

CATALOGUE NO. 8731.1

EMBARGOED UNTIL 11.30 a.m. 6 JANUARY 1994

## BUILDING APPROVALS, NEW SOUTH WALES, NOVEMBER 1993

Note: Trend estimates for the most recent months are provisional and may be revised as data for additional months become 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

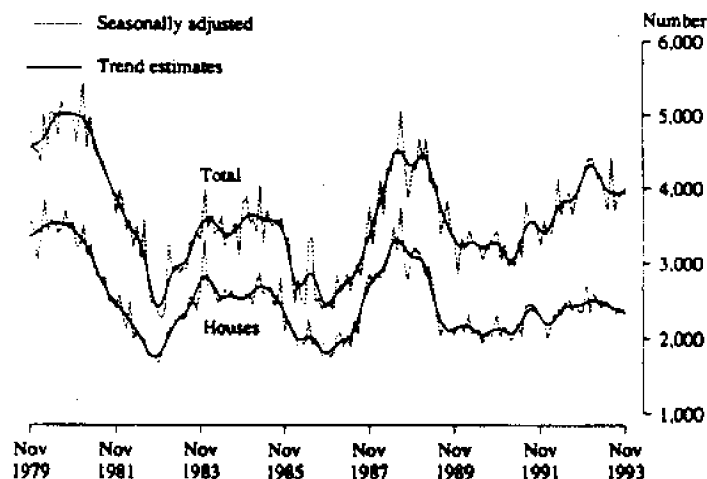
	November 1992	October 1993	November 1993	November 1992 to November 1993 % change	October 1993 to November 1993 % change
Original series	4,578	3,799	4,541	-1	20
Seasonally adjusted	4,191	3,945	3,999	-5	1
Trend estimate	4,175	3,932	3,947	-6	0

Trend estimates of the total number of dwelling units approved in November 1993 (3,947) in New South Wales showed a slight increase from October 1993 (3,932), and a 6% decrease on that for November 1992 (4,175). There would need to be an decrease of 2% in the seasonally adjusted number of dwelling units approved in December 1993 for the trend to flatten out (the historical average monthly movement of this series, regardless of sign, is 8%).

Trend estimates of the total number of houses approved in November 1993 (2,343) showed a 1% decrease on that for October 1993 (2,360), continuing the very gradual decline in trend that started in February 1993 (2,514). This trend will flatten out if the seasonally adjusted number increases by 5% next month (the historical average monthly movement of this series, regardless of sign, is 6%).

In original terms the number of new private sector other residential dwelling units approved in November 1993 (1,759) is the highest figure since 1980 (1,796).

TOTAL DWELLING UNITS APPROVED, NSW



## INQUIRIES

- for further information about statistics in this publication and the availability of unpublished statistics contact Geoff Howat on Sydney (02) 268 4610.
- 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.

**DENIS FARRELL**  
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
- clerically extracted tabulation

A charge may be made for providing unpublished information in these forms.

**For further details please telephone Geoff Howat on (02) 268 4610.**

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
<b>SYDNEY STATISTICAL DIVISION</b>									
1990-91	10,179	242	10,421	6,428	1,411	7,839	16,607	1,653	18,260
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
<i>July-November—</i>									
1992-93	5,613	126	5,739	4,234	765	4,999	9,847	891	10,738
1993-94	5,708	54	5,762	5,229	479	5,708	10,937	533	11,470
<i>1992—</i>									
September	1,233	11	1,244	927	113	1,040	2,160	124	2,284
October	984	20	1,004	904	82	986	1,888	102	1,990
November	1,136	51	1,187	1,149	208	1,357	2,285	259	2,544
December	1,087	27	1,114	984	132	1,116	2,071	159	2,230
<i>1993—</i>									
January	809	71	880	1,293	109	1,402	2,102	180	2,282
February	1,041	15	1,056	1,105	164	1,269	2,146	179	2,325
March	1,104	93	1,197	954	303	1,257	2,058	396	2,454
April	944	61	1,005	721	87	808	1,665	148	1,813
May	1,198	22	1,220	822	58	880	2,020	80	2,100
June	1,119	47	1,166	639	124	763	1,758	171	1,929
July	1,176	6	1,182	1,073	147	1,220	2,249	153	2,402
August	949	2	951	834	83	917	1,783	85	1,868
September	1,279	28	1,307	1,167	41	1,208	2,446	69	2,515
October	1,055	12	1,067	896	51	947	1,951	63	2,014
November	1,249	6	1,255	1,259	157	1,416	2,508	163	2,671
<b>NEW SOUTH WALES</b>									
1990-91	24,361	545	24,906	11,020	1,942	12,962	35,381	2,487	37,868
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
<i>July-November—</i>									
1992-93	12,486	200	12,686	6,600	1,180	7,780	19,086	1,380	20,466
1993-94	12,440	148	12,588	7,652	645	8,297	20,092	793	20,885
<i>1992—</i>									
September	2,635	22	2,657	1,439	199	1,638	4,074	221	4,295
October	2,426	31	2,457	1,368	124	1,492	3,794	155	3,949
November	2,496	63	2,559	1,664	355	2,019	4,160	418	4,578
December	2,372	64	2,436	1,390	263	1,653	3,762	327	4,089
<i>1993—</i>									
January	1,807	98	1,905	1,638	131	1,769	3,445	229	3,674
February	2,163	80	2,243	1,480	206	1,686	3,643	286	3,929
March	2,618	129	2,747	1,458	366	1,824	4,076	495	4,571
April	2,236	145	2,381	1,279	167	1,446	3,515	312	3,827
May	2,490	67	2,557	1,370	155	1,525	3,860	222	4,082
June	2,481	86	2,567	1,093	199	1,292	3,574	285	3,859
July	2,530	41	2,571	1,588	281	1,869	4,118	322	4,440
August	2,378	12	2,390	1,363	90	1,453	3,741	102	3,843
September	2,603	40	2,643	1,570	49	1,619	4,173	89	4,262
October	2,321	38	2,359	1,372	68	1,440	3,693	106	3,799
November	2,608	17	2,625	1,759	157	1,916	4,367	174	4,541

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 128 such dwelling units approved in November 1993.

