

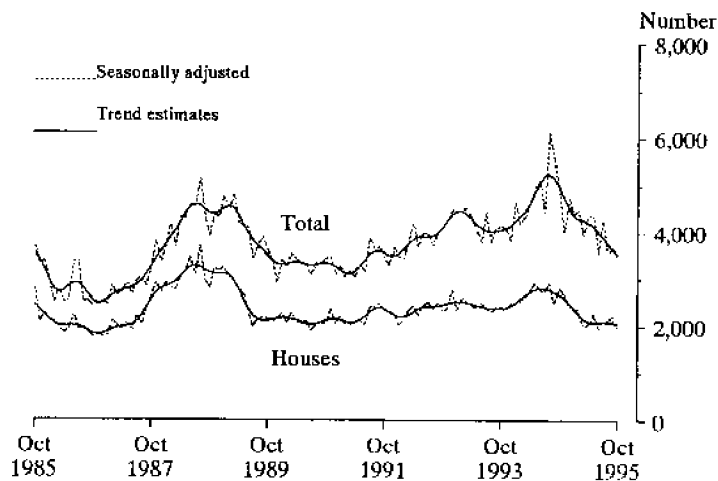
## BUILDING APPROVALS, NEW SOUTH WALES, OCTOBER 1995

### MAIN FEATURES

#### NUMBER OF DWELLING UNITS APPROVED

	October 1994	September 1995	October 1995	October 1994 to October 1995 change	September 1995 to October 1995 change
Original series	4,609	3,868	3,544	-23.1%	-8.4%
Seasonally adjusted	4,822	3,624	3,481	-27.8%	-3.9%
Trend estimate	4,955	3,652	3,528	-28.8%	-3.4%

#### DWELLING UNITS APPROVED



#### Dwelling Units

- The trend estimate of the total number of dwelling units approved in October 1995 was 3,528, a fall of 3.4% on last month (3,652) and 28.8% lower than October 1994 (4,955).
- There needs to be an increase next month of more than 16% in the seasonally adjusted figure for total dwelling units for this trend to reverse direction. The historical average movement of this series, regardless of sign, is 8%.
- The trend estimate for private sector houses approved in October was 1,999, a decrease of 1.1% on the September 1995 figure. In order for this trend to flatten out there will need to be an increase of almost 15% next month in the seasonally adjusted figure for private sector houses. The historical average movement of this series, regardless of sign, is 7%.
- In original (unadjusted) terms the total number of dwelling units approved in New South Wales was 3,544, a decrease of 8.4% on September 1995 (3,868) and 23.1% lower than October 1994 (4,609).

#### Value of new residential building

- The trend estimate value of new residential building for October 1995 was \$371.2 million, a drop of 1.1% on the September 1995 figure.
- Expressed as average 1989-90 prices, the value of new residential building work for the September quarter 1995 was \$1,151.3 million, a slight fall on the previous quarter but a 30.4% decrease on the September quarter 1994.

#### Value of total building

- When expressed as average 1989-90 prices the value of total building work approved for the September quarter 1995 was \$2,502.1 million, a 9.2% decrease on the June quarter.

#### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.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

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
<b>SYDNEY STATISTICAL DIVISION</b>										
1992-93	12,915	462	13,377	10,752	1,742	12,494	1,011	24,670	2,212	26,882
1993-94	13,691	240	13,931	12,090	1,048	13,138	2,043	27,811	1,301	29,112
1994-95	13,834	255	14,089	16,919	1,012	17,931	1,778	32,513	1,285	33,798
<i>July-October—</i>										
1994-95	5,357	127	5,484	6,746	318	7,064	943	13,046	445	13,491
1995-96	4,591	105	4,696	4,788	370	5,158	211	9,590	475	10,065
<i>1994—</i>										
August	1,439	41	1,480	2,541	72	2,613	121	4,101	113	4,214
September	1,220	28	1,248	2,022	115	2,137	719	3,961	143	4,104
October	1,433	26	1,459	1,198	36	1,234	77	2,708	62	2,770
November	1,415	12	1,427	1,154	17	1,171	82	2,651	29	2,680
December	979	4	983	1,513	69	1,582	85	2,577	73	2,650
<i>1995—</i>										
January	1,032	15	1,047	1,185	61	1,246	117	2,326	84	2,410
February	1,014	23	1,037	1,355	10	1,365	125	2,494	33	2,527
March	912	25	937	1,475	64	1,539	38	2,425	89	2,514
April	918	21	939	1,009	174	1,183	250	2,177	195	2,372
May	1,276	22	1,298	1,597	203	1,800	55	2,921	232	3,153
June	931	6	937	885	96	981	83	1,896	105	2,001
July	1,225	6	1,231	1,551	127	1,678	41	2,817	133	2,950
August	1,147	18	1,165	913	200	1,113	38	2,098	218	2,316
September	1,177	74	1,251	1,225	10	1,235	81	2,483	84	2,567
October	1,042	7	1,049	1,099	33	1,132	51	2,192	40	2,232
<b>NEW SOUTH WALES</b>										
1992-93	28,653	869	29,522	16,308	2,667	18,975	1,365	46,318	3,544	49,862
1993-94	30,051	561	30,612	17,744	1,554	19,298	2,453	50,234	2,129	52,363
1994-95	28,578	423	29,001	21,979	1,811	23,790	2,073	52,604	2,260	54,864
<i>July-October—</i>										
1994-95	11,150	189	11,339	8,670	513	9,183	1,063	20,880	705	21,585
1995-96	8,593	157	8,750	5,855	554	6,409	288	14,736	711	15,447
<i>1994—</i>										
August	2,985	61	3,046	3,078	100	3,178	139	6,202	161	6,363
September	2,728	34	2,762	2,545	145	2,690	758	6,031	179	6,210
October	2,809	33	2,842	1,613	50	1,663	104	4,526	83	4,609
November	2,865	21	2,886	1,564	40	1,604	99	4,528	61	4,589
December	2,029	11	2,040	1,946	113	2,059	104	4,079	124	4,203
<i>1995—</i>										
January	2,041	17	2,058	1,527	161	1,688	134	3,694	186	3,880
February	1,998	30	2,028	1,755	60	1,815	150	3,903	90	3,993
March	2,100	58	2,158	1,841	107	1,948	61	4,002	165	4,167
April	1,802	27	1,829	1,410	251	1,661	259	3,471	278	3,749
May	2,526	38	2,564	2,073	327	2,400	85	4,677	372	5,049
June	2,067	32	2,099	1,193	239	1,432	118	3,370	279	3,649
July	2,132	10	2,142	1,812	174	1,986	73	4,017	184	4,201
August	2,264	32	2,296	1,236	249	1,485	53	3,553	281	3,834
September	2,205	81	2,286	1,427	56	1,483	99	3,731	137	3,868
October	1,992	34	2,026	1,380	75	1,455	63	3,435	109	3,544

