80.0	39.4	22.5	9.4	4.2	2.5
<i>Total non-residential building</i>	<i>1,051.9</i>	<i>988.5</i>	<i>454.0</i>	<i>351.9</i>	<i>156.2</i>	<i>82.5</i>	<i>51.8</i>
<b>Total</b>	<b>1,323.0</b>	<b>1,149.8</b>	<b>498.8</b>	<b>410.2</b>	<b>171.1</b>	<b>98.7</b>	<b>57.7</b>
<b>TOTAL</b>							
New houses	2,933.9	3,119.1	987.5	1,207.9	332.4	291.2	298.4
New other residential buildings	1,698.3	1,523.9	516.0	908.6	352.5	279.2	139.8
<i>Total new residential building</i>	<i>4,632.2</i>	<i>4,643.1</i>	<i>1,503.4</i>	<i>2,116.5</i>	<i>684.9</i>	<i>570.4</i>	<i>438.1</i>
Alterations and additions to residential buildings	965.0	1,043.1	372.0	427.3	106.1	142.6	93.4
Hotels, etc.	124.8	78.0	40.9	20.7	2.7	4.5	4.4
Shops	399.1	322.6	126.4	272.5	178.8	24.3	48.4
Factories	283.2	294.0	60.7	120.0	26.8	34.1	34.9
Offices	676.5	571.4	284.7	158.1	47.2	20.7	32.3
Other business premises	274.5	394.3	145.1	97.0	27.7	14.8	37.1
Educational	424.7	428.5	173.4	104.7	37.9	36.3	11.5
Religious	41.9	34.2	21.3	11.3	0.7	6.2	2.4
Health	483.6	396.0	79.3	161.9	75.5	44.2	8.7
Entertainment and recreational	366.1	184.5	84.6	90.9	42.4	14.2	23.4
Miscellaneous	103.8	180.5	79.3	45.9	20.5	7.8	6.3
<i>Total non-residential building</i>	<i>3,178.2</i>	<i>2,884.1</i>	<i>1,095.7</i>	<i>1,082.9</i>	<i>460.3</i>	<i>207.2</i>	<i>209.3</i>
<b>Total</b>	<b>8,775.4</b>	<b>8,570.2</b>	<b>2,971.2</b>	<b>3,626.6</b>	<b>1,251.3</b>	<b>920.2</b>	<b>740.8</b>

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>HOTELS, ETC.</b>												
1994—												
August	9	0.9	3	0.9	1	1.0	—	—	—	—	13	2.7
September	5	0.5	3	1.2	4	2.8	—	—	—	—	12	4.5
October	11	1.0	1	0.3	2	1.1	1	2.0	—	—	15	4.4
<b>SHOPS</b>												
1994—												
August	91	8.1	31	9.2	7	5.0	3	6.6	2	150.0	134	178.8
September	91	8.0	23	6.9	7	4.3	3	5.2	—	—	124	24.3
October	91	8.5	11	2.8	4	2.7	2	4.9	2	29.5	110	48.4
<b>FACTORIES</b>												
1994—												
August	49	4.8	18	5.3	5	3.5	9	13.1	—	—	81	26.8
September	36	3.8	17	5.3	8	5.0	7	15.0	1	5.0	69	34.1
October	37	3.9	21	6.3	9	5.9	7	12.8	1	6.0	75	34.9
<b>OFFICES</b>												
1994—												
August	53	5.5	24	7.0	13	7.9	8	16.8	1	10.0	99	47.2
September	83	8.3	20	5.6	4	2.9	3	4.0	—	—	110	20.7
October	71	6.3	18	5.1	12	8.2	6	12.7	—	—	107	32.3
<b>OTHER BUSINESS PREMISES</b>												
1994—												
August	35	3.2	17	5.3	7	4.6	8	14.6	—	—	67	27.7
September	34	3.6	10	3.5	1	0.7	3	7.0	—	—	48	14.8
October	26	2.7	13	3.9	7	5.4	8	13.9	2	11.1	56	37.1
<b>EDUCATIONAL</b>												
1994—												
August	9	1.1	8	2.6	5	3.8	6	11.5	2	18.9	30	37.9
September	11	1.2	4	1.0	2	1.6	7	13.3	3	19.2	27	36.3
October	14	1.6	5	1.5	2	1.3	5	7.1	—	—	26	11.5
<b>RELIGIOUS</b>												
1994—												
August	1	0.1	—	—	1	0.6	—	—	—	—	2	0.7
September	—	—	4	1.2	—	—	—	—	1	5.0	5	6.2
October	—	—	2	0.5	1	0.7	1	1.2	—	—	4	2.4
<b>HEALTH</b>												
1994—												
August	5	0.4	5	1.2	1	0.7	2	3.2	2	69.9	15	75.5
September	3	0.3	1	0.5	—	—	2	5.8	2	37.6	8	44.2
October	5	0.5	5	1.5	4	2.7	2	3.9	—	—	16	8.7