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														
1990-91	1,096.8	19.3	1,116.0	596.5	121.3	717.9	1,693.3	140.6	1,833.9	646.2	2,185.9	2,898.7	4,516.0	5,378.8
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
July-November—														
1992-93	608.2	12.6	620.8	335.3	55.4	390.7	943.4	68.0	1,011.4	313.9	550.6	1,024.1	1,807.7	2,349.5
1993-94	611.7	5.2	616.8	465.6	32.3	497.9	1,077.3	37.5	1,114.8	346.2	557.0	986.2	1,978.1	2,447.2
1992—														
September	137.1	1.2	138.3	77.1	8.8	85.9	214.2	10.0	224.3	71.6	153.1	183.1	438.9	478.9
October	105.0	2.0	107.0	64.4	4.9	69.3	169.3	6.9	176.2	55.6	72.2	406.8	297.1	638.7
November	122.5	4.6	127.0	97.7	13.1	110.8	220.2	17.7	237.9	61.5	170.1	218.8	451.8	518.1
December	117.9	2.5	120.4	71.9	10.7	82.6	189.8	13.2	203.0	55.4	265.0	283.4	510.1	541.7
1993—														
January	88.1	6.8	95.0	371.6	9.2	380.8	459.7	16.1	475.8	44.6	202.1	277.5	705.2	797.8
February	109.9	1.2	111.2	98.6	11.0	109.6	208.5	12.2	220.7	51.0	120.7	156.0	380.2	427.7
March	115.9	7.7	123.6	69.5	20.4	90.0	185.5	28.2	213.6	60.6	112.5	139.6	358.2	413.8
April	103.6	6.8	110.3	80.1	5.7	85.8	183.7	12.5	196.2	53.6	144.5	203.2	381.4	453.0
May	125.6	1.9	127.5	70.0	1.9	73.8	195.6	5.8	201.3	65.9	86.7	133.2	345.0	400.5
June	120.2	3.8	124.0	51.8	7.8	59.7	172.1	11.6	183.7	63.3	181.2	190.4	415.3	437.4
July	125.7	0.6	126.2	112.3	9.3	121.6	238.0	9.9	247.9	61.6	108.6	136.5	407.0	446.0
August	102.2	0.2	102.5	70.1	5.5	75.7	172.4	5.8	178.1	58.4	83.8	177.5	314.5	414.0
September	134.8	2.6	137.4	114.0	2.7	116.7	248.8	5.3	254.1	98.1	174.2	281.5	520.3	633.7
October	112.5	1.0	113.5	67.8	3.6	71.5	180.3	4.6	184.9	64.3	92.4	210.0	336.9	459.2
November	136.4	0.8	137.3	101.3	11.2	112.4	237.7	12.0	249.7	63.8	98.0	180.7	399.5	494.2
NEW SOUTH WALES														
1990-91	2,336.7	45.9	2,382.5	863.8	161.3	1,025.1	3,200.4	207.2	3,407.7	900.4	2,752.2	3,750.2	6,842.7	8,058.2
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
July-November—														
1992-93	1,247.9	19.1	1,266.9	490.5	82.4	573.0	1,738.4	101.5	1,839.9	431.3	773.3	1,394.5	2,942.3	3,665.6
1993-94	1,238.7	14.8	1,253.5	624.3	40.6	664.9	1,863.0	55.4	1,918.4	459.5	784.7	1,347.6	3,104.9	3,725.5
1992—														
September	266.0	2.2	268.3	113.2	14.3	127.5	379.2	16.5	395.7	96.0	177.4	232.6	652.4	724.3
October	238.2	3.0	241.2	94.8	8.1	102.8	333.0	11.1	344.1	81.6	119.3	493.5	533.7	919.1
November	248.9	5.6	254.5	129.0	22.0	150.9	377.9	27.6	405.5	83.1	241.3	328.1	702.3	816.6
December	237.5	5.8	243.4	98.0	20.5	118.5	335.6	26.3	361.9	73.9	296.5	334.5	705.9	770.3
1993—														
January	179.3	9.8	189.1	392.7	10.5	403.1	572.0	20.3	592.2	62.2	247.2	331.5	879.4	986.0
February	215.9	6.4	222.4	123.7	13.6	137.3	339.6	20.0	359.6	71.5	138.9	193.7	549.9	624.9
March	259.1	11.4	270.5	106.8	24.1	130.9	365.9	35.5	401.4	83.9	148.6	246.2	598.0	731.5
April	223.9	14.3	238.3	114.0	10.3	124.3	337.9	24.7	362.6	72.1	183.3	251.6	592.8	686.3
May	244.7	6.4	251.2	104.2	8.5	112.7	348.9	14.9	363.9	86.5	126.6	195.1	558.8	645.5
June	244.5	7.7	252.2	86.7	11.9	98.5	331.2	19.5	350.7	83.6	211.9	231.0	625.4	665.4
July	252.6	4.7	257.3	144.9	16.0	160.9	397.5	20.7	418.2	82.5	142.0	201.1	620.9	701.8
August	235.2	1.1	236.3	103.1	5.9	109.1	338.3	7.1	345.4	81.1	157.2	286.0	576.5	712.4
September	257.6	3.6	261.2	139.3	3.2	142.5	396.9	6.8	403.7	121.1	216.3	347.1	733.4	871.9
October	229.0	3.6	232.6	99.2	4.3	103.5	328.2	8.0	336.2	87.3	126.2	261.6	541.6	685.1
November	264.3	1.7	266.0	137.7	11.2	148.9	402.1	12.9	415.0	87.4	143.0	251.9	632.5	754.3

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		
<b>SEASONALLY ADJUSTED</b>						
1992—						
September	2,454	2,446	3,645	3,862	371.3	82.8
October	2,339	2,357	3,820	3,995	333.0	75.1
November	2,289	2,356	3,889	4,191	383.0	78.1
December	2,718	2,738	4,176	4,372	401.0	81.2
1993—						
January	2,103	2,342	4,061	4,407	662.3	71.0
February	2,493	2,597	4,068	4,390	409.2	85.3
March	2,442	2,518	3,796	4,139	381.3	83.0
April	2,303	2,409	3,687	4,167	381.3	79.9
May	2,368	2,480	3,635	3,897	337.9	80.3
June	2,414	2,490	3,572	3,692	333.2	83.6
July	2,413	2,421	3,943	4,425	402.6	76.5
August	2,298	2,326	3,559	3,717	341.7	79.5
September	2,351	2,352	3,754	3,870	382.8	107.1
October	2,358	2,450	3,840	3,945	333.6	83.1
November	2,334	2,301	3,912	3,999	376.2	77.5
<b>TREND ESTIMATES</b>						
1992—						
September	2,400	2,427	3,659	3,920	356.4	80.0
October	2,402	2,440	3,800	4,038	384.1	79.3
November	2,400	2,461	3,932	4,175	417.9	78.5
December	2,398	2,484	4,018	4,287	446.6	78.2
1993—						
January	2,396	2,505	4,029	4,331	458.6	78.9
February	2,393	2,514	3,967	4,300	449.6	80.0
March	2,387	2,507	3,866	4,215	423.1	80.4
April	2,383	2,487	3,767	4,114	390.6	80.5
May r	2,378	2,461	3,694	4,023	363.8	81.0
June r	2,375	2,438	3,670	3,964	352.4	82.2
July r	2,368	2,415	3,690	3,939	355.9	83.7
August r	2,359	2,394	3,729	3,933	360.4	85.3
September r	2,352	2,376	3,770	3,931	361.9	86.4
October r	2,346	2,360	3,811	3,932	362.7	86.7
November	2,335	2,343	3,851	3,947	365.0	86.3

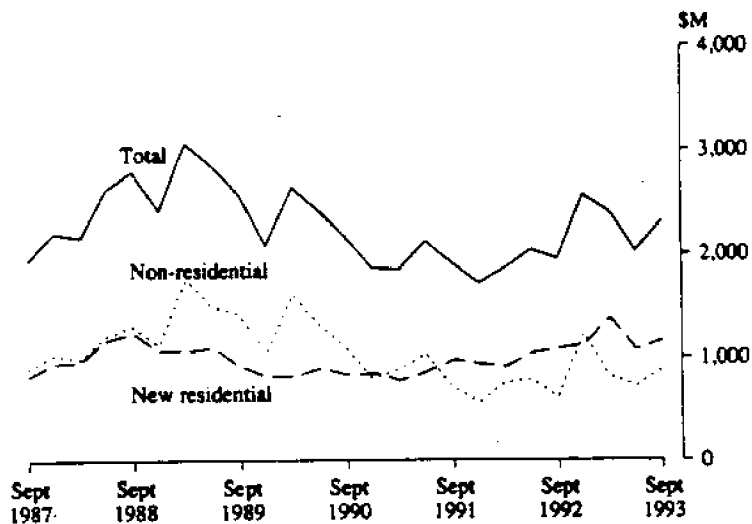
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see paragraphs 20-26 of the Explanatory Notes for a more detailed explanation.