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
SYDNEY STATISTICAL DIVISION														
1992-93	1,389.5	43.3	1,432.7	1,148.8	124.2	1,273.0	2,538.3	167.4	2,705.7	708.4	1,663.3	2,407.3	4,903.1	5,821.4
1993-94	1,510.3	23.1	1,533.3	1,040.6	70.9	1,111.4	2,550.8	94.0	2,644.8	782.9	1,376.9	2,065.7	4,703.5	5,493.3
1994-95	1,639.9	26.4	1,666.3	1,745.0	76.7	1,821.7	3,384.9	103.0	3,488.0	852.4	2,206.4	2,896.8	6,437.1	7,237.2
<i>July-October—</i>														
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
1995-96	547.0	11.1	558.1	509.0	26.5	535.5	1,056.0	37.6	1,093.6	271.3	1,012.0	1,268.1	2,337.5	2,633.0
<i>1994—</i>														
August	169.5	5.1	174.6	307.9	4.5	312.5	477.4	9.6	487.0	79.1	256.3	367.4	812.0	933.5
September	143.8	2.6	146.4	232.8	8.3	241.0	376.6	10.9	387.5	120.0	73.7	139.1	567.9	646.6
October	160.5	2.2	162.7	107.8	2.3	110.0	268.3	4.4	272.7	71.7	86.3	119.3	426.4	463.7
November	161.7	1.1	162.9	115.9	1.6	117.5	277.6	2.7	280.3	74.8	102.3	146.8	454.5	501.9
December	124.7	0.4	125.0	150.2	6.6	156.8	274.9	6.9	281.8	54.8	149.1	177.6	478.6	514.2
<i>1995—</i>														
January	119.5	1.3	120.8	116.7	3.7	120.4	236.2	5.0	241.2	55.0	102.9	140.0	392.8	436.2
February	119.4	2.0	121.4	108.5	1.0	109.6	227.9	3.0	230.9	59.2	128.1	310.8	415.0	600.9
March	111.7	2.6	114.4	190.8	3.4	194.2	302.5	6.1	308.6	58.6	125.8	190.0	486.7	557.2
April	113.6	1.9	115.5	86.9	15.4	102.3	200.5	17.4	217.9	82.2	655.1	675.5	937.8	975.6
May	154.0	2.2	156.1	163.0	16.2	179.2	317.0	18.3	335.3	72.6	227.9	251.6	616.9	659.4
June	117.1	0.6	117.6	75.8	7.7	83.6	192.9	8.3	201.2	61.4	200.4	225.8	454.6	488.4
July	149.6	0.7	150.3	145.7	12.1	157.8	295.3	12.8	308.2	64.4	299.3	334.6	658.2	707.1
August	136.2	1.4	137.6	96.5	10.5	107.1	232.7	11.9	244.6	70.1	321.0	363.9	623.7	678.6
September	139.3	8.2	147.6	131.0	1.0	132.0	270.3	9.2	279.5	73.0	170.4	198.9	513.6	551.4
October	121.8	0.8	122.6	135.8	2.9	138.7	257.6	3.7	261.3	63.9	221.3	370.7	542.0	695.9
NEW SOUTH WALES														
1992-93	2,852.9	80.9	2,933.9	1,516.6	181.7	1,698.3	4,369.5	262.7	4,632.2	965.0	2,126.4	3,178.2	7,452.4	8,775.4
1993-94	3,065.8	53.3	3,119.1	1,424.1	99.9	1,523.9	4,489.9	153.1	4,643.1	1,043.1	1,895.6	2,884.1	7,420.5	8,570.2
1994-95	3,101.6	43.2	3,144.8	2,106.8	125.0	2,231.8	5,208.3	168.3	5,376.6	1,101.0	2,812.5	3,733.4	9,114.5	10,211.0
<i>July-October—</i>														
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
1995-96	947.3	16.3	963.7	587.5	39.2	626.8	1,534.8	55.6	1,590.4	357.0	1,240.7	1,541.6	3,130.6	3,489.1
<i>1994—</i>														
August	325.2	7.2	332.4	345.6	6.9	352.5	670.7	14.2	684.9	106.1	304.1	460.3	1,080.2	1,251.3
September	287.8	3.5	291.2	268.9	10.2	279.2	556.7	13.7	570.4	142.6	124.7	207.2	821.5	920.2
October	295.6	2.7	298.4	136.5	3.3	139.8	432.2	6.0	438.1	93.4	157.5	209.3	683.1	740.8
November	301.6	1.9	303.5	143.5	3.0	146.5	445.2	4.9	450.1	97.1	169.8	239.1	711.9	786.3
December	229.2	1.0	230.2	179.6	9.0	188.6	408.8	10.1	418.9	72.3	198.2	238.4	679.2	729.6
<i>1995—</i>														
January	220.4	1.5	221.8	143.2	8.1	151.2	363.5	9.5	373.1	70.5	146.1	209.3	578.8	652.9
February	215.6	2.6	218.1	137.3	3.5	140.8	352.9	6.1	359.0	76.1	161.6	363.7	590.4	798.8
March	230.8	5.7	236.5	218.7	6.0	224.7	449.4	11.8	461.2	78.7	167.9	258.5	695.8	798.4
April	202.8	2.7	205.5	113.9	20.6	134.5	316.7	23.3	340.0	99.6	695.1	724.5	1,111.3	1,164.0
May	281.0	3.4	284.4	197.7	23.6	221.3	478.7	27.0	505.7	94.6	280.5	313.2	853.1	913.5
June	233.2	3.5	236.8	97.8	17.8	115.5	331.0	21.3	352.3	84.7	262.3	303.9	677.6	740.9
July	244.4	1.2	245.6	163.0	14.9	177.9	407.4	16.1	423.5	84.7	332.1	373.2	823.2	881.3
August	247.2	2.5	249.7	120.2	14.9	135.1	367.4	17.4	384.8	90.8	418.3	481.0	876.3	956.6
September	242.1	9.3	251.3	148.4	4.1	152.4	390.5	13.3	403.8	95.3	219.3	255.6	705.0	754.6
October	213.7	3.4	217.0	155.9	5.4	161.3	369.6	8.8	378.4	86.3	271.1	431.9	726.1	896.5

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

Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
<i>1994—</i>						
August	2,864	2,931	5,944	6,133	697.9	99.7
September	2,455	2,488	5,342	5,536	486.4	115.1
October	2,748	2,818	4,659	4,822	463.0	91.7
November	2,676	2,671	3,998	3,980	408.1	89.4
December	2,417	2,426	4,698	4,738	465.0	85.8
<i>1995—</i>						
January	2,470	2,401	4,119	4,388	402.4	85.5
February	2,320	2,363	4,394	4,491	410.5	85.7
March	1,994	1,976	3,882	3,957	434.5	77.6
April r	2,006	2,049	3,952	4,348	378.5	112.2
May r	2,230	2,265	4,132	4,396	461.2	83.5
June r	1,919	1,964	3,399	3,567	343.4	83.0
July r	2,013	2,107	3,912	4,296	428.7	87.1
August r	2,105	2,126	3,308	3,607	374.8	83.3
September r	2,106	2,214	3,460	3,624	360.6	79.9
October	1,880	1,916	3,341	3,481	376.5	80.3
TREND ESTIMATES						
<i>1994—</i>						
August	2,689	2,779	5,029	5,248	465.7	97.7
September	2,668	2,735	4,970	5,147	461.9	98.2
October	2,641	2,678	4,822	4,955	453.7	95.9
November	2,586	2,597	4,617	4,719	442.9	92.2
December	2,499	2,494	4,416	4,511	433.4	88.7
<i>1995—</i>						
January	2,386	2,376	4,249	4,362	424.7	86.8
February	2,266	2,262	4,140	4,292	417.5	86.9
March	2,159	2,166	4,075	4,271	413.9	88.4
April r	2,082	2,106	3,978	4,218	410.7	89.6
May r	2,050	2,090	3,856	4,123	405.6	89.3
June r	2,040	2,092	3,736	4,012	399.0	87.7
July r	2,039	2,097	3,623	3,894	391.0	85.4
August r	2,032	2,095	3,516	3,768	382.8	83.1
September r	2,021	2,087	3,426	3,652	375.5	81.3
October	1,999	2,063	3,342	3,528	371.2	78.6

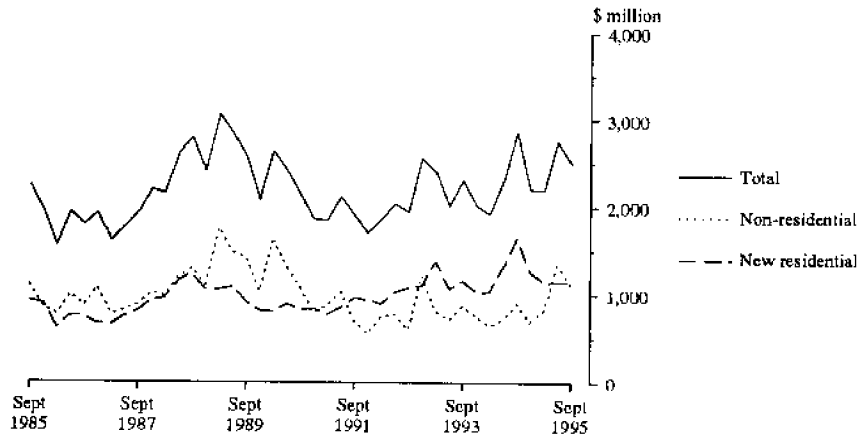
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see paragraphs 17-24 of the Explanatory Notes for a more detailed explanation. (b) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