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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>ENTERTAINMENT AND RECREATIONAL</b>												
<i>1994—</i>												
August	17	1.5	6	1.8	2	1.2	7	12.9	1	25.0	33	42.4
September	29	3.0	10	2.9	5	3.0	2	5.2	—	—	46	14.2
October	14	1.5	10	3.1	6	4.8	3	8.0	1	6.0	34	23.4
<b>MISCELLANEOUS</b>												
<i>1994—</i>												
August	23	2.3	9	2.6	2	1.1	4	9.0	1	5.4	39	20.5
September	20	2.3	9	2.5	1	0.6	2	2.4	—	—	32	7.8
October	7	0.6	10	3.0	2	1.6	1	1.1	—	—	20	6.3
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
<i>1994—</i>												
August	292	28.0	121	35.9	44	29.4	47	87.8	9	279.2	513	460.3
September	312	31.0	101	30.6	32	20.9	29	57.9	7	66.8	481	207.2
October	276	26.7	96	28.0	49	34.4	36	67.6	6	52.6	463	209.3

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
<b>SYDNEY STATISTICAL DIVISION</b>						
<i>Houses</i>	1,433	160,342	26	2,151	1,459	162,693
Brick, stone, or concrete	109	19,074	—	—	109	19,074
Brick-veneer	1,251	133,332	26	2,151	1,277	135,483
Timber	48	4,022	—	—	48	4,022
Fibre cement	15	2,965	—	—	15	2,965
Other materials	10	1,149	—	—	10	1,149
Other residential buildings	1,198	107,784	36	2,264	1,234	110,048
<b>Total residential buildings</b>	<b>2,631</b>	<b>268,325</b>	<b>62</b>	<b>4,415</b>	<b>2,693</b>	<b>272,741</b>
<b>HUNTER STATISTICAL DIVISION</b>						
<i>Houses</i>	313	30,945	4	318	317	31,262
Brick, stone, or concrete	30	3,374	—	—	30	3,374
Brick-veneer	251	25,153	4	318	255	25,471
Timber	18	1,427	—	—	18	1,427
Fibre cement	11	627	—	—	11	627
Other materials	3	363	—	—	3	363
Other residential buildings	95	6,709	5	398	100	7,107
<b>Total residential buildings</b>	<b>408</b>	<b>37,654</b>	<b>9</b>	<b>715</b>	<b>417</b>	<b>38,369</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>						
<i>Houses</i>	228	23,586	—	—	228	23,586
Brick, stone, or concrete	13	1,478	—	—	13	1,478
Brick-veneer	189	19,962	—	—	189	19,962
Timber	15	1,444	—	—	15	1,444
Fibre cement	9	544	—	—	9	544
Other materials	2	158	—	—	2	158
Other residential buildings	68	5,019	—	—	68	5,019
<b>Total residential buildings</b>	<b>296</b>	<b>28,605</b>	<b>—</b>	<b>—</b>	<b>296</b>	<b>28,605</b>
<b>BALANCE OF NEW SOUTH WALES</b>						
<i>Houses</i>	835	80,577	3	242	838	80,819
Brick, stone, or concrete	113	12,254	2	140	115	12,393
Brick-veneer	541	54,823	1	102	542	54,925
Timber	73	5,840	—	—	73	5,840
Fibre cement	60	3,839	—	—	60	3,839
Other materials	48	3,820	—	—	48	3,820
Other residential buildings	252	16,989	9	593	261	17,582
<b>Total residential buildings</b>	<b>1,087</b>	<b>97,566</b>	<b>12</b>	<b>834</b>	<b>1,099</b>	<b>98,400</b>
<b>NEW SOUTH WALES</b>						
<i>Houses</i>	2,809	295,649	33	2,710	2,842	298,360
Brick, stone, or concrete	265	36,181	2	140	267	36,320
Brick-veneer	2,232	233,270	31	2,571	2,263	235,841
Timber	154	12,734	—	—	154	12,734
Fibre cement	95	7,975	—	—	95	7,975
Other materials	63	5,490	—	—	63	5,490
Other residential buildings	1,613	136,501	50	3,254	1,663	139,755
<b>Total residential buildings</b>	<b>4,422</b>	<b>432,150</b>	<b>83</b>	<b>5,965</b>	<b>4,505</b>	<b>438,115</b>