**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							
1990-91	2,244.7	2,289.0	1,026.4	3,315.4	865.2	2,785.0	3,796.1	6,775.8	7,976.7
1991-92	2,332.4	2,614.9	1,228.9	3,843.9	860.5	1,786.7	2,798.6	6,170.8	7,503.0
1992-93	2,724.0	2,801.3	1,843.6	4,644.8	921.4	2,250.0	3,363.2	7,594.4	8,929.4
1992—									
June qtr	662.6	682.1	354.7	1,036.8	218.3	424.5	782.6	1,572.1	2,037.8
Sept. qtr	729.3	739.4	345.8	1,085.2	255.6	437.2	606.9	1,725.4	1,947.7
Dec. qtr	692.8	706.6	403.8	1,110.4	228.0	695.3	1,223.4	1,979.4	2,561.8
1993—									
Mar. qtr	622.0	648.3	728.9	1,377.2	206.8	565.8	816.4	2,085.7	2,400.4
June qtr	679.9	707.0	365.1	1,072.0	231.0	551.7	716.5	1,804.0	2,019.5
Sept. qtr	705.9	714.8	449.7	1,164.5	269.6	544.3	880.8	1,960.2	2,314.9

(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**

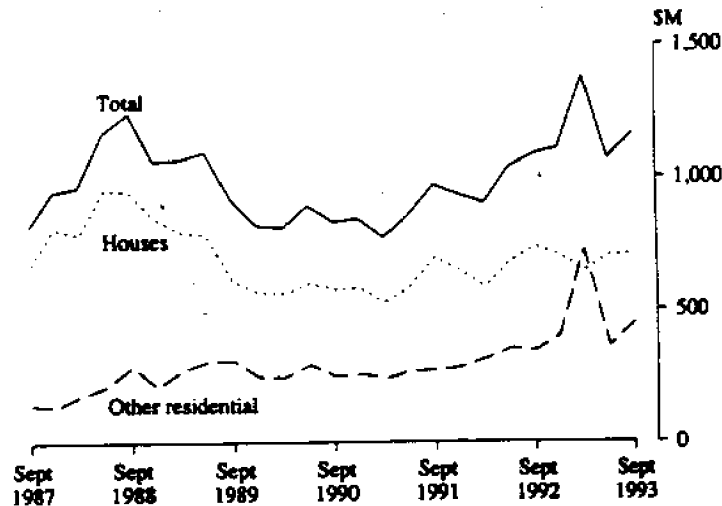


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP  
(\$ million)

Class of building	1991-92	1992-93	July-November		1993		
			1992-93	1993-94	September	October	November
<b>PRIVATE SECTOR</b>							
New houses	2,654.6	2,852.9	1,247.9	1,238.7	257.6	229.0	264.3
New other residential buildings	890.6	1,516.6	490.5	624.3	139.3	99.2	137.7
<i>Total new residential building</i>	<i>3,545.2</i>	<i>4,369.5</i>	<i>1,738.4</i>	<i>1,863.0</i>	<i>396.9</i>	<i>328.2</i>	<i>402.1</i>
Alterations and additions to residential buildings	897.1	956.6	430.6	457.2	120.2	87.2	87.4
Hotels, etc.	76.2	122.7	83.3	45.1	29.1	3.1	4.9
Shops	273.6	385.2	183.4	133.5	21.1	38.3	20.7
Factories	262.8	280.9	98.0	85.6	15.0	16.7	27.0
Offices	461.6	534.5	143.7	170.8	67.0	24.4	39.7
Other business premises	189.7	212.4	89.2	96.2	16.5	21.1	18.3
Educational	71.9	120.8	45.7	41.2	10.7	2.7	9.7
Religious	28.0	41.9	25.0	24.8	6.7	2.5	3.5
Health	69.8	73.3	32.3	61.8	13.5	3.0	1.8
Entertainment and recreational	198.0	303.6	50.8	79.3	26.6	6.4	11.1
Miscellaneous	63.9	51.1	22.0	46.5	10.1	8.0	6.6
<i>Total non-residential building</i>	<i>1,695.5</i>	<i>2,126.4</i>	<i>773.3</i>	<i>784.7</i>	<i>216.3</i>	<i>126.2</i>	<i>143.0</i>
<b>Total</b>	<b>6,137.9</b>	<b>7,452.4</b>	<b>2,942.3</b>	<b>3,104.9</b>	<b>733.4</b>	<b>541.6</b>	<b>632.5</b>
<b>PUBLIC SECTOR</b>							
New houses	86.8	90.9	19.1	14.8	3.6	3.6	1.7
New other residential buildings	258.3	181.7	82.4	40.6	3.2	4.3	11.2
<i>Total new residential building</i>	<i>345.0</i>	<i>262.7</i>	<i>101.5</i>	<i>55.4</i>	<i>6.8</i>	<i>8.0</i>	<i>12.9</i>
Alterations and additions to residential buildings	5.1	8.5	0.6	2.3	1.0	0.1	—
Hotels, etc.	0.8	2.2	0.3	0.7	0.1	0.5	—
Shops	75.4	13.9	6.8	14.4	0.6	5.6	0.8
Factories	12.3	2.2	1.5	2.7	1.8	—	0.7
Offices	280.3	142.0	33.8	160.5	11.2	90.5	6.9
Other business premises	42.1	62.1	31.3	88.0	28.5	18.0	20.8
Educational	219.6	304.0	147.4	165.8	40.2	11.7	24.0
Religious	—	—	—	—	—	—	—
Health	67.0	410.3	339.5	66.2	8.6	3.1	47.0
Entertainment and recreational	210.2	62.5	38.8	17.9	7.1	3.4	1.5
Miscellaneous	50.2	52.7	21.8	46.6	32.7	2.6	7.2
<i>Total non-residential building</i>	<i>957.9</i>	<i>1,051.9</i>	<i>621.2</i>	<i>562.9</i>	<i>130.7</i>	<i>135.4</i>	<i>108.9</i>
<b>Total</b>	<b>1,308.0</b>	<b>1,323.0</b>	<b>723.3</b>	<b>620.6</b>	<b>138.5</b>	<b>143.5</b>	<b>121.8</b>
<b>TOTAL</b>							
New houses	2,741.4	2,933.9	1,266.9	1,253.5	261.2	232.6	266.0
New other residential buildings	1,148.8	1,698.3	573.0	664.9	142.5	103.5	148.9
<i>Total new residential building</i>	<i>3,890.2</i>	<i>4,632.2</i>	<i>1,839.9</i>	<i>1,918.4</i>	<i>403.7</i>	<i>336.2</i>	<i>415.0</i>
Alterations and additions to residential buildings	902.2	965.0	431.3	459.5	121.1	87.3	87.4
Hotels, etc.	77.0	124.8	83.6	45.8	29.1	3.6	4.9
Shops	349.0	399.1	190.2	147.9	21.7	43.9	21.5
Factories	275.1	283.2	99.4	88.4	16.8	16.7	27.7
Offices	741.9	676.5	177.6	331.3	78.2	114.9	46.6
Other business premises	231.8	274.5	120.5	184.2	45.1	39.1	39.1
Educational	291.5	424.7	193.0	207.0	50.9	14.4	33.6
Religious	28.0	41.9	25.0	24.8	6.7	2.5	3.5
Health	136.8	483.6	371.8	128.0	22.1	6.1	48.7
Entertainment and recreational	408.1	366.1	89.5	97.2	33.7	9.8	12.6
Miscellaneous	114.1	103.8	43.8	93.1	42.7	10.7	13.8
<i>Total non-residential building</i>	<i>2,633.7</i>	<i>3,178.2</i>	<i>1,394.5</i>	<i>1,347.6</i>	<i>347.1</i>	<i>261.6</i>	<i>251.9</i>
<b>Total</b>	<b>7,445.8</b>	<b>8,775.4</b>	<b>3,665.6</b>	<b>3,725.5</b>	<b>871.9</b>	<b>685.1</b>	<b>754.3</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>												
1993—												
September	14	1.4	2	0.6	—	—	1	4.8	1	22.3	18	29.1
October	12	1.4	1	0.4	1	0.5	1	1.3	—	—	15	3.6
November	5	0.4	2	0.8	3	1.9	1	1.8	—	—	11	4.9
<b>SHOPS</b>												
1993—												
September	123	10.1	21	5.8	6	4.1	1	1.8	—	—	151	21.7
October	95	8.5	16	4.4	9	5.4	4	9.1	2	16.5	126	43.9
November	108	9.9	15	4.0	4	2.4	4	5.2	—	—	131	21.5
<b>FACTORIES</b>												
1993—												
September	36	3.3	18	5.3	6	4.1	3	4.0	—	—	63	16.8
October	37	3.7	11	3.2	4	2.4	4	7.4	—	—	56	16.7
November	31	2.8	19	5.4	7	4.9	6	14.5	—	—	63	27.7
<b>OFFICES</b>												
1993—												
September	106	10.3	24	6.8	9	5.8	9	15.3	1	40.0	149	78.2
October	68	6.3	19	5.9	7	5.3	5	12.0	3	85.5	102	114.9
November	89	8.3	11	2.9	7	4.7	9	19.6	2	11.2	118	46.6
<b>OTHER BUSINESS PREMISES</b>												
1993—												
September	29	2.9	13	4.1	3	1.9	2	5.0	3	31.2	50	45.1
October	27	2.7	14	4.7	7	4.8	8	13.4	2	11.5	58	39.1
November	43	3.9	18	5.4	5	3.7	4	11.1	1	15.0	71	39.1
<b>EDUCATIONAL</b>												
1993—												
September	11	1.2	3	1.2	8	5.0	12	28.3	2	15.4	36	50.9
October	17	1.8	8	2.3	4	2.5	2	7.7	—	—	31	14.4
November	18	2.0	7	1.9	6	4.7	5	11.9	2	13.1	38	33.6