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

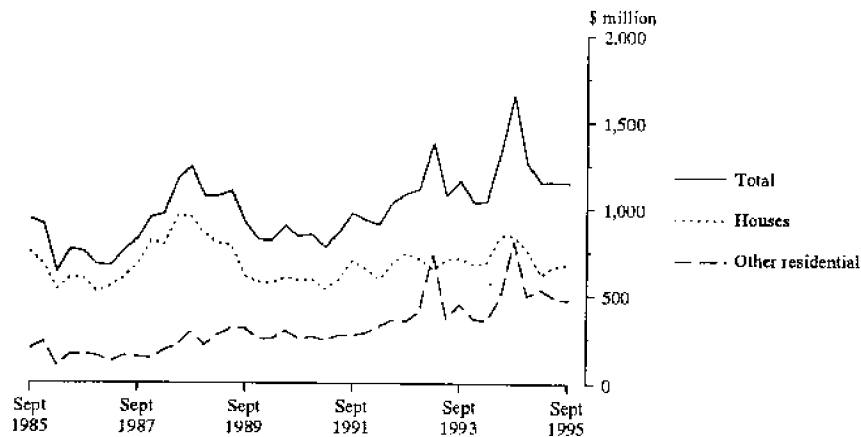
Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1992-93	2,723.4	2,800.6	1,842.8	4,643.4	921.2	2,248.8	3,361.5	7,590.5	8,926.2
1993-94	2,870.6	2,920.5	1,640.7	4,561.2	977.0	1,984.8	3,021.2	7,424.4	8,559.4
1994-95	2,849.3	2,889.0	2,334.3	5,223.2	1,011.7	2,851.1	3,789.3	8,981.6	10,024.2
<i>1994</i>									
June qtr	820.3	838.9	484.1	1,323.0	256.2	569.8	730.7	2,101.2	2,309.8
Sept. qtr	823.8	840.6	814.4	1,655.0	308.6	591.2	900.6	2,525.8	2,864.2
Dec. qtr	760.3	765.5	498.8	1,264.3	241.8	536.9	701.5	2,037.4	2,207.6
<i>1995--</i>									
Mar. qtr	605.5	614.4	536.7	1,151.1	204.7	481.4	841.6	1,823.1	2,197.4
June qtr	659.6	668.4	484.4	1,152.8	256.6	1,241.6	1,345.5	2,595.3	2,754.9
Sept. qtr	665.2	676.9	474.4	1,151.3	245.4	965.7	1,105.4	2,332.2	2,502.1

(a) See paragraphs 25-27 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 BUILDING APPROVED AT AVERAGE 1989-90 PRICES**



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

Class of building	1993-94	1994-95	July-October		1995		
			1994-95	1995-96	August	September	October
<b>PRIVATE SECTOR</b>							
New houses	3,065.8	3,101.6	1,187.0	947.3	247.2	242.1	213.7
New other residential buildings	1,424.1	2,106.8	875.1	587.5	120.2	148.4	155.9
<i>Total new residential building</i>	<b>4,489.9</b>	<b>5,208.3</b>	<b>2,062.2</b>	<b>1,534.8</b>	<b>367.4</b>	<b>390.5</b>	<b>369.6</b>
Alterations and additions to residential buildings	1,034.9	1,093.7	423.3	355.0	90.7	95.2	85.5
Hotels, etc.	75.2	284.4	18.8	179.8	3.8	7.8	1.9
Shops	301.4	587.5	263.0	252.3	141.1	56.7	30.1
Factories	272.9	381.2	113.8	112.7	22.4	38.7	29.3
Offices	362.5	348.1	120.3	209.3	65.2	41.2	84.8
Other business premises	287.5	354.2	73.2	253.3	131.6	26.5	55.4
Educational	102.2	99.2	31.0	38.2	8.8	17.0	4.3
Religious	34.2	33.7	11.3	9.2	7.2	0.6	1.1
Health	208.2	75.5	20.7	17.2	1.9	4.4	6.3
Entertainment and recreational	151.0	574.8	55.6	135.7	31.5	13.6	47.5
Miscellaneous	100.5	73.7	23.4	32.9	5.0	12.8	10.4
<i>Total non-residential building</i>	<b>1,895.6</b>	<b>2,812.5</b>	<b>731.0</b>	<b>1,240.7</b>	<b>418.3</b>	<b>219.3</b>	<b>271.1</b>
<b>Total</b>	<b>7,420.5</b>	<b>9,114.5</b>	<b>3,216.4</b>	<b>3,130.6</b>	<b>876.3</b>	<b>705.0</b>	<b>726.1</b>
<b>PUBLIC SECTOR</b>							
New houses	53.3	43.2	20.9	16.3	2.5	9.3	3.4
New other residential buildings	99.9	125.0	33.5	39.2	14.9	4.1	5.4
<i>Total new residential building</i>	<b>153.1</b>	<b>168.3</b>	<b>54.3</b>	<b>55.6</b>	<b>17.4</b>	<b>13.3</b>	<b>8.8</b>
Alterations and additions to residential buildings	8.1	7.3	4.0	2.0	0.1	0.1	0.8
Hotels, etc.	2.7	2.3	1.9	—	—	—	—
Shops	21.2	19.4	9.6	12.4	2.8	1.2	2.4
Factories	21.2	8.3	6.3	1.5	0.7	0.1	0.6
Offices	208.9	157.1	37.7	53.8	4.3	5.4	40.7
Other business premises	106.8	85.2	23.7	60.3	12.2	1.5	38.8
Educational	326.2	237.7	73.7	56.7	21.5	22.0	3.2
Religious	—	—	—	—	—	—	—
Health	187.8	239.7	141.1	78.7	3.1	2.7	71.7
Entertainment and recreational	33.6	51.7	35.3	24.8	11.9	1.4	1.6
Miscellaneous	80.0	119.5	22.5	12.7	6.3	1.9	1.9
<i>Total non-residential building</i>	<b>988.5</b>	<b>920.9</b>	<b>351.9</b>	<b>300.9</b>	<b>62.7</b>	<b>36.2</b>	<b>160.8</b>
<b>Total</b>	<b>1,149.8</b>	<b>1,096.5</b>	<b>410.2</b>	<b>358.5</b>	<b>80.2</b>	<b>49.7</b>	<b>170.4</b>
<b>TOTAL</b>							
New houses	3,119.1	3,144.8	1,207.9	963.7	249.7	251.3	217.0
New other residential buildings	1,523.9	2,231.8	908.6	626.8	135.1	152.4	161.3
<i>Total new residential building</i>	<b>4,643.1</b>	<b>5,376.6</b>	<b>2,116.5</b>	<b>1,590.4</b>	<b>384.8</b>	<b>403.8</b>	<b>378.4</b>
Alterations and additions to residential buildings	1,043.1	1,101.0	427.3	357.0	90.8	95.3	86.3
Hotels, etc.	78.0	286.7	20.7	179.8	3.8	7.8	1.9
Shops	322.6	607.0	272.5	264.7	143.8	58.0	32.4
Factories	294.0	389.5	120.0	114.2	23.0	38.9	29.8
Offices	571.4	505.2	158.1	263.1	69.5	46.6	125.5
Other business premises	394.3	439.4	97.0	313.6	143.8	28.0	94.2
Educational	428.5	336.9	104.7	94.9	30.2	39.0	7.6
Religious	34.2	33.7	11.3	9.2	7.2	0.6	1.1
Health	396.0	315.2	161.9	95.9	5.1	7.0	78.0
Entertainment and recreational	184.5	626.5	90.9	160.5	43.4	15.0	49.1
Miscellaneous	180.5	193.3	45.9	45.6	11.2	14.7	12.3
<i>Total non-residential building</i>	<b>2,884.1</b>	<b>3,733.4</b>	<b>1,082.9</b>	<b>1,541.6</b>	<b>481.0</b>	<b>255.6</b>	<b>431.9</b>
<b>Total</b>	<b>8,570.2</b>	<b>10,211.0</b>	<b>3,626.6</b>	<b>3,489.1</b>	<b>956.6</b>	<b>754.6</b>	<b>896.5</b>