(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  
OCTOBER 1994

Statistical division	Other residential building									Total residential building
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
		Total	Total	Total	Total	Total	Total			
NUMBER OF DWELLING UNITS										
Sydney	1,459	242	263	505	180	47	502	729	1,234	2,693
Hunter	317	67	7	74	26	—	—	26	100	417
Illawarra	228	28	36	64	4	—	—	4	68	296
Richmond-Tweed	152	30	10	40	20	—	—	20	60	212
Mid-North Coast	152	27	7	34	43	—	—	43	77	229
Northern	60	12	—	12	2	—	—	2	14	74
North Western	49	4	—	4	2	—	—	2	6	55
Central West	87	6	—	6	25	—	—	25	31	118
South Eastern	154	15	—	15	2	—	24	26	41	195
Murrumbidgee	128	4	2	6	24	—	—	24	30	158
Murray	54	—	—	—	2	—	—	2	2	56
Far West	2	—	—	—	—	—	—	—	—	2
<b>New South Wales</b>	<b>2,842</b>	<b>435</b>	<b>325</b>	<b>760</b>	<b>330</b>	<b>47</b>	<b>526</b>	<b>903</b>	<b>1,663</b>	<b>4,505</b>
VALUE (\$'000)										
Sydney	162,693	17,205	28,764	45,970	12,516	4,295	47,267	64,078	110,048	272,741
Hunter	31,262	4,819	651	5,470	1,637	—	—	1,637	7,107	38,369
Illawarra	23,586	2,043	2,697	4,740	279	—	—	279	5,019	28,605
Richmond-Tweed	13,844	2,073	1,250	3,323	1,673	—	—	1,673	4,996	18,841
Mid-North Coast	16,075	1,598	478	2,076	2,953	—	—	2,953	5,029	21,104
Northern	5,806	922	—	922	175	—	—	175	1,097	6,902
North Western	4,765	279	—	279	90	—	—	90	369	5,134
Central West	7,831	444	—	444	1,283	—	—	1,283	1,727	9,557
South Eastern	14,893	1,057	—	1,057	150	—	1,000	1,150	2,207	17,100
Murrumbidgee	11,538	258	200	458	1,570	—	—	1,570	2,028	13,566
Murray	5,857	—	—	—	130	—	—	130	130	5,987
Far West	210	—	—	—	—	—	—	—	—	210
<b>New South Wales</b>	<b>298,360</b>	<b>30,698</b>	<b>34,040</b>	<b>64,738</b>	<b>22,455</b>	<b>4,295</b>	<b>48,267</b>	<b>75,017</b>	<b>139,755</b>	<b>438,115</b>