**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>RELIGIOUS</b>												
1993—												
September	4	0.4	—	—	—	—	3	6.3	—	—	7	6.7
October	5	0.7	2	0.5	2	1.3	—	—	—	—	9	2.5
November	2	0.2	5	1.5	2	1.8	—	—	—	—	9	3.5
<b>HEALTH</b>												
1993—												
September	7	0.7	2	0.6	1	0.5	9	20.3	—	—	19	22.1
October	8	0.8	2	0.5	2	1.4	2	3.5	—	—	14	6.1
November	9	0.9	4	1.1	2	1.8	—	—	2	44.9	17	48.7
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1993—												
September	17	1.7	4	1.3	4	2.7	3	10.6	1	17.5	29	33.7
October	15	1.5	11	3.4	2	1.5	1	3.4	—	—	29	9.8
November	25	2.3	7	2.2	2	1.3	3	6.8	—	—	37	12.6
<b>MISCELLANEOUS</b>												
1993—												
September	28	2.9	4	1.4	3	2.1	3	7.2	1	29.1	39	42.7
October	19	2.2	4	1.2	1	0.9	3	6.5	—	—	27	10.7
November	22	2.1	8	2.2	3	2.1	3	7.4	—	—	36	13.8
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1993—												
September	375	34.8	91	27.0	40	26.1	46	103.6	9	155.5	561	347.1
October	303	29.6	88	26.6	39	25.8	30	66.2	7	113.5	467	261.6
November	352	33.0	96	27.2	41	29.1	35	78.3	7	84.2	531	251.9

TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED IN AREAS OF NSW, NOVEMBER 1993

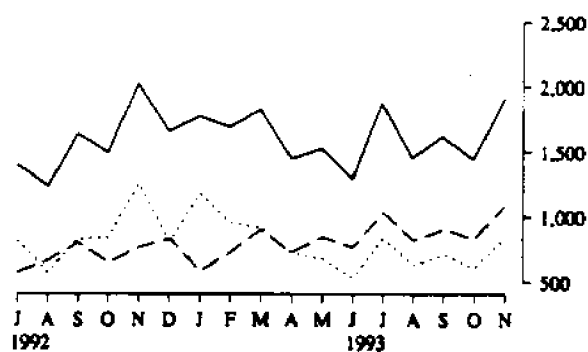
Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
<b>SYDNEY STATISTICAL DIVISION</b>						
<i>Houses</i>	1,249	136,434	6	821	1,255	137,255
Brick, stone, or concrete	107	18,602	—	—	107	18,602
Brick-veneer	1,074	110,684	6	821	1,080	111,505
Timber	43	4,306	—	—	43	4,306
Fibre cement	12	1,316	—	—	12	1,316
Other materials	13	1,527	—	—	13	1,527
Other residential buildings	1,259	101,273	157	11,170	1,416	112,443
<b>Total residential buildings</b>	<b>2,508</b>	<b>237,707</b>	<b>163</b>	<b>11,992</b>	<b>2,671</b>	<b>249,698</b>
<b>HUNTER STATISTICAL DIVISION</b>						
<i>Houses</i>	285	27,920	5	395	290	28,315
Brick, stone, or concrete	34	4,288	—	—	34	4,288
Brick-veneer	204	20,286	4	329	208	20,616
Timber	29	2,163	—	—	29	2,163
Fibre cement	13	848	1	65	14	913
Other materials	5	334	—	—	5	334
Other residential buildings	100	6,879	—	—	100	6,879
<b>Total residential buildings</b>	<b>385</b>	<b>34,799</b>	<b>5</b>	<b>395</b>	<b>390</b>	<b>35,193</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>						
<i>Houses</i>	224	21,703	—	—	224	21,703
Brick, stone, or concrete	12	1,590	—	—	12	1,590
Brick-veneer	180	17,467	—	—	180	17,467
Timber	14	1,387	—	—	14	1,387
Fibre cement	14	855	—	—	14	855
Other materials	4	405	—	—	4	405
Other residential buildings	150	12,838	—	—	150	12,838
<b>Total residential buildings</b>	<b>374</b>	<b>34,541</b>	<b>—</b>	<b>—</b>	<b>374</b>	<b>34,541</b>
<b>BALANCE OF NEW SOUTH WALES</b>						
<i>Houses</i>	850	78,266	6	499	856	78,765
Brick, stone, or concrete	130	12,436	2	220	132	12,656
Brick-veneer	559	54,784	4	279	563	55,063
Timber	84	6,167	—	—	84	6,167
Fibre cement	55	3,341	—	—	55	3,341
Other materials	22	1,538	—	—	22	1,538
Other residential buildings	250	16,759	—	—	250	16,759
<b>Total residential buildings</b>	<b>1,100</b>	<b>95,024</b>	<b>6</b>	<b>499</b>	<b>1,106</b>	<b>95,524</b>
<b>NEW SOUTH WALES</b>						
<i>Houses</i>	2,608	264,323	17	1,715	2,625	266,038
Brick, stone, or concrete	283	36,916	2	220	285	37,136
Brick-veneer	2,017	203,221	14	1,430	2,031	204,651
Timber	170	14,022	—	—	170	14,022
Fibre cement	94	6,361	1	65	95	6,426
Other materials	44	3,803	—	—	44	3,803
Other residential buildings	1,739	137,748	157	11,170	1,916	148,918
<b>Total residential buildings</b>	<b>4,347</b>	<b>402,071</b>	<b>174</b>	<b>12,885</b>	<b>4,541</b>	<b>414,956</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  
NOVEMBER 1993**