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>HOTELS, ETC.</b>												
1995—												
August	6	0.6	6	1.8	—	—	1	1.3	—	—	13	3.8
September	7	0.6	9	3.1	2	1.1	2	3.0	—	—	20	7.8
October	6	0.7	4	1.1	—	—	1	4.1	—	—	10	1.9
<b>SHOPS</b>												
1995—												
August	106	8.8	16	4.8	9	6.0	3	4.2	7	120.0	141	143.8
September	113	9.7	20	5.7	10	6.1	7	10.8	3	25.8	153	58.0
October	131	11.6	23	7.0	6	4.0	4	9.8	—	—	164	32.4
<b>FACTORIES</b>												
1995—												
August	32	3.0	14	4.5	5	3.8	5	6.3	1	5.5	57	23.0
September	31	3.2	17	4.8	12	8.6	8	14.1	1	8.3	69	38.9
October	27	3.1	23	6.9	7	4.8	4	10.1	1	5.1	62	29.8
<b>OFFICES</b>												
1995—												
August	70	6.5	22	7.0	5	3.7	10	20.8	3	31.5	110	69.5
September	60	5.7	23	6.9	7	4.7	5	8.7	2	20.5	97	46.6
October	77	7.7	38	11.0	6	3.7	2	5.3	5	97.8	128	125.5
<b>OTHER BUSINESS PREMISES</b>												
1995—												
August	40	3.7	9	3.1	5	3.3	8	19.5	3	114.2	65	143.8
September	37	3.5	23	7.1	4	3.0	7	14.4	—	—	71	28.0
October	28	2.5	19	5.8	10	6.9	12	26.8	3	52.2	72	94.2
<b>EDUCATIONAL</b>												
1995—												
August	7	0.6	3	1.0	3	2.3	12	26.4	—	—	25	30.2
September	12	1.4	11	3.1	3	1.6	9	17.6	2	15.4	37	39.0
October	12	1.1	7	2.4	2	1.6	2	2.5	—	—	23	7.6
<b>RELIGIOUS</b>												
1995—												
August	7	0.9	4	1.5	—	—	1	4.8	—	—	12	7.2
September	3	0.2	1	0.4	—	—	—	—	—	—	4	0.6
October	3	0.3	3	0.8	—	—	—	—	—	—	6	1.1
<b>HEALTH</b>												
1995												
August	7	0.7	2	0.7	2	1.3	1	2.4	—	—	12	5.1
September	14	1.1	4	1.2	4	2.7	1	2.1	—	—	23	7.0
October	9	0.9	2	0.5	2	1.6	3	6.7	1	68.3	17	78.0

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
ENTERTAINMENT AND RECREATIONAL												
1995—												
August	29	2.3	7	2.1	6	3.8	6	8.2	2	27.0	50	43.4
September	22	2.3	2	0.6	4	2.8	5	9.3	—	—	33	15.0
October	10	1.1	8	2.4	6	3.8	4	5.7	2	36.0	30	49.1
MISCELLANEOUS												
1995—												
August	19	2.1	8	2.2	3	2.0	3	5.0	—	—	33	11.2
September	22	2.1	5	1.6	1	0.7	1	1.0	1	9.3	30	14.7
October	21	1.7	9	2.8			4	7.9	—	—	34	12.3
TOTAL NON-RESIDENTIAL BUILDING												
1995												
August	323	29.2	91	28.8	38	26.0	50	98.9	16	298.2	518	481.0
September	321	29.9	115	34.3	47	31.1	45	81.0	9	79.3	537	255.6
October	324	30.8	136	40.7	39	26.4	35	74.6	12	259.3	546	431.9



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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
<b>SYDNEY STATISTICAL DIVISION</b>						
Houses	1,042	121,828	7	756	1,049	122,584
Brick, stone, or concrete	91	14,584	—	—	91	14,584
Brick-veneer	684	74,930	4	392	688	75,322
Timber	22	1,870	—	—	22	1,870
Fibre cement	3	285	—	—	3	285
Other materials	242	30,160	3	365	245	30,524
Other residential buildings	1,099	135,765	33	2,907	1,132	138,672
<b>Total residential buildings</b>	<b>2,141</b>	<b>257,592</b>	<b>40</b>	<b>3,664</b>	<b>2,181</b>	<b>261,256</b>
<b>HUNTER STATISTICAL DIVISION</b>						
Houses	206	20,531	18	1,733	224	22,264
Brick, stone, or concrete	22	2,235	1	112	23	2,347
Brick-veneer	125	13,291	17	1,621	142	14,912
Timber	12	900	—	—	12	900
Fibre cement	14	876	—	—	14	876
Other materials	33	3,229	—	—	33	3,229
Other residential buildings	90	6,831	—	—	90	6,831
<b>Total residential buildings</b>	<b>296</b>	<b>27,363</b>	<b>18</b>	<b>1,733</b>	<b>314</b>	<b>29,095</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>						
Houses	179	17,955	—	—	179	17,955
Brick, stone, or concrete	18	1,199	—	—	18	1,199
Brick-veneer	133	14,403	—	—	133	14,403
Timber	15	1,514	—	—	15	1,514
Fibre cement	10	572	—	—	10	572
Other materials	3	268	—	—	3	268
Other residential buildings	88	5,837	38	2,318	126	8,155
<b>Total residential buildings</b>	<b>267</b>	<b>23,792</b>	<b>38</b>	<b>2,318</b>	<b>305</b>	<b>26,110</b>
<b>BALANCE OF NEW SOUTH WALES</b>						
Houses	565	53,340	9	890	574	54,230
Brick, stone, or concrete	95	9,721	5	516	100	10,237
Brick-veneer	317	32,304	2	229	319	32,533
Timber	65	4,548	1	50	66	4,598
Fibre cement	45	3,362	1	95	46	3,456
Other materials	43	3,406	—	—	43	3,406
Other residential buildings	103	7,480	4	182	107	7,662
<b>Total residential buildings</b>	<b>668</b>	<b>60,820</b>	<b>13</b>	<b>1,072</b>	<b>681</b>	<b>61,892</b>
<b>NEW SOUTH WALES</b>						
Houses	1,992	213,654	34	3,379	2,026	217,033
Brick, stone, or concrete	226	27,738	6	628	232	28,366
Brick-veneer	1,259	134,927	23	2,242	1,282	137,169
Timber	114	8,832	1	50	115	8,882
Fibre cement	72	5,094	1	95	73	5,189
Other materials	321	37,062	3	365	324	37,427
Other residential buildings	1,380	155,913	75	5,407	1,455	161,320
<b>Total residential buildings</b>	<b>3,372</b>	<b>369,567</b>	<b>109</b>	<b>8,786</b>	<b>3,481</b>	<b>378,353</b>

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

**TABLE 8. NEW DWELLING UNITS (a) APPROVED BY TYPE AND STATISTICAL DIVISION, NSW  
OCTOBER 1995**

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Sydney	1,049	236	284	520	82	185	345	612	1,132	2,181
Hunter	224	63	14	77	10	3	—	13	90	314
Illawarra	179	53	26	79	47	—	—	47	126	305
Richmond — Tweed	104	8	—	8	9	—	—	9	17	121
Mid-North Coast	134	5	2	7	9	10	—	19	26	160
Northern	37	4	—	4	—	—	—	—	4	41
North Western	38	8	—	8	—	—	—	—	8	46
Central West	90	25	—	25	—	—	—	—	25	115
South Eastern	76	8	4	12	—	—	—	—	12	88
Murrumbidgee	37	4	—	4	3	—	—	3	7	44
Murray	57	8	—	8	—	—	—	—	8	65
Far West	1	—	—	—	—	—	—	—	—	1
<b>New South Wales</b>	<b>2,026</b>	<b>422</b>	<b>330</b>	<b>752</b>	<b>160</b>	<b>198</b>	<b>345</b>	<b>703</b>	<b>1,455</b>	<b>3,481</b>
VALUE (\$'000)										
Sydney	122,584	21,349	48,962	70,310	5,199	14,782	48,380	68,361	138,672	261,256
Hunter	22,264	4,779	1,012	5,791	540	500	—	1,040	6,831	29,095
Illawarra	17,955	3,715	1,450	5,165	2,990	—	—	2,990	8,155	26,110
Richmond — Tweed	9,542	520	—	520	692	—	—	692	1,212	10,754
Mid-North Coast	12,964	302	198	500	600	950	—	1,550	2,050	15,014
Northern	3,789	182	—	182	—	—	—	—	182	3,971
North Western	3,363	450	—	450	—	—	—	—	450	3,813
Central West	8,173	1,646	—	1,646	—	—	—	—	1,646	9,819
South Eastern	7,261	852	370	1,222	—	—	—	—	1,222	8,483
Murrumbidgee	3,394	280	—	280	180	—	—	180	460	3,854
Murray	5,672	440	—	440	—	—	—	—	440	6,112
Far West	71	—	—	—	—	—	—	—	—	71
<b>New South Wales</b>	<b>217,033</b>	<b>34,515</b>	<b>51,992</b>	<b>86,507</b>	<b>10,201</b>	<b>16,232</b>	<b>48,380</b>	<b>74,813</b>	<b>161,320</b>	<b>378,353</b>

(a) Excludes Conversions, etc.

**NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE**

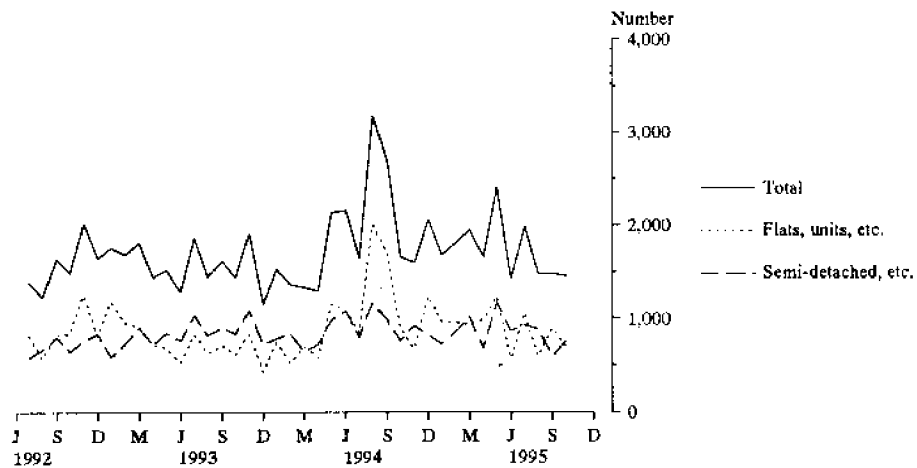


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, OCTOBER 1995

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION										
Botany (A)	—	—	—	—	—	—	502	11,538	11,538	12,040
Leichhardt (A)	3	—	450	125	—	32,500	1,157	—	338	34,445
Marrickville (A)	4	—	279	—	—	—	1,280	240	290	1,849
South Sydney (C)	1	—	120	3	—	270	1,373	3,200	6,195	7,958
Sydney (C) — Inner & Remainder	—	—	—	258	—	38,000	100	116,996	132,789	170,888
Inner Sydney (SSD)	8	—	849	386	—	70,770	4,411	131,974	151,150	227,181
Randwick (C)	4	—	491	103	—	12,206	1,696	730	70,442	84,835
Waverley (A)	4	—	597	—	—	—	2,711	260	260	3,568
Woollahra (A)	5	—	650	—	—	—	3,700	3,325	3,325	7,675
Eastern Suburbs (SSD)	13	—	1,738	103	—	12,206	8,107	4,315	74,027	96,077
Hurstville (C)	5	—	657	22	—	1,760	879	680	829	4,125
Kogarah (A)	14	—	2,321	18	—	1,630	1,595	—	4,320	9,866
Rockdale (C)	11	—	1,969	2	—	172	787	4,440	4,900	7,828
Sutherland Shire (A)	40	1	6,277	93	—	8,800	3,476	1,689	2,549	21,102
St George—Sutherland (SSD)	70	1	11,224	135	—	12,362	6,736	6,809	12,598	42,920
Bankstown (C)	65	—	6,806	90	—	6,017	2,284	2,056	2,056	17,163
Canterbury (A)	7	—	919	31	—	2,249	1,763	4,500	4,500	9,430
Canterbury—Bankstown (SSD)	72	—	7,725	121	—	8,266	4,046	6,556	6,556	26,593
Fairfield (C)	22	—	2,954	36	25	4,500	685	1,975	2,060	10,200
Liverpool (C)	128	4	13,428	61	—	4,788	615	1,770	2,279	21,111
Fairfield—Liverpool (SSD)	150	4	16,382	97	25	9,289	1,301	3,745	4,339	31,311
Camden (A)	80	—	7,873	—	—	—	309	830	1,120	9,301
Campbelltown (C)	55	—	4,865	6	—	380	1,341	7,328	7,704	14,290
Wollondilly (A)	22	—	2,155	2	—	126	461	710	710	3,452
Outer South Western Sydney (SSD)	157	—	14,892	8	—	506	2,111	8,868	9,534	27,043
Ashfield (A)	1	—	200	2	—	250	484	125	125	1,059
Burwood (A)	2	—	290	—	—	—	832	—	68	1,190
Concord (A)	—	—	—	—	—	—	1,233	—	—	1,233
Drummoyne (A)	5	—	1,033	—	—	—	1,177	250	250	2,460
Strathfield (A)	7	—	992	8	—	933	605	14,486	14,656	17,186
Inner Western Sydney (SSD)	15	—	2,515	10	—	1,183	4,330	14,861	15,099	23,127

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SYDNEY STATISTICAL DIVISION —continued</b>										
Auburn (A)	11	—	1,105	4	—	355	503	3,014	3,134	5,097
Holroyd (C)	31	—	2,295	32	—	1,970	309	—	—	4,574
Parramatta (C)	5	—	661	6	—	418	672	1,072	1,175	2,926
Central Western Sydney (SSD)	47	—	4,061	42	—	2,743	1,484	4,086	4,309	12,597
Blue Mountains (C)	17	—	2,035	2	—	147	774	330	330	3,286
Hawkesbury (C)	9	—	1,190	2	—	140	341	704	754	2,426
Penrith (C)	81	—	8,890	2	—	295	2,386	6,347	6,446	18,017
Outer Western Sydney (SSD)	107	—	12,116	6	—	582	3,501	7,381	7,530	23,730
Baulkham Hills (A)	40	—	6,682	6	—	444	2,077	580	580	9,783
Blacktown (C)	72	—	6,617	14	—	1,122	922	3,003	3,003	11,664
Blacktown — Baulkham Hills (SSD)	112	—	13,299	20	—	1,566	2,999	3,583	3,583	21,447
Hunter's Hill (A)	2	—	315	—	—	—	968	80	80	1,363
Lane Cove (A)	2	—	362	2	—	310	1,381	730	730	2,783
Mosman (A)	3	—	1,950	18	—	2,855	1,775	60	220	6,800
North Sydney (A)	2	—	155	—	—	—	1,131	1,671	52,439	53,725
Ryde (C)	18	—	2,851	18	—	1,718	1,452	130	130	6,150
Willoughby (C)	15	—	1,774	1	—	150	2,456	2,129	2,129	6,508
Lower Northern Sydney (SSD)	42	—	7,406	39	—	5,033	9,163	4,799	55,728	77,330
Hornsby (A)	67	2	8,965	25	8	3,295	3,210	4,880	4,880	20,350
Ku-ring-gai (A)	10	—	2,525	33	—	4,702	4,090	2,221	2,221	13,538
Hornsby — Ku-ring-gai (SSD)	77	2	11,490	58	8	7,997	7,300	7,101	7,101	33,888
Manly (A)	5	—	846	4	—	400	1,463	1,250	1,250	3,959
Pittwater (A)	12	—	1,804	1	—	193	1,887	1,600	1,600	5,485
Warringah (A)	16	—	2,539	18	—	1,940	2,632	5,320	5,320	12,431
Northern Beaches (SSD)	33	—	5,189	23	—	2,533	5,982	8,170	8,170	21,874
Gosford (C)	55	—	6,641	31	—	2,336	1,346	1,502	2,702	13,024
Wyong (A)	84	—	7,059	20	—	1,299	1,094	7,501	8,281	17,733
Gosford — Wyong (SSD)	139	—	13,699	51	—	3,635	2,439	9,003	10,983	30,757
<b>Sydney (SD)</b>	<b>1,042</b>	<b>7</b>	<b>122,584</b>	<b>1,099</b>	<b>33</b>	<b>138,672</b>	<b>63,911</b>	<b>221,251</b>	<b>370,706</b>	<b>695,875</b>