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE, NSW

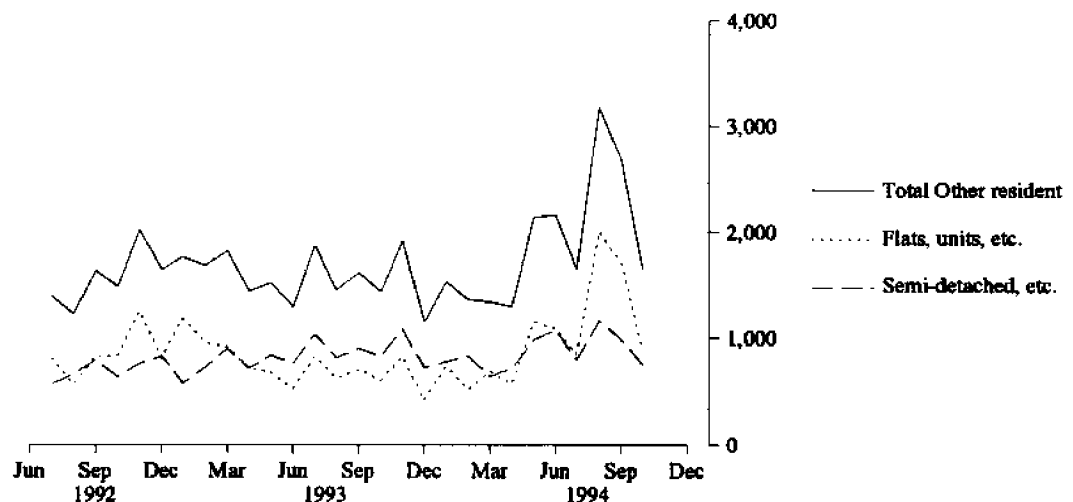


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, OCTOBER 1994

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SYDNEY STATISTICAL DIVISION</b>										
Botany (A)	1	—	200	—	—	—	249	100	100	549
Leichhardt (A)	3	—	275	16	—	1,140	3,097	1,059	2,366	6,878
Marrickville (A)	2	—	120	—	—	—	1,035	—	—	1,155
South Sydney (C)	3	—	484	27	—	1,767	2,846	4,421	5,633	10,731
Sydney (C)—Inner and Remainder	—	—	—	—	—	—	—	10,420	12,422	12,422
Inner Sydney (SSD)	9	—	1,079	43	—	2,907	7,227	16,000	20,522	31,735
Randwick (C)	7	—	1,165	10	—	900	2,458	315	415	4,938
Waverley (A)	—	—	—	6	—	700	1,918	—	—	2,618
Woollahra (A)	4	—	2,090	—	—	—	4,885	95	95	7,070
Eastern Suburbs (SSD)	11	—	3,255	16	—	1,600	9,261	410	510	14,627
Hurstville (C)	9	—	971	8	—	790	506	2,589	6,287	8,554
Kogarah (A)	12	—	1,822	4	—	480	711	50	50	3,063
Rockdale (A)	8	—	1,283	19	—	1,673	794	2,164	2,164	5,914
Sutherland Shire (A)	61	—	8,966	57	—	4,143	3,619	1,775	2,105	18,832
St George—Sutherland (SSD)	90	—	13,042	88	—	7,086	5,629	6,578	10,606	36,363
Bankstown (C)	76	—	6,181	18	—	940	1,708	1,522	1,522	10,351
Canterbury (A)	9	—	1,367	15	—	1,424	1,295	1,100	1,100	5,186
Canterbury—Bankstown (SSD)	85	—	7,548	33	—	2,364	3,003	2,622	2,622	15,537
Fairfield (C)	35	—	4,259	38	—	3,391	585	3,050	3,145	11,379
Liverpool (C)	96	17	12,730	60	—	4,058	860	1,826	1,826	19,473
Fairfield—Liverpool (SSD)	131	17	16,988	98	—	7,449	1,444	4,876	4,971	30,852
Camden (A)	90	—	8,930	5	—	300	365	2,399	2,399	11,993
Campbelltown (C)	26	—	2,607	4	—	235	1,053	420	2,208	6,102
Wollondilly (A)	30	—	3,123	2	—	204	381	50	50	3,758
Outer South Western Sydney (SSD)	146	—	14,659	11	—	739	1,799	2,869	4,657	21,854
Ashfield (A)	1	—	150	—	—	—	825	80	80	1,055
Burwood (A)	2	—	230	44	—	3,900	487	85	2,867	7,484
Concord (A)	2	—	354	19	—	2,580	610	—	—	3,544
Drummoyne (A)	3	—	340	—	—	—	1,035	—	—	1,375
Strathfield (A)	5	—	1,585	—	—	—	269	500	1,114	2,968
Inner Western Sydney (SSD)	13	—	2,659	63	—	6,480	3,225	665	4,061	16,426

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SYDNEY STATISTICAL DIVISION—continued</b>										
Auburn (A)	6	—	428	10	—	830	371	261	261	1,890
Holroyd (C)	7	—	486	35	—	2,260	622	4,322	4,322	7,690
Parramatta (C)	11	—	1,006	49	—	3,152	1,605	320	3,311	9,074
Central Western Sydney (SSD)	24	—	1,920	94	—	6,242	2,598	4,903	7,894	18,654
Blue Mountains (C)	34	—	3,200	19	—	1,275	1,657	55	55	6,187
Hawkesbury (C)	26	—	3,056	2	—	120	295	652	3,567	7,038
Penrith (C)	129	—	11,162	14	—	1,184	1,806	8,133	8,213	22,366
Outer Western Sydney (SSD)	189	—	17,418	35	—	2,579	3,758	8,840	11,835	35,591
Baulkham Hills (A)	51	—	9,305	16	—	1,654	1,387	1,634	1,634	13,980
Blacktown (C)	325	9	25,402	75	36	7,402	2,418	14,262	15,331	50,554
Blacktown-Baulkham Hills (SSD)	376	9	34,707	91	36	9,056	3,805	15,896	16,965	64,533
Hunter's Hill (A)	1	—	450	—	—	—	330	—	—	780
Lane Cove (A)	2	—	201	—	—	—	223	112	112	536
Mosman (A)	6	—	3,538	2	—	350	2,253	300	300	6,441
North Sydney (A)	3	—	757	65	—	12,760	2,378	3,060	3,330	19,225
Ryde (C)	19	—	2,392	26	—	2,500	2,422	345	1,361	8,675
Willoughby (C)	6	—	869	190	—	18,740	2,349	3,430	4,194	26,153
Lower Northern Sydney (SSD)	37	—	8,207	283	—	34,350	9,955	7,247	9,297	61,809
Hornsby (A)	66	—	7,910	231	—	19,306	1,905	1,400	6,270	35,391
Ku-ring-gai (A)	17	—	3,794	18	—	2,200	4,805	583	583	11,382
Hornsby-Ku-ring-gai (SSD)	83	—	11,704	249	—	21,506	6,710	1,983	6,853	46,773
Manly (A)	3	—	600	4	—	535	1,799	1,825	1,825	4,759
Pittwater (A)	19	—	3,184	2	—	250	3,518	159	159	7,112
Warringah (A)	23	—	5,110	36	—	3,534	2,627	1,045	5,032	16,304
Northern Beaches (SSD)	45	—	8,894	42	—	4,319	7,944	3,029	7,016	28,174
Gosford (C)	101	—	12,214	40	—	2,587	3,654	3,152	3,152	21,607
Wyang (A)	93	—	8,396	12	—	783	1,724	7,274	8,294	19,197
Gosford-Wyang (SSD)	194	—	20,610	52	—	3,370	5,379	10,426	11,446	40,804
<b>Sydney (SD)</b>	<b>1,433</b>	<b>26</b>	<b>162,693</b>	<b>1,198</b>	<b>36</b>	<b>110,048</b>	<b>71,737</b>	<b>86,343</b>	<b>119,253</b>	<b>463,731</b>