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	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
<b>NUMBER OF DWELLING UNITS</b>										
Sydney	1,255	279	513	792	171	84	369	624	1,416	2,671
Hunter	290	85	4	89	11	—	—	11	100	390
Illawarra	224	36	6	42	13	—	95	108	150	374
Richmond-Tweed	152	47	2	49	38	4	—	42	91	243
Mid North Coast	213	43	—	43	26	—	—	26	69	282
Northern	75	4	—	4	2	—	—	2	6	81
North Western	46	10	—	10	9	—	—	9	19	65
Central East	109	8	—	8	7	—	—	7	15	124
South Eastern	130	2	5	7	—	—	—	—	7	137
Murrumbidgee	75	14	—	14	6	—	—	6	20	95
Murray	56	23	—	23	—	—	—	—	23	79
Far West	—	—	—	—	—	—	—	—	—	—
<b>New South Wales</b>	<b>2,625</b>	<b>551</b>	<b>530</b>	<b>1,081</b>	<b>283</b>	<b>88</b>	<b>464</b>	<b>835</b>	<b>1,916</b>	<b>4,541</b>
<b>VALUE (\$'000)</b>										
Sydney	137,255	21,330	39,240	60,569	10,239	6,535	35,100	51,874	112,443	249,698
Hunter	28,315	5,765	320	6,085	794	—	—	794	6,879	35,193
Illawarra	21,703	2,152	671	2,823	715	—	9,300	10,015	12,838	34,541
Richmond-Tweed	13,763	2,745	180	2,925	3,137	500	—	3,637	6,562	20,324
Mid North Coast	18,379	2,951	—	2,951	2,005	—	—	2,005	4,956	23,336
Northern	6,990	260	—	260	80	—	—	80	340	7,330
North Western	4,329	554	—	554	564	—	—	564	1,118	5,447
Central East	10,129	612	—	612	310	—	—	310	922	11,051
South Eastern	13,142	182	367	549	—	—	—	—	549	13,691
Murrumbidgee	6,827	895	—	895	300	—	—	300	1,195	8,022
Murray	5,205	1,116	—	1,116	—	—	—	—	1,116	6,321
Far West	—	—	—	—	—	—	—	—	—	—
<b>New South Wales</b>	<b>266,038</b>	<b>38,561</b>	<b>40,778</b>	<b>79,340</b>	<b>18,144</b>	<b>7,035</b>	<b>44,400</b>	<b>69,579</b>	<b>148,918</b>	<b>414,956</b>

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



— Total Other residential  
 ..... Flats, units, etc.  
 - - - Semi-detached, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, NOVEMBER 1993

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 (M)	—	—	—	2	—	320	743	16,310	16,310	17,373
Leichhardt (M)	9	—	1,105	2	—	210	2,403	511	511	4,229
Marrickville (M)	1	—	76	10	—	560	233	100	100	969
South Sydney (C)	—	—	—	—	—	—	1,173	3,110	3,110	4,284
Sydney (C) — Inner & Remainder	—	—	—	174	—	20,000	20	53,682	53,682	73,702
Inner Sydney (SSD)	10	—	1,181	188	—	21,090	4,572	73,713	73,713	100,556
Randwick (C)	10	—	1,709	—	—	—	1,699	2,950	2,950	6,358
Waverley (M)	3	—	395	12	—	1,030	1,318	360	360	3,103
Woolahra (M)	1	—	170	—	—	—	2,175	580	580	2,925
Eastern Suburbs (SSD)	14	—	2,274	12	—	1,030	5,192	3,890	3,890	12,386
Hurstville (C)	10	—	1,308	5	—	350	749	523	523	2,930
Kogarah (M)	1	—	160	—	—	—	274	60	60	494
Rockdale (M)	7	—	935	7	—	715	1,190	425	425	3,265
Sutherland (S)	48	—	6,534	71	—	5,203	2,574	4,467	4,467	18,778
St George — Sutherland (SSD)	66	—	8,937	83	—	6,268	4,787	5,475	5,475	25,467
Bankstown (C)	39	—	3,261	48	15	4,387	1,789	3,208	3,208	12,644
Canterbury (M)	7	—	980	22	—	1,200	1,696	300	300	4,176
Canterbury — Bankstown (SSD)	46	—	4,241	70	15	5,587	3,485	3,508	3,508	16,820
Fairfield (C)	35	—	4,244	12	—	805	769	6,585	6,585	12,403
Liverpool (C)	77	3	7,472	17	5	1,545	274	4,201	4,201	13,491
Fairfield — Liverpool (SSD)	112	3	11,716	29	5	2,350	1,043	10,786	10,786	25,894
Camden (M)	52	—	5,209	2	—	120	55	2,183	2,183	7,567
Campbelltown (C)	62	—	5,464	16	—	964	1,112	1,853	1,853	9,392
Wollondilly (S)	30	1	3,209	2	—	127	305	440	440	4,081
Oxley South Western Sydney (SSD)	144	1	13,882	20	—	1,211	1,472	4,476	4,476	21,040
Ashfield (M)	—	—	—	—	—	—	138	146	146	284
Burwood (M)	5	—	662	—	—	—	314	60	60	1,036
Concord (M)	1	—	155	—	—	—	723	3,100	3,100	3,978
Drummoyne (M)	3	—	767	42	—	4,220	865	190	190	6,042
Strathfield (M)	3	—	460	—	—	—	93	115	115	668
Inner Western Sydney (SSD)	12	—	2,043	42	—	4,220	2,133	3,611	3,611	12,008