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, OCTOBER 1995 - continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>HUNTER STATISTICAL DIVISION</b>										
Cessnock (C)	10	—	757	6	—	712	652	80	80	2,201
Lake Macquarie (C)	65	1	6,385	9	—	754	1,773	2,553	2,765	11,677
Maitland (C)	38	—	3,542	—	—	—	345	1,148	1,598	5,485
Newcastle (C) Inner & Remainder	13	—	1,297	55	—	3,670	1,823	4,940	5,871	12,661
Port Stephens (A)	27	8	3,562	16	—	1,415	548	226	226	5,751
Newcastle (SSD)	153	9	15,543	86	—	6,551	5,141	8,946	10,540	37,775
Dungog (A)	—	—	—	—	—	—	—	—	—	—
Gloucester (A)	1	—	90	—	—	—	23	—	—	113
Great Lakes (A)	23	—	2,333	2	—	140	200	247	247	2,920
Merriwa (A)	—	—	—	—	—	—	70	—	—	70
Murrurundi (A)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (A)	9	—	835	—	—	—	174	—	—	1,009
Scone (A)	4	—	401	—	—	—	83	—	—	484
Singleton (A)	16	9	3,061	2	—	140	169	1,015	1,015	4,386
Hunter SD Balance (SSD)	53	9	6,721	4	—	280	719	1,262	1,262	8,982
<b>Hunter (SD)</b>	<b>206</b>	<b>18</b>	<b>22,264</b>	<b>90</b>	<b>—</b>	<b>6,831</b>	<b>5,860</b>	<b>10,208</b>	<b>11,802</b>	<b>46,757</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>										
Kiama (A)	9	—	1,056	2	—	150	295	310	310	1,811
Shellharbour (A)	23	—	2,562	6	38	2,736	464	165	165	5,927
Wollongong (C)	48	—	4,224	69	—	4,601	2,232	8,022	9,722	20,779
Wollongong (SSD)	80	—	7,842	77	38	7,487	2,991	8,496	10,196	28,517
Shoalhaven (C)	56	—	5,659	11	—	668	1,058	950	950	8,335
Wingecarribee (A)	43	—	4,454	—	—	—	706	850	850	6,010
Illawarra SD Balance (SSD)	99	—	10,113	11	—	668	1,764	1,800	1,800	14,345
<b>Illawarra (SD)</b>	<b>179</b>	<b>—</b>	<b>17,955</b>	<b>88</b>	<b>38</b>	<b>8,155</b>	<b>4,755</b>	<b>10,296</b>	<b>11,996</b>	<b>42,861</b>
<b>RICHMOND—TWEED STATISTICAL DIVISION</b>										
Tweed (A) Pt A	21	—	2,219	12	—	787	570	295	295	3,870
Tweed Heads (SSD)	21	—	2,219	12	—	787	570	295	295	3,870
Ballina (A)	26	—	2,305	3	—	300	259	2,111	2,111	4,974
Byron (A)	12	—	1,156	—	—	—	163	315	515	1,834
Casino (A)	3	—	344	2	—	125	—	260	260	729
Kyogle (A)	4	—	255	—	—	—	150	50	50	455
Lismore (C)	17	—	1,782	—	—	—	248	260	260	2,290
Richmond River (A)	6	—	474	—	—	—	183	—	—	657
Tweed (A) Pt B	15	—	1,008	—	—	—	—	—	—	1,008
Richmond—Tweed SD Balance (SSD)	83	—	7,323	5	—	425	1,003	2,996	3,196	11,947
<b>Richmond—Tweed (SD)</b>	<b>104</b>	<b>—</b>	<b>9,542</b>	<b>17</b>	<b>—</b>	<b>1,212</b>	<b>1,572</b>	<b>3,291</b>	<b>3,491</b>	<b>15,817</b>

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>MID-NORTH COAST STATISTICAL DIVISION</b>										
Bellingen (A)	9	—	802	—	—	—	126	—	—	928
Coffs Harbour (C)	34	—	3,579	10	—	950	881	1,492	2,313	7,724
Copmanhurst (A)	2	—	182	—	—	—	19	—	—	201
Grafton (C)	5	—	538	5	—	280	45	100	100	963
Maclean (A)	10	—	864	2	—	130	300	440	440	1,734
Nambucca (A)	6	1	663	—	—	—	94	—	—	757
Nymboida (A)	2	—	194	—	—	—	—	—	—	194
Ullmarra (A)	4	—	291	—	—	—	64	—	—	355
Clarence (SSD)	72	1	7,113	17	—	1,360	1,529	2,032	2,853	12,854
Greater Taree (C)	14	—	1,670	—	—	—	596	404	404	2,670
Hastings (A)	35	—	3,297	9	—	690	321	3,005	3,005	7,313
Kempsey (A)	12	—	884	—	—	—	85	420	420	1,389
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	61	—	5,857	9	—	690	1,002	3,829	3,829	11,372
<b>Mid-North Coast (SD)</b>	<b>133</b>	<b>1</b>	<b>12,964</b>	<b>26</b>	<b>—</b>	<b>2,050</b>	<b>2,531</b>	<b>5,861</b>	<b>6,682</b>	<b>24,226</b>
<b>NORTHERN STATISTICAL DIVISION</b>										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	—	—	—	—	—	—	—	—	—	—
Gunnedah (A)	1	—	69	—	—	—	119	80	80	268
Inverell (A) Pt A	—	—	—	—	—	—	10	—	—	10
Manilla (A)	1	—	75	—	—	—	15	—	—	90
Nundie (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	7	—	892	—	—	—	120	—	—	1,011
Quirindi (A)	—	—	—	—	—	—	13	—	—	13
Tamworth (C)	8	—	847	—	—	—	247	1,247	1,812	2,906
Yallaroi (A)	—	—	—	—	—	—	18	—	—	18
<i>Northern Slopes (SSD)</i>	<i>17</i>	<i>—</i>	<i>1,882</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>541</i>	<i>1,327</i>	<i>1,892</i>	<i>4,315</i>
Armidale (C)	2	—	163	—	—	—	172	—	—	335
Dumaresq (A)	1	—	120	—	—	—	39	—	1,800	1,959
Glen Innes (A)	—	—	—	—	—	—	—	70	70	70
Guyra (A)	2	—	179	—	4	182	30	—	—	391
Inverell (A) Pt B	2	—	196	—	—	—	48	59	59	303
Severn (A)	3	—	172	—	—	—	60	—	—	232
Tenterfield (A)	3	—	220	—	—	—	20	—	—	240
Uralla (A)	1	—	52	—	—	—	127	—	—	179
Walcha (A)	2	—	231	—	—	—	—	—	—	231
<i>Northern Tablelands (SSD)</i>	<i>16</i>	<i>—</i>	<i>1,332</i>	<i>—</i>	<i>4</i>	<i>182</i>	<i>497</i>	<i>129</i>	<i>1,929</i>	<i>3,940</i>
Moree Plains (A)	2	—	205	—	—	—	42	109	109	356
Narrabri (A)	2	—	369	—	—	—	36	—	73	477
<i>North Central Plain (SSD)</i>	<i>4</i>	<i>—</i>	<i>574</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>78</i>	<i>109</i>	<i>182</i>	<i>834</i>
<b>Northern (SD)</b>	<b>37</b>	<b>—</b>	<b>3,789</b>	<b>—</b>	<b>4</b>	<b>182</b>	<b>1,116</b>	<b>1,565</b>	<b>4,003</b>	<b>9,089</b>