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>HUNTER STATISTICAL DIVISION</b>										
Cessnock (C)	14	—	1,043	5	—	250	245	840	1,010	2,548
Lake Macquarie (C)	89	—	9,358	21	—	1,453	1,587	25,333	25,388	37,786
Maitland (C)	36	3	3,615	9	2	746	229	—	—	4,591
Newcastle (C)—Inner and Remainder	47	1	4,449	26	—	1,800	1,853	2,056	4,306	12,408
Port Stephens (A)	52	—	5,590	10	—	722	1,082	1,589	3,197	10,591
Newcastle (SSD)	238	4	24,056	71	2	4,971	4,996	29,818	33,901	67,924
Dungog (A)	8	—	597	—	—	—	—	—	—	597
Gloucester (A)	1	—	62	—	—	—	48	100	100	210
Great Lakes (A)	26	—	2,532	16	3	1,621	189	903	903	5,245
Merrima (A)	1	—	40	—	—	—	—	—	—	40
Murrumbidgee (A)	1	—	65	—	—	—	—	—	—	65
Muswellbrook (A)	15	—	1,365	2	—	165	148	80	80	1,758
Scone (A)	6	—	567	—	—	—	64	53	53	684
Singleton (A)	17	—	1,979	6	—	350	351	—	—	2,680
Hunter SD Balance (SSD)	75	—	7,206	24	3	2,136	800	1,136	1,136	11,278
<b>Hunter (SD)</b>	<b>313</b>	<b>4</b>	<b>31,262</b>	<b>95</b>	<b>5</b>	<b>7,107</b>	<b>5,795</b>	<b>30,954</b>	<b>35,037</b>	<b>79,201</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>										
Kiama (A)	10	—	1,133	4	—	305	315	112	112	1,865
Shellharbour (A)	43	—	4,151	4	—	213	671	—	151	5,186
Wollongong (C)	53	—	6,640	46	—	3,364	2,724	1,760	1,760	14,488
Wollongong (SSD)	106	—	11,924	54	—	3,862	3,710	1,872	2,023	21,539
Shoalhaven (C)	71	—	6,201	8	—	495	1,062	850	3,950	11,708
Wingecarribee (A)	51	—	5,461	6	—	643	579	85	85	6,768
Illawarra SD Balance (SSD)	122	—	11,662	14	—	1,138	1,641	935	4,035	18,476
<b>Illawarra (SD)</b>	<b>228</b>	<b>—</b>	<b>23,586</b>	<b>68</b>	<b>—</b>	<b>5,019</b>	<b>5,351</b>	<b>2,807</b>	<b>6,058</b>	<b>40,015</b>
<b>RICHMOND-TWEED STATISTICAL DIVISION</b>										
Tweed (A) Pt A	30	—	2,819	17	—	1,070	415	1,230	1,230	5,534
Tweed Heads (SSD)	30	—	2,819	17	—	1,070	415	1,230	1,230	5,534
Ballina (A)	31	—	3,194	18	—	1,949	333	675	675	6,151
Byron (A)	28	—	2,443	10	—	888	302	320	320	3,953
Casino (A)	6	—	469	—	—	—	37	100	100	606
Kyogle (A)	6	—	486	—	—	—	37	—	—	523
Lismore (C)	28	—	2,554	4	—	242	185	225	225	3,206
Richmond River (A)	5	—	474	3	—	300	192	55	55	1,021
Tweed (A) Pt B	18	—	1,405	8	—	548	95	—	150	2,198
Richmond-Tweed SD Balance (SSD)	122	—	11,025	43	—	3,926	1,182	1,375	1,525	17,658
<b>Richmond-Tweed (SD)</b>	<b>152</b>	<b>—</b>	<b>13,844</b>	<b>60</b>	<b>—</b>	<b>4,996</b>	<b>1,596</b>	<b>2,685</b>	<b>2,755</b>	<b>23,192</b>