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, NOVEMBER 1993—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 (M)	2	—	276	4	—	310	233	6,758	6,758	7,577
Holroyd (C)	28	—	3,028	18	18	3,001	623	—	—	6,652
Parramatta (C)	51	—	5,177	516	14	36,172	3,734	17,315	17,315	62,398
Central Western Sydney (SSD)	81	—	8,482	538	32	39,483	4,590	24,072	24,072	76,626
Blue Mountains (C)	37	—	4,291	—	—	—	1,864	431	431	6,586
Hawkesbury (C)	37	—	4,303	—	18	954	839	65	65	6,160
Penrith (C)	77	—	9,488	53	—	3,657	1,789	26,627	26,627	41,560
Outer Western Sydney (SSD)	151	—	18,081	53	18	4,611	4,491	27,122	27,122	54,306
Baulkham Hills (S)	38	—	6,594	49	—	5,534	1,482	973	973	14,582
Blacktown (C)	228	—	18,608	37	40	4,112	3,988	5,714	5,714	32,423
Blacktown — Baulkham Hills (SSD)	266	—	25,202	86	40	9,647	5,470	6,687	6,687	47,005
Hunter's Hill (M)	2	—	283	—	—	—	241	—	—	524
Lane Cove (M)	3	—	273	—	—	—	936	4,400	4,400	5,609
Mosman (M)	4	—	2,280	—	—	—	2,681	100	100	5,061
North Sydney (M)	5	—	860	21	47	6,850	821	886	886	9,417
Ryde (C)	9	2	1,694	12	—	1,359	1,315	978	978	5,346
Willoughby (C)	7	—	1,225	6	—	520	1,812	2,684	2,684	6,240
Lower Northern Sydney (SSD)	30	2	6,614	39	47	8,729	7,806	9,047	9,047	32,197
Hornsby (S)	67	—	7,977	28	—	2,324	3,412	980	980	14,693
Ku-ring-gai (M)	25	—	5,222	—	—	—	3,436	260	260	8,918
Hornsby — Ku-ring-gai (SSD)	92	—	13,199	28	—	2,324	6,848	1,240	1,240	23,612
Manly (M)	2	—	280	—	—	—	1,897	100	100	2,277
Pittwater (M)	8	—	1,034	2	—	215	1,629	—	—	2,878
Warringah (S)	25	—	3,391	20	—	1,966	2,681	110	110	8,148
Northern Beaches (SSD)	35	—	4,706	22	—	2,181	6,207	210	210	13,303
Gosford (C)	51	—	5,487	33	—	2,579	3,778	5,765	5,765	17,608
Wyong (S)	139	—	11,211	16	—	1,133	1,909	1,123	1,123	15,377
Gosford — Wyong (SSD)	190	—	16,698	49	—	3,712	5,688	6,888	6,888	32,986
Sydney (SD)	1,249	6	137,255	1,289	157	112,443	63,783	188,725	188,725	494,286

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, NOVEMBER 1993—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	—	1,113	—	—	—	390	—	—	1,503
Lake Macquarie (C)	99	3	10,226	36	—	2,579	2,829	3,000	3,000	18,633
Maitland (C)	32	—	3,440	8	—	460	152	1,126	1,126	5,178
Newcastle (C) — Inner & Remainder	29	—	2,412	16	—	963	1,487	8,762	8,762	13,624
Port Stephens (S)	48	1	4,883	27	—	1,943	668	2,960	2,960	10,454
Newcastle (SSD)	222	4	22,073	87	—	5,945	5,526	15,848	15,848	49,393
Dungog (S)	15	—	1,105	—	—	—	30	—	—	1,135
Gloucester (S)	3	—	266	—	—	—	30	185	185	481
Great Lakes (S)	20	1	2,099	11	—	810	112	615	615	3,636
Merriwa (S)	3	—	203	—	—	—	—	—	—	203
Murrumbidgee (S)	1	—	79	—	—	—	20	—	—	99
Muswellbrook (S)	10	—	870	—	—	—	88	373	373	1,333
Scone (S)	2	—	187	—	—	—	144	70	70	401
Singleton (S)	9	—	1,431	2	—	124	88	390	390	2,033
Hunter SD Balance (SSD)	63	1	6,241	13	—	934	510	1,635	1,635	9,320
Hunter (SD)	285	5	28,315	100	—	6,879	6,836	17,483	17,483	58,713
<b>ILLAWARRA STATISTICAL DIVISION</b>										
Kiama (M)	15	—	2,000	—	—	—	322	70	70	2,392
Shellharbour (M)	37	—	3,368	6	—	365	904	240	240	4,877
Wollongong (C)	72	—	6,914	129	—	11,604	2,752	9,752	9,752	31,022
Wollongong (SSD)	124	—	12,282	135	—	11,969	3,978	10,062	10,062	38,291
Shoalhaven (C)	80	—	7,390	15	—	869	1,067	1,208	1,208	10,533
Wingecarribee (S)	20	—	2,031	—	—	—	833	870	870	3,734
Illawarra SD Balance (SSD)	100	—	9,421	15	—	869	1,899	2,078	2,078	14,268
Illawarra (SD)	234	—	21,703	150	—	12,838	5,877	12,140	12,140	52,599
<b>RICHMOND TWEED STATISTICAL DIVISION</b>										
Tweed (S) Pt A	59	—	4,780	31	—	1,507	391	365	365	7,043
Tweed Heads (SSD)	59	—	4,780	31	—	1,507	391	365	365	7,043
Bullina (S)	22	—	2,037	48	—	4,233	415	75	75	6,760
Byron (S)	16	—	1,524	6	—	390	137	2,273	2,273	4,325
Casino (M)	6	—	497	—	—	—	68	—	—	565
Kyogle (S)	6	—	491	—	—	—	20	—	—	511
Lismore (C)	14	—	1,207	6	—	432	408	4,262	4,262	6,308
Richmond River (S)	7	—	675	—	—	—	138	100	100	913
Tweed (S) Pt B	22	—	2,352	—	—	—	198	437	437	3,187
Richmond — Tweed SD Balance (SSD)	93	—	8,983	60	—	5,055	1,385	7,147	7,147	22,569
Richmond — Tweed (SD)	152	—	13,763	91	—	6,562	1,776	7,512	7,512	29,612

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, NOVEMBER 1993—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 (S)	6	—	472	—	—	—	30	—	—	502
Coffs Harbour (C)	68	—	5,987	5	—	339	683	8,176	8,176	15,185
Copmanhurst (S)	2	—	202	2	—	400	105	—	—	707
Grafton (C)	4	—	495	12	—	695	89	298	298	1,576
Macleay (S)	7	—	616	6	—	355	121	830	830	1,923
Nambucca (S)	6	—	345	4	—	240	95	135	135	815
Nymboida (S)	9	—	845	—	—	—	95	—	—	940
Ullmarra (S)	5	—	187	—	—	—	28	—	—	215
Clarence (SSD)	107	—	9,149	29	—	2,029	1,246	9,439	9,439	21,863
Greater Taree (C)	18	—	1,640	4	—	328	499	2,120	2,120	4,587
Hastings (M)	86	—	7,462	34	—	2,455	477	1,025	1,025	11,419
Kempsey (S)	2	—	128	2	—	144	80	—	—	352
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	106	—	9,230	40	—	2,927	1,056	3,145	3,145	16,358
Mid-North Coast (SD)	213	—	18,379	69	—	4,966	2,361	12,584	12,584	38,221
<b>NORTHERN STATISTICAL DIVISION</b>										
Barraba (S)	—	—	—	—	—	—	—	—	—	—
Bingara (S)	1	—	78	—	—	—	55	—	—	133
Gunnedah (S)	6	—	611	—	—	—	140	220	220	971
Inverell (S) Pt A	4	—	298	—	—	—	18	—	—	316
Manilla (S)	2	—	168	—	—	—	15	—	—	183
Nundle (S)	—	—	—	—	—	—	—	—	—	—
Parry (S)	11	—	836	—	—	—	222	—	—	1,057
Quirindi (S)	4	2	498	—	—	—	38	—	—	536
Tamworth (C)	13	—	1,456	2	—	90	167	1,535	1,535	3,248
Yallaroo (S)	2	—	70	—	—	—	203	—	—	273
Northern Slopes (SSD)	43	2	4,015	2	—	90	857	1,755	1,755	6,777
Armidale (C)	7	—	609	2	—	170	101	3,034	3,034	3,914
Dumaresq (S)	—	—	—	—	—	—	34	—	—	34
Glen Innes (M)	4	—	403	—	—	—	20	—	—	423
Guyra (S)	1	—	50	—	—	—	15	90	90	155
Inverell (S) Pt B	5	—	707	—	—	—	26	200	200	933
Severn (S)	—	—	—	—	—	—	—	—	—	—
Tenterfield (S)	4	—	293	—	—	—	10	—	—	303
Uralla (S)	1	—	51	2	—	80	33	820	820	984
Walcha (S)	—	—	—	—	—	—	28	—	—	28
Northern Tablelands (SSD)	22	—	2,113	4	—	250	266	4,144	4,144	6,773
Moree Plains (S)	5	—	608	—	—	—	41	92	92	741
Narrabri (S)	3	—	254	—	—	—	34	—	—	287
North Central Plains (SSD)	8	—	862	—	—	—	75	92	92	1,029
Northern (SD)	73	2	6,996	6	—	348	1,198	5,991	5,991	14,519