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>NORTH WESTERN STATISTICAL DIVISION</b>										
Coolah (A)	3	1	397	—	—	—	—	—	—	397
Coonabarabran (A)	1	1	240	4	—	120	35	—	—	395
Dubbo (C)	17	—	1,350	2	—	180	287	1,320	1,320	3,137
Gilgandra (A)	2	—	165	—	—	—	—	—	—	165
Mudgee (A)	5	—	495	—	—	—	205	—	—	700
Narromine (A)	1	—	120	—	—	—	50	—	—	170
Wellington (A)	2	—	150	—	—	—	—	—	—	150
Central Macquarie (SSD)	31	2	2,916	6	—	300	577	1,320	1,320	5,113
Bogan (A)	1	—	107	—	—	—	—	—	—	107
Coonamble (A)	—	—	—	—	—	—	18	—	—	18
Walgett (A)	—	1	50	2	—	150	—	—	—	200
Warren (A)	—	—	—	—	—	—	—	—	—	—
Macquarie — Barwon (SSD)	1	1	157	2	—	150	18	—	—	325
Bourke (A)	1	1	220	—	—	—	—	—	—	220
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—
Cobar (A)	1	—	70	—	—	—	80	—	—	150
Upper Darling (SSD)	2	1	290	—	—	—	80	—	—	370
<b>North Western (SD)</b>	<b>34</b>	<b>4</b>	<b>3,363</b>	<b>8</b>	<b>—</b>	<b>450</b>	<b>675</b>	<b>1,320</b>	<b>1,320</b>	<b>5,808</b>
<b>CENTRAL WEST STATISTICAL DIVISION</b>										
Bathurst (C)	8	3	995	5	—	320	254	150	254	1,822
Blayney (A) Pt A	1	—	110	—	—	—	60	—	—	170
Cabonne (A) Pt A	5	—	294	—	—	—	35	—	—	328
Evans (A) Pt A	—	—	—	—	—	—	—	—	—	—
Orange (C)	25	—	2,163	18	—	1,166	222	530	530	4,080
Bathurst — Orange (SSD)	39	3	3,561	23	—	1,486	570	680	784	6,400
Blayney (A) Pt B	2	—	194	—	—	—	19	—	—	213
Cabonne (A) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt B	—	—	—	—	—	—	—	—	—	—
Greater Lithgow (C)	14	—	1,353	2	—	160	266	60	60	1,839
Oberon (A)	11	—	927	—	—	—	21	500	500	1,448
Rylstone (A)	—	—	—	—	—	—	28	5,069	5,069	5,097
Central Tablelands (excl. Bathurst — Orange) (SSD)	27	—	2,474	2	—	160	334	5,629	5,629	8,598
Bland (A)	3	1	459	—	—	—	—	—	—	459
Cabonne (A) Pt C	3	—	275	—	—	—	236	—	—	511
Cowra (A)	—	—	—	—	—	—	—	—	—	—
Forbes (A)	3	—	238	—	—	—	55	750	750	1,043
Lachlan (A)	1	—	70	—	—	—	—	—	—	70
Parkes (A)	8	—	821	—	—	—	45	—	—	867
Weddin (A)	2	—	274	—	—	—	—	—	—	274
Lachlan (SSD)	20	1	2,137	—	—	—	336	750	750	3,223
<b>Central West (SD)</b>	<b>86</b>	<b>4</b>	<b>8,173</b>	<b>25</b>	<b>—</b>	<b>1,646</b>	<b>1,240</b>	<b>7,059</b>	<b>7,163</b>	<b>18,221</b>

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SOUTH EASTERN STATISTICAL DIVISION</b>										
Queanbeyan (C)	9	—	1,033	—	—	—	38	3,000	3,000	4,071
Queanbeyan (SSD)	9	—	1,033	—	—	—	38	3,000	3,000	4,071
Boorowa (A)	—	—	—	—	—	—	20	—	—	20
Crookwell (A)	1	—	20	—	—	—	—	—	—	20
Goulburn (C)	5	—	617	2	—	149	201	100	380	1,347
Gunning (A)	1	—	150	—	—	—	90	—	—	240
Harden (A)	1	—	30	—	—	—	—	60	166	196
Mulwaree (A)	5	—	298	—	—	—	70	—	—	368
Tallaganda (A)	2	—	145	—	—	—	54	—	—	199
Yarrowlumla (A)	—	—	—	2	—	400	46	—	—	446
Yass (A)	3	—	238	—	—	—	55	—	120	413
Young (A)	6	—	422	4	—	303	18	200	200	943
Southern Tablelands (excl. Queanbeyan) (SSD)	24	—	1,920	8	—	852	554	360	866	4,191
Bega Valley (A)	14	—	1,210	—	—	—	551	300	300	2,060
Eurobodalla (A)	21	—	2,214	—	—	—	331	911	911	3,456
Lower South Coast (SSD)	35	—	3,424	—	—	—	882	1,211	1,211	5,517
Bombala (A)	—	—	—	—	—	—	18	—	—	18
Cooma-Monaro (A)	4	—	339	—	—	—	45	—	80	464
Snowy River (A)	4	—	546	4	—	370	140	450	450	1,506
Snowy (SSD)	8	—	885	4	—	370	203	450	530	1,988
<b>South Eastern (SD)</b>	<b>76</b>	<b>—</b>	<b>7,261</b>	<b>12</b>	<b>—</b>	<b>1,222</b>	<b>1,676</b>	<b>5,021</b>	<b>5,607</b>	<b>15,766</b>
<b>MURRUMBIDGEE STATISTICAL DIVISION</b>										
Coolamon (A)	—	—	—	—	—	—	38	—	—	38
Cootamundra (A)	1	—	170	—	—	—	86	1,100	1,100	1,356
Gundagai (A)	3	—	204	—	—	—	130	160	160	494
Junee (A)	1	—	185	—	—	—	50	—	—	235
Lockhart (A)	1	—	166	—	—	—	—	—	—	166
Narrandera (A)	2	—	148	—	—	—	81	—	—	229
Temora (A)	—	—	—	—	—	—	13	—	1,464	1,476
Tumut (A)	4	—	299	3	—	180	108	397	397	984
Wagga Wagga (C)	13	—	1,213	2	—	150	884	—	—	2,247
Central Murrumbidgee (SSD)	25	—	2,386	5	—	330	1,390	1,657	3,121	7,227
Carrathool (A)	2	—	145	—	—	—	—	—	—	145
Griffith (C)	—	—	—	—	—	—	—	—	—	—
Hay (A)	5	—	453	—	—	—	—	—	—	453
Lecton (A)	4	—	363	2	—	130	129	1,680	1,680	2,302
Murrumbidgee (A)	1	—	47	—	—	—	—	—	—	47
Lower Murrumbidgee (SSD)	12	—	1,008	2	—	130	129	1,680	1,680	2,947
<b>Murrumbidgee (SD)</b>	<b>37</b>	<b>—</b>	<b>3,394</b>	<b>7</b>	<b>—</b>	<b>460</b>	<b>1,519</b>	<b>3,337</b>	<b>4,801</b>	<b>10,174</b>

(a) Excludes Conversions, etc.



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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>MURRAY STATISTICAL DIVISION</b>										
Albury (C)	20	—	2,601	—	—	—	731	1,330	3,510	6,842
Hume (A)	8	—	907	—	—	—	130	—	—	1,037
Albury (SSD)	28	—	3,508	—	—	—	861	1,330	3,510	7,879
Corowa (A)	3	—	240	—	—	—	123	300	300	663
Calcairn (A)	1	—	180	—	—	—	88	200	200	468
Holbrook (A)	1	—	101	—	—	—	—	—	—	101
Tumbarumba (A)	3	—	215	2	—	65	19	—	—	299
Urana (A)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	8	—	737	2	—	65	230	500	500	1,532
Berrigan (A)	4	—	382	—	—	—	—	—	—	382
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Densiliquin (A)	2	—	78	3	—	195	49	55	55	377
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	10	—	620	3	—	180	—	—	—	800
Wakool (A)	1	—	90	—	—	—	—	—	80	170
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	17	—	1,169	6	—	375	49	55	135	1,728
Balranald (A)	—	—	—	—	—	—	35	—	—	35
Wentworth (A)	4	—	259	—	—	—	166	—	155	580
Murray — Darling (SSD)	4	—	259	—	—	—	201	—	155	615
<b>Murray (SD)</b>	<b>57</b>	<b>—</b>	<b>5,672</b>	<b>8</b>	<b>—</b>	<b>440</b>	<b>1,341</b>	<b>1,885</b>	<b>4,300</b>	<b>11,753</b>
<b>FAR WEST STATISTICAL DIVISION</b>										
Broken Hill (C)	1	—	71	—	—	—	106	—	—	178
Central Darling (A)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
<b>Far West (SD)</b>	<b>1</b>	<b>—</b>	<b>71</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>106</b>	<b>—</b>	<b>—</b>	<b>178</b>
<b>NEW SOUTH WALES</b>										
<b>New South Wales</b>	<b>1,992</b>	<b>34</b>	<b>217,033</b>	<b>1,380</b>	<b>75</b>	<b>161,320</b>	<b>36,302</b>	<b>271,095</b>	<b>431,872</b>	<b>896,526</b>

(a) Excludes Conversions, etc.

## EXPLANATORY NOTES

**Introduction**

This publication contains monthly details of building work approved.