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>MID-NORTH COAST STATISTICAL DIVISION</b>										
Bellingen (A)	6	—	694	2	—	136	78	—	—	908
Coffs Harbour (C)	50	—	4,791	10	—	720	513	1,671	1,671	7,694
Copmanhurst (A)	2	—	220	2	—	140	125	160	160	645
Grafton (C)	2	—	201	—	—	—	120	157	157	478
Maclean (A)	13	—	1,266	11	3	800	123	—	—	2,189
Nambucca (A)	5	—	460	2	—	110	100	55	55	725
Nymboida (A)	—	—	—	—	—	—	—	—	—	—
Ulmara (A)	2	—	240	—	—	—	15	—	—	255
Clarence (SSD)	80	—	7,873	27	3	1,906	1,073	2,043	2,043	12,894
Greater Taree (C)	18	—	2,032	37	—	2,545	454	707	707	5,738
Hastings (A)	42	—	4,952	8	—	458	233	225	225	5,868
Kempsey (A)	12	—	1,219	2	—	120	72	1,200	1,200	2,611
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	72	—	8,202	47	—	3,123	759	2,132	2,132	14,217
<b>Mid-North Coast (SD)</b>	<b>152</b>	<b>—</b>	<b>16,075</b>	<b>74</b>	<b>3</b>	<b>5,029</b>	<b>1,832</b>	<b>4,175</b>	<b>4,175</b>	<b>27,111</b>
<b>NORTHERN STATISTICAL DIVISION</b>										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	—	—	—	—	—	—	—	—	—	—
Gunnedah (A)	2	—	132	2	—	175	97	150	430	834
Inverell (A) Pt A	3	—	270	—	—	—	—	—	—	270
Manilla (A)	2	—	127	—	—	—	—	—	—	127
Nundle (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	4	—	308	—	—	—	256	150	150	714
Quirindi (A)	3	—	270	—	—	—	16	—	—	286
Tamworth (C)	15	—	1,664	2	4	422	253	100	533	2,872
Yallaroi (A)	—	—	—	—	—	—	—	—	—	—
Northern Slopes (SSD)	29	—	2,772	4	4	597	622	400	1,113	5,104
Armidale (C)	4	—	586	6	—	500	112	280	280	1,477
Dumaresq (A)	1	—	80	—	—	—	81	—	—	161
Glen Innes (A)	2	—	170	—	—	—	—	—	—	170
Guyra (A)	2	—	102	—	—	—	35	—	—	137
Inverell (A) Pt B	8	—	884	—	—	—	65	—	—	949
Severn (A)	1	—	140	—	—	—	—	—	—	140
Tenterfield (A)	5	—	283	—	—	—	19	80	80	382
Uralla (A)	3	—	240	—	—	—	66	—	—	306
Walcha (A)	1	—	130	—	—	—	25	—	—	155
Northern Tablelands (SSD)	27	—	2,614	6	—	500	402	360	360	3,876
Moree Plains (A)	1	—	115	—	—	—	12	200	200	327
Narrabri (A)	3	—	304	—	—	—	31	—	—	335
North Central Plain (SSD)	4	—	419	—	—	—	43	200	200	662
<b>Northern (SD)</b>	<b>60</b>	<b>—</b>	<b>5,806</b>	<b>10</b>	<b>4</b>	<b>1,097</b>	<b>1,066</b>	<b>960</b>	<b>1,673</b>	<b>9,642</b>

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>NORTH WESTERN STATISTICAL DIVISION</b>										
Coolah (A)	1	—	40	—	—	—	11	—	—	51
Coonabarabran (A)	1	—	78	—	—	—	—	—	—	78
Dubbo (C)	29	—	3,037	2	—	142	344	338	338	3,861
Gilgandra (A)	—	—	—	—	2	137	20	105	105	261
Mudgee (A)	5	—	627	—	—	—	125	—	—	751
Narromine (A)	5	—	366	—	—	—	20	—	—	386
Wellington (A)	—	—	—	—	—	—	207	—	—	207
Central Macquarie (SSD)	41	—	4,148	2	2	279	726	443	443	5,596
Bogan (A)	1	—	78	—	—	—	10	150	150	238
Coonamble (A)	—	—	—	—	—	—	20	—	—	20
Walgett (A)	3	—	278	2	—	90	15	—	—	383
Warren (A)	—	—	—	—	—	—	31	6,000	6,000	6,031
Macquarie-Barwon (SSD)	4	—	356	2	—	90	75	6,150	6,150	6,671
Bourke (A)	—	—	—	—	—	—	23	—	—	23
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—
Cobar (A)	4	—	261	—	—	—	77	—	—	338
Upper Darling (SSD)	4	—	261	—	—	—	100	—	—	361
North Western (SD)	49	—	4,765	4	2	369	901	6,593	6,593	12,628
<b>CENTRAL WEST STATISTICAL DIVISION</b>										
Bathurst (C)	17	2	1,588	4	—	250	159	125	125	2,122
Blayney (A) Pt A	2	—	208	—	—	—	215	480	480	903
Cabonne (A) Pt A	3	—	289	—	—	—	—	—	—	289
Evans (A) Pt A	—	—	—	—	—	—	—	—	—	—
Orange (C)	14	—	1,411	8	—	440	229	100	1,988	4,068
Bathurst-Orange (SSD)	36	2	3,495	12	—	690	603	705	2,593	7,381
Blayney (A) Pt B	1	—	104	—	—	—	—	—	—	104
Cabonne (A) Pt B	1	—	50	—	—	—	—	—	—	50
Evans (A) Pt B	—	—	—	—	—	—	—	—	—	—
Greater Lithgow (C)	8	—	870	9	—	423	20	130	130	1,442
Oberon (A)	8	—	585	—	—	—	20	78	78	683
Rylstone (A)	—	—	—	—	—	—	65	—	—	65
Central Tablelands (excl. Bathurst-Orange) (SSD)	18	—	1,609	9	—	423	105	208	208	2,344
Bland (A)	4	—	279	—	—	—	—	—	—	279
Cabonne (A) Pt C	4	—	248	—	—	—	32	—	—	280
Cowra (A)	7	—	497	—	—	—	106	—	—	603
Forbes (A)	4	—	447	6	—	364	27	180	180	1,018
Lachlan (A)	1	—	80	—	—	—	32	—	—	112
Purkes (A)	10	—	1,072	4	—	250	118	190	190	1,630
Weddin (A)	1	—	105	—	—	—	—	—	—	105
Lachlan (SSD)	31	—	2,727	10	—	614	316	370	370	4,026
Central West (SD)	85	2	7,831	31	—	1,727	1,023	1,283	3,171	13,752