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, NOVEMBER 1993—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 (S)	2	—	103	—	—	—	—	—	—	103
Coonabarabran (S)	2	—	185	—	—	—	—	—	—	185
Dubbo (C)	21	—	1,980	10	—	702	481	3,184	3,184	6,347
Gilgandra (S)	2	—	118	6	—	282	20	—	—	420
Mudgee (S)	4	—	756	3	—	134	140	60	60	1,089
Narramine (S)	5	—	478	—	—	—	—	—	—	478
Wellington (S)	4	—	244	—	—	—	28	330	330	602
Central Macquarie (SSD)	40	—	3,863	19	—	1,118	668	3,574	3,574	9,224
Bogan (S)	1	—	40	—	—	—	—	—	—	40
Coonamble (S)	1	—	85	—	—	—	14	—	—	99
Walgett (S)	2	—	192	—	—	—	—	—	—	192
Warren (S)	1	—	34	—	—	—	—	200	200	234
Macquarie — Barwon (SSD)	5	—	351	—	—	—	14	200	200	565
Bourke (S)	—	—	—	—	—	—	476	—	—	476
Brewarrina (S)	—	—	—	—	—	—	—	124	124	124
Cobar (S)	1	—	115	—	—	—	—	—	—	115
Upper Darling (SSD)	1	—	115	—	—	—	476	124	124	715
North Western (SD)	46	—	4,329	19	—	1,118	1,158	3,898	3,898	10,504
<b>CENTRAL WEST STATISTICAL DIVISION</b>										
Bathurst (C)	14	4	1,629	2	—	172	166	1,878	1,878	3,844
Blayney (S) Pt A	1	—	59	—	—	—	132	—	—	191
Cabonne (S) Pt A	—	—	—	—	—	—	27	—	—	27
Evans (S) Pt A	2	—	172	—	—	—	13	—	—	185
Orange (C)	18	—	2,309	2	—	120	326	540	540	3,295
Bathurst — Orange (SSD)	35	4	4,168	4	—	292	664	2,418	2,418	7,542
Blayney (S) Pt B	—	—	—	—	—	—	17	—	—	17
Cabonne (S) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (S) Pt B	6	—	691	—	—	—	86	180	180	957
Greater Lithgow (C)	13	—	1,318	7	—	310	291	335	335	2,253
Oberon (S)	9	—	695	—	—	—	25	—	—	720
Rylstone (S)	2	—	80	—	—	—	30	—	—	110
Central Tablelands (excl. Bathurst — Orange) (SSD)	30	—	2,784	7	—	310	448	515	515	4,057
Bland (S)	—	—	—	—	—	—	79	—	—	79
Cabonne (S) Pt C	8	—	512	—	—	—	32	—	—	544
Cornwall (S)	10	—	889	—	—	—	18	—	—	907
Forbes (S)	6	—	559	—	—	—	80	85	85	724
Lachlan (S)	3	—	335	—	—	—	18	—	—	352
Parkes (S)	12	—	864	4	—	320	57	494	494	1,734
Weddin (S)	1	—	20	—	—	—	—	—	—	20
Lachlan (SSD)	40	—	3,178	4	—	320	283	579	579	4,339
Central West (SD)	105	4	10,129	15	—	922	1,395	3,512	3,512	15,958



TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, NOVEMBER 1993—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)	9	—	1,592	2	—	182	101	1,014	1,014	2,889
Queanbeyan (SSD)	9	—	1,592	2	—	182	101	1,014	1,014	2,889
Boorowa (S)	—	—	—	—	—	—	—	—	—	—
Cookwell (S)	3	—	289	—	—	—	99	—	—	388
Goulburn (C)	9	—	974	—	—	—	121	—	—	1,095
Gunning (S)	6	—	674	—	—	—	11	—	—	685
Harden (S)	—	—	—	—	—	—	—	—	—	—
Mulwarrig (S)	7	—	533	—	—	—	155	190	190	879
Tallaganda (S)	—	—	—	—	—	—	—	—	—	—
Yarrowlumia (S)	4	—	415	—	—	—	176	284	284	875
Yass (S)	13	—	1,061	—	—	—	155	—	—	1,216
Young (S)	8	—	954	—	—	—	83	—	—	1,037
Southern Tablelands (excl. Queanbeyan) (SSD)	50	—	4,900	—	—	—	800	474	474	6,174
Bega Valley (S)	18	—	1,404	—	—	—	370	120	120	1,894
Eurobodalla (S)	42	—	3,987	5	—	367	348	718	718	5,420
Lower South Coast (SSD)	60	—	5,390	5	—	367	718	838	838	7,313
Bombala (S)	—	—	—	—	—	—	—	—	—	—
Cooma-Monaro (S)	6	—	745	—	—	—	18	—	—	763
Snowy River (S)	5	—	514	—	—	—	20	—	—	534
Snowy (SSD)	11	—	1,259	—	—	—	38	—	—	1,297
South Eastern (SD)	130	—	13,142	7	—	549	1,486	2,326	2,326	17,673
<b>MURRUMBIDGEE STATISTICAL DIVISION</b>										
Coolamon (S)	2	—	121	—	—	—	36	389	389	546
Cootamundra (S)	4	—	432	—	—	—	104	130	130	666
Gundagai (S)	—	—	—	—	—	—	—	—	—	—
Juneee (S)	1	—	47	—	—	—	36	90	90	173
Lockhart (S)	—	—	—	—	—	—	—	—	—	—
Narrandera (S)	2	—	191	—	—	—	130	—	—	321
Temora (S)	2	—	122	—	—	—	64	—	—	186
Tumut (S)	6	—	720	—	—	—	88	—	—	808
Wagga Wagga (C)	41	—	3,617	6	—	300	334	443	443	4,693
Central Murrumbidgee (SSD)	58	—	5,250	6	—	300	791	1,052	1,052	7,393
Carrathool (S)	1	—	28	—	—	—	28	—	—	56
Griffith (C)	4	—	488	14	—	895	212	785	785	2,380
Hay (S)	3	—	247	—	—	—	16	—	—	263
Laeton (S)	6	—	594	—	—	—	22	—	—	616
Murrumbidgee (S)	3	—	219	—	—	—	—	—	—	219
Lower Murrumbidgee (SSD)	17	—	1,577	14	—	895	278	785	785	3,335
Murrumbidgee (SD)	75	—	6,827	20	—	1,195	1,469	1,837	1,837	10,928