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

**Scope and Coverage**

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

**Definitions**

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

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

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

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

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

11. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include these conversions, etc.. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

12. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

13. Value data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

**Building Classification**

14. *Ownership of a building* is classified as either Public Sector or Private Sector according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

15. *Functional classification of buildings:* a building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached

administration building would be classified to Offices, a detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

16. Examples of the types of individual building jobs included under each main functional heading are shown in the following list:

- (a) *Houses*: includes cottages, bungalows, detached caretakers'/managers' cottages and granny flats, rectories;
- (b) *Other residential buildings*: includes blocks of flats, home units, attached townhouses, duplexes, villa units, terrace houses, apartment buildings, semi-detached houses, maisonettes;
- (c) *Hotels etc.*: includes motels, hostels, boarding houses, guest houses, holiday apartment buildings;
- (d) *Shops*: includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades;
- (e) *Factories*: includes paper mills, oil refinery buildings, brickworks, foundries, power-houses, manufacturing laboratories, workshops as part of a manufacturing process;
- (f) *Offices*: includes banks, post offices, council chambers, head and regional offices;
- (g) *Other business premises*: includes warehouses, storage depots, service stations, transport depots and terminals, electricity sub station buildings, telephone exchanges, mail sorting centres, broadcasting stations, film studios;
- (h) *Educational*: includes schools, colleges, kindergartens, libraries, museums, art galleries, research and teaching laboratories, theological colleges;
- (i) *Religious*: includes churches, chapels, temples;
- (j) *Health*: includes hospitals, nursing homes, surgeries, clinics, medical centres;
- (k) *Entertainment and recreational*: includes clubs, theatres, cinemas, public halls, gymnasiums, grandstands, squash courts, recreation centres;
- (l) *Miscellaneous*: includes law courts, homes for the aged (where medical care is not provided as a normal service), orphanages, gaols, barracks, mine buildings, glass houses, livestock sheds, shearing sheds, fruit and skin drying sheds, public toilets, and ambulance, fire and police stations.

### Seasonal Adjustment

17. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised.

18. Table 3 shows seasonally adjusted estimates for both private and total dwellings. For the four series shown, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months.

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

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

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

### Trend Estimates

22. Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate.

23. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series - Monitoring 'Trends': an Overview* (1348.0).

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

### Estimates at Constant Prices

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

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

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

## Australian Standard Geographical Classification (ASGC)

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

- (a) *Statistical Local Areas (SLAs)* are in most cases either identical with, or have been aggregated to, the previously published whole or part of legal Local Government Areas (LGAs) as defined under the (State) *Local Government Act 1919* and comprising cities (C), municipalities (M) and shires (S). In other cases, they are identical to each previously published unincorporated area. The (State) *Local Government Act 1993* eliminated the titles of Shire and Municipality and instituted the concept of *Area (A)*. With one exception — Sutherland (S) became Sutherland Shire (A) — names of the LGAs have remained unaltered. In aggregate, SLAs cover the whole of the State without gaps or overlaps. In some cases legal LGAs overlap Statistical Subdivision boundaries and therefore comprise two SLAs (Part A and Part B) or three SLAs in the case of Cabonne (A) (Part A, Part B and Part C).
- (b) *Statistical Subdivisions (SSDs)*. These consist of one or more SLAs and form the intermediate size spatial unit for the presentation of regional data.
- (c) *Statistical Divisions (SDs)*. These consist of one or more Statistical Subdivisions (SSDs). Where SSDs are not shown for statistical purposes, statistical local areas are shown ordered alphabetically within statistical divisions. The divisions are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region, under the unifying influence of one or more major towns or cities.
- (d) *Statistical Districts*. To provide comparable statistics over a period of time, statistical districts have been defined around selected urban centres, with a population of 25,000 or more, experiencing urban growth beyond the legal local government area boundaries. Those districts are intended to contain the anticipated urban spread over the next 20 years. In some cases, Statistical District boundaries are identical to those of particular Statistical Subdivisions (e.g. Newcastle SSD and Wollongong SSD included in Table 8 of this publication).

## Unpublished Data and Related Publications

29. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

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

- Building Approvals, Australia* (8731.0)
- Dwelling Unit Commencements Reported by Approving Authorities, New South Wales* (8741.2)
- Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0)
- Building Activity, New South Wales* (8752.2)
- 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)

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

## Symbols and Other Usages

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

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

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## RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months May to October 1995.

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

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

movements in the seasonally adjusted estimates for next month (November 1995) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

4. For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 7% in November 1995, the trend estimate for that month would be 1,983, a movement of -1.1%. The monthly movements in the trend estimates for August, September and October 1995, which are currently estimated to be -0.4%, -0.6% and -1.1% respectively, would be revised to -0.2%, -0.7% and -0.8%. On the other hand, a 7% seasonally adjusted decline in the number of private houses approved in November 1995 would produce a trend estimate for November 1995 of 1,876 a movement of -3.0%, with the movements in the trend estimates for August, September and October 1995 being revised to -0.9%, -2.0% and -2.5% respectively.

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

	Trend estimate		Revised trend estimate if November 1995 seasonally adjusted estimate			
			is up 7% on October 1995		is down 7% on October 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
May	2,050	-1.6	2,047	-1.7	2,052	-1.5
June	2,040	-0.5	2,037	-0.5	2,045	-0.3
July	2,039	-0.1	2,037	0.1	2,042	-0.2
August	2,032	-0.4	2,034	-0.2	2,023	-0.9
September	2,021	-0.6	2,021	-0.7	1,983	-2.0
October	1,999	-1.1	2,004	-0.8	1,933	-2.5
November	n.y.a.	n.y.a.	1,983	-1.1	1,876	-3.0

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

	Trend estimate		Revised trend estimate if November 1995 seasonally adjusted estimate			
			is up 7% on October 1995		is down 7% on October 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
May	2,090	-0.8	2,087	-0.9	2,092	-0.7
June	2,092	0.1	2,089	0.1	2,098	0.3
July	2,097	0.3	2,097	0.4	2,101	0.1
August	2,095	-0.1	2,096	-0.1	2,084	-0.8
September	2,087	-0.4	2,081	-0.7	2,042	-2.0
October	2,064	-1.1	2,062	-1.0	1,987	-2.7
November	n.y.a.	n.y.a.	2,037	-1.2	1,925	-3.1

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

	Trend estimate		Revised trend estimate if November 1995 seasonally adjusted estimate			
			is up 8% on October 1995		is down 8% on October 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
May	4,123	-2.3	4,119	-2.3	4,131	-2.1
June	4,012	-2.7	4,002	-2.9	4,022	-2.6
July	3,894	-2.9	3,890	-2.8	3,899	-3.0
August	3,768	-3.2	3,780	-2.8	3,754	-3.7
September	3,652	-3.1	3,686	-2.5	3,601	-4.1
October	3,528	-3.4	3,613	-2.0	3,452	-4.1
November	n.y.a.	n.y.a.	3,573	-1.1	3,331	-3.5

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

	Trend estimate		Revised trend estimate if November 1995 seasonally adjusted estimate			
			is up 8% on October 1995		is down 8% on October 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
May	405.6	-1.3	404.9	-1.4	406.0	-1.1
June	399.0	-1.6	397.6	-1.8	399.6	-1.6
July	391.0	-2.0	390.4	-1.8	391.4	-2.1
August	382.8	-2.1	384.5	-1.5	381.9	-2.4
September	375.5	-1.9	381.4	-0.8	372.8	-2.4
October	371.2	-1.1	381.1	-0.1	364.8	-2.2
November	n.y.a.	n.y.a.	379.5	-0.4	354.9	-2.7

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

	Trend estimate		Revised trend estimate if November 1995 seasonally adjusted estimate			
			is up 8% on October 1995		is down 8% on October 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
May	89.3	-0.4	89.2	-0.4	89.4	-0.2
June	87.7	-1.8	87.6	-1.8	88.0	-1.6
July	85.4	-2.6	85.3	-2.6	85.5	-2.8
August	83.1	-2.7	83.3	-2.3	82.8	-3.2
September	81.3	-2.2	82.2	-1.4	80.4	-2.9
October	78.6	-3.2	81.5	-0.9	78.1	-2.9
November	n.y.a.	n.y.a.	82.7	1.5	77.7	-0.6





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