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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SOUTH EASTERN STATISTICAL DIVISION</b>										
Queanbeyan (C)	17	—	2,110	9	—	510	160	126	126	2,906
Queanbeyan (SSD)	17	—	2,110	9	—	510	160	126	126	2,906
Boorowa (A)	—	—	—	—	—	—	15	50	50	65
Crookwell (A)	5	—	405	—	—	—	—	—	—	405
Goulburn (C)	6	—	460	—	—	—	63	—	232	754
Gunning (A)	7	—	659	—	—	—	—	—	—	659
Harden (A)	8	—	475	—	—	—	32	—	—	507
Mulwaree (A)	13	—	853	—	—	—	34	50	50	937
Tallaganda (A)	4	—	217	—	—	—	10	—	—	227
Yarrowlumla (A)	7	—	834	—	—	—	193	—	—	1,027
Yass (A)	18	—	2,197	—	—	—	94	2,145	4,202	6,493
Young (A)	9	—	896	—	—	—	34	200	200	1,130
Southern Tablelands (excl. Queanbeyan) (SSD)	77	—	6,993	—	—	—	475	2,443	4,734	12,202
Bega Valley (A)	18	—	1,816	—	—	—	508	—	—	2,325
Eurobodalla (A)	28	—	2,634	4	—	390	330	6,427	6,427	9,781
Lower South Coast (SSD)	46	—	4,451	4	—	390	838	6,427	6,427	12,106
Bombala (A)	1	—	80	—	—	—	—	—	—	80
Cooma-Monaro (A)	8	—	823	—	—	—	156	215	215	1,194
Snowy River (A)	5	—	436	28	—	1,307	107	—	—	1,850
Snowy (SSD)	14	—	1,339	28	—	1,307	263	215	215	3,124
<b>South Eastern (SD)</b>	<b>154</b>	<b>—</b>	<b>14,893</b>	<b>41</b>	<b>—</b>	<b>2,207</b>	<b>1,737</b>	<b>9,213</b>	<b>11,502</b>	<b>30,338</b>
<b>MURRUMBIDGEE STATISTICAL DIVISION</b>										
Coolamon (A)	2	—	163	—	—	—	30	—	—	193
Cootamundra (A)	2	—	215	—	—	—	50	90	90	355
Gundagai (A)	2	—	125	—	—	—	31	—	—	157
Junee (A)	1	—	72	—	—	—	12	—	—	84
Lockhart (A)	1	—	125	—	—	—	—	—	—	125
Narrandera (A)	3	—	254	—	—	—	45	—	—	299
Temora (A)	3	—	220	—	—	—	—	—	—	220
Turnut (A)	6	—	622	—	—	—	74	90	90	786
Wagga Wagga (C)	82	1	7,357	22	—	1,348	1,109	10,387	10,387	20,201
Central Murrumbidgee (SSD)	102	1	9,154	22	—	1,348	1,350	10,567	10,567	22,418
Carrathool (A)	—	—	—	2	—	200	—	—	—	200
Griffith (C)	13	—	1,450	6	—	480	159	529	529	2,618
Hay (A)	3	—	203	—	—	—	—	60	60	263
Lecton (A)	4	—	416	—	—	—	—	410	489	904
Murrumbidgee (A)	5	—	316	—	—	—	—	—	—	316
Lower Murrumbidgee (SSD)	25	—	2,385	8	—	680	159	999	1,078	4,301
<b>Murrumbidgee (SD)</b>	<b>127</b>	<b>1</b>	<b>11,538</b>	<b>38</b>	<b>—</b>	<b>2,028</b>	<b>1,509</b>	<b>11,566</b>	<b>11,644</b>	<b>26,719</b>

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>MURRAY STATISTICAL DIVISION</b>										
Albury (C)	28	—	3,450	2	—	130	220	661	1,833	5,633
Hume (A)	5	—	587	—	—	—	58	—	—	645
Albury (SSD)	33	—	4,037	2	—	130	278	661	1,833	6,278
Corowa (A)	5	—	487	—	—	—	45	—	—	532
Culcairn (A)	—	—	—	—	—	—	—	—	—	—
Holbrook (A)	1	—	67	—	—	—	199	—	—	266
Tumbarumba (A)	2	—	128	—	—	—	25	50	50	203
Urana (A)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	8	—	682	—	—	—	269	50	50	1,002
Berrigan (A)	3	—	310	—	—	—	55	—	5,070	5,435
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	3	—	236	—	—	—	—	—	—	236
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	3	—	212	—	—	—	90	275	275	577
Wakool (A)	2	—	175	—	—	—	—	—	—	175
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	11	—	933	—	—	—	145	275	5,345	6,423
Balranald (A)	—	—	—	—	—	—	—	—	—	—
Wentworth (A)	2	—	204	—	—	—	47	—	160	411
Murray-Darling (SSD)	2	—	204	—	—	—	47	—	160	411
Murray (SD)	54	—	5,857	2	—	130	739	986	7,388	14,114
<b>FAR WEST STATISTICAL DIVISION</b>										
Broken Hill (C)	2	—	210	—	—	—	101	50	50	361
Central Darling (A)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	2	—	210	—	—	—	101	50	50	361
<b>NEW SOUTH WALES</b>										
New South Wales	2,809	33	298,360	1,613	50	139,755	93,388	157,535	209,301	740,804

## EXPLANATORY NOTES

### Introduction

This publication contains monthly details of building work approved.

2. Statistics of building work approved are compiled from:
- permits issued by local government authorities in areas subject to building control by those authorities; and
  - 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:
- all 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.
  - 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 live-stock. 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 *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.
- 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 NSW 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
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

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 May 1994 to October 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 (November 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 November 1994, the trend estimate for that month would be 2,779, a movement of 1.1 per cent. The monthly movements in the trend estimates for August, September and October 1994, which are currently estimated to be -0.7 per cent, -0.6 per cent and -0.5 per cent respectively, would be revised to -0.2 per cent, 0.5 per cent and 1.1 per cent. On the other hand, a 6 per cent seasonally adjusted decline in the number of private houses approved in November 1994 would produce a trend estimate for November of 2,626, a movement of -0.8 per cent, with the movements in the trend estimates for August, September and October 1994 being revised to -1.0 per cent, -0.9 per cent and -0.7 per cent, respectively.

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

	Trend estimate		Revised trend estimate if November 1994 seasonally adjusted estimate—			
	No.	% change on previous month	is up 6% on October 1994		is down 6% on October 1994	
			No.	% change on previous month	No.	% change on previous month
1994—						
May	2,724	1.5	2,720	1.4	2,727	1.6
June	2,730	0.2	2,724	0.1	2,736	0.3
July	2,715	-0.6	2,711	-0.5	2,718	-0.7
August	2,695	-0.7	2,706	-0.2	2,689	-1.0
September	2,678	-0.6	2,719	0.5	2,666	-0.9
October	2,664	-0.5	2,748	1.1	2,647	-0.7
November	n.y.a.	n.y.a.	2,779	1.1	2,626	-0.8

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

	Trend estimate		Revised trend estimate if November 1994 seasonally adjusted estimate—			
			is up 6% on October 1994		is down 6% on October 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
May	2,790	1.6	2,787	1.5	2,794	1.7
June	2,797	0.2	2,790	0.1	2,803	0.3
July	2,780	-0.6	2,776	-0.5	2,782	-0.7
August	2,755	-0.9	2,766	-0.4	2,750	-1.2
September	2,733	-0.8	2,775	0.3	2,722	-1.0
October	2,711	-0.8	2,800	0.9	2,700	-0.8
November	n.y.a.	n.y.a.	2,829	1.0	2,678	-0.8

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

	Trend estimate		Revised trend estimate if November 1994 seasonally adjusted estimate—			
			is up 8% on October 1994		is down 8% on October 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
May	4,619	5.5	4,623	5.6	4,638	6.0
June	4,836	4.7	4,844	4.8	4,870	5.0
July 5,000	3.4	5,003	3.3	5,015	3.0	
August	5,094	1.9	5,084	1.6	5,050	0.7
September	5,134	0.8	5,108	0.5	4,996	-1.1
October	5,109	-0.5	5,100	-0.2	4,889	-2.1
November	n.y.a.	n.y.a.	5,068	-0.6	4,749	-2.9

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

	Trend estimate		Revised trend estimate if November 1994 seasonally adjusted estimate—			
			is up 8% on October 1994		is down 8% on October 1994	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
1994—						
May	439.7	8.4	440.8	8.7	442.1	9.0
June	475.5	8.2	477.6	8.4	480.0	8.6
July	505.8	6.4	506.8	6.1	508.0	5.8
August	526.4	4.1	523.6	3.3	520.4	2.4
September	537.6	2.1	528.7	1.0	518.1	-0.4
October	539.9	0.4	526.0	-0.5	505.9	-2.4
November	n.y.a.	n.y.a.	517.3	-1.7	487.0	-3.7

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

	Trend estimate		Revised trend estimate if November 1994 seasonally adjusted estimate—			
			is up 8% on October 1994		is down 8% on October 1994	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
1994—						
May	90.9	1.3	91.0	1.4	91.3	1.7
June	92.7	2.0	92.8	2.1	93.3	2.3
July	95.4	3.0	95.5	2.9	95.7	2.6
August	98.6	3.4	98.5	3.2	97.8	2.2
September	101.5	2.9	100.8	2.3	98.5	0.7
October	103.4	1.9	102.0	1.2	97.8	-0.7
November	n.y.a.	n.y.a.	102.7	0.6	96.3	-1.5



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