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, NOVEMBER 1993—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)	23	—	2,209	16	—	700	719	3,419	3,419	7,046
Hume (S)	4	—	343	—	—	—	60	—	—	403
Albury (SSD)	27	—	2,551	16	—	700	779	3,419	3,419	7,449
Corowa (S)	9	—	766	—	—	—	61	193	193	1,019
Culcairn (S)	—	—	—	—	—	—	40	—	—	40
Holbrook (S)	2	—	276	—	—	—	—	—	—	276
Tumbarumba (S)	—	—	—	—	—	—	52	—	—	52
Urana (S)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	11	—	1,042	—	—	—	153	193	193	1,387
Berrigan (S)	7	—	628	—	—	—	64	—	—	692
Conargo (S)	—	—	—	—	—	—	—	—	—	—
Deniliquin (M)	4	—	360	—	—	—	—	—	—	360
Jerilderie (S)	—	—	—	—	—	—	48	60	60	108
Murray (S)	—	—	—	7	—	416	10	—	—	426
Wakool (S)	4	—	359	—	—	—	10	—	—	369
Windourna (S)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	15	—	1,347	7	—	416	132	60	60	1,955
Bairnsdale (S)	1	—	29	—	—	—	62	—	—	91
Wentworth (S)	2	—	236	—	—	—	30	202	202	468
Murray—Darling (SSD)	3	—	265	—	—	—	92	202	202	559
Murray (SD)	56	—	5,205	23	—	1,116	1,159	3,874	3,874	11,350
<b>FAR WEST STATISTICAL DIVISION</b>										
Broken Hill (C)	—	—	—	—	—	—	34	—	—	34
Central Darling (S)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	—	—	—	—	—	—	34	—	—	34
<b>NEW SOUTH WALES</b>										
New South Wales	2,688	17	244,838	1,799	157	148,918	87,440	251,882	251,882	754,278

## EXPLANATORY NOTES

## Introduction

This publication contains monthly details of building work approved.

2. Statistics of building work approved are compiled from:
  - (a) permits issued by local government authorities in areas subject to building control by those authorities; and
  - (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.

Major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. building on remote mine sites) is also included.

## Scope and coverage

3. The statistics relate to *building* activity which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks) is excluded.

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

5. From July 1990, the statistics cover:

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

These changes mainly affect non-residential building data. In particular, care should be taken in interpreting data for specific classes of non-residential building.

## Definitions

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

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

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

- (a) A *house* is defined as a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Detached dwelling units associated with non-residential buildings are defined as houses for the purpose of these statistics.
- (b) An *other residential building* is defined as a building which is predominantly used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit.

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

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

## Building classification

11. *Ownership*. The ownership of a building is classified at the time of approval as either private sector or public sector according to expected ownership of the completed building. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

12. *Functional classification of buildings*. A building is classified according to its intended major function. Hence, a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to 'Offices', a detached cafeteria building to 'Shops', while factory buildings would be classified to 'Factories'. An exception to this rule is the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to 'Educational'.

13. From July 1992, an expanded functional classification of buildings based on the Dwelling Structure Classification (DSC) has been introduced by the ABS to provide more detailed information on residential building approvals.

14. The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

15. In particular, for Building Approvals, DSC allows new other residential building to be classified as follows:

- (a) Semi-detached, row or terrace houses, townhouses, etc. (dwellings having their own private grounds and no other dwellings above or below) with:
  - (i) one storey;
  - (ii) two or more storeys.
- (b) Flats, units or apartments, etc. (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
  - (i) one or two storeys;
  - (ii) three storeys;
  - (iii) four or more storeys.

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

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

- (a) *Houses*—includes cottages, bungalows, detached caretakers'/managers' cottages and granny flats, rectories;
- (b) *Other residential buildings*—includes blocks of flats, home units, attached townhouses, duplexes, villa units, terrace houses, apartment buildings, semi-detached houses, maisonettes;
- (c) *Hotels etc.*—includes motels, hostels, boarding houses, guest houses, holiday apartment buildings;
- (d) *Shops*—includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades;
- (e) *Factories*—includes paper mills, oil refinery buildings, brickworks, foundries, power-houses, manufacturing laboratories, workshops as part of a manufacturing process;
- (f) *Offices*—includes banks, post offices, council chambers, head and regional offices;

- (g) *Other business premises*—includes warehouses, storage depots, service stations, transport depots and terminals, electricity sub-station buildings, telephone exchanges, mail sorting centres, broadcasting stations, film studios;
- (h) *Educational*—includes schools, colleges, kindergartens, libraries, museums, art galleries, research and teaching laboratories, theological colleges;
- (i) *Religious*—includes churches, chapels, temples;
- (j) *Health*—includes hospitals, nursing homes, surgeries, clinics, medical centres;
- (k) *Entertainment and recreational*—includes clubs, theatres, cinemas, public halls, gymnasiums, grandstands, squash courts, recreation centres;
- (l) *Miscellaneous*—includes law courts, homes for the aged (where medical care is not provided as a normal service), orphanages, gaols, barracks, mine buildings, glass houses, livestock sheds, shearing sheds, fruit and skin drying sheds, public toilets, and ambulance, fire and police stations.

#### Statistical areas of New South Wales

18. This bulletin contains data presented according to the Australian Standard Geographical Classification (ASGC). 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. In aggregate, SLAs cover the whole of the State without gaps or overlaps. In some cases legal LGAs overlap Statistical Subdivision boundaries and therefore comprise two SLAs (Part A and Part B) or three SLAs in the case of Cabonne (S) (Part A, Part B and Part C).
- (b) *Statistical Subdivisions (SSDs)*. These consist of one or more SLAs and form the intermediate size spatial unit for the presentation of regional data.
- (c) *Statistical Divisions (SDs)*. These consist of one or more Statistical Subdivisions (SSDs). Where SSDs are not shown for statistical purposes, statistical local areas are shown ordered alphabetically within statistical divisions. The divisions are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region, under the unifying influence of one or more major towns or cities.
- (d) *Statistical Districts*. To provide comparable statistics over a period of time, statistical districts have been defined around selected urban centres, with a population

of 25,000 or more, experiencing urban growth beyond the legal local government area boundaries. Those districts are intended to contain the anticipated urban spread over the next 20 years. In some cases, Statistical District boundaries are identical to those of particular Statistical Subdivisions (e.g. Newcastle SSD and Wollongong SSD included in Table 8 of this publication).

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

#### General

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

#### Seasonal adjustment

21. Seasonally adjusted building statistics are shown in Table 3. In these series, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months.

22. Each of the component series shown has been seasonally adjusted independently. As a consequence, while the unadjusted components in the original series shown add to the totals, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimal or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

23. Seasonal adjustments may be carried out by various methods and the results may vary slightly according to the procedure adopted. Accordingly, seasonally adjusted statistics should not be regarded as in any way definitive. In interpreting particular seasonally adjusted statistics it is important to bear in mind the methods by which they have been derived and the limitations to which the methods used are subject.

24. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

25. The seasonally adjusted series can, however, be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate. There are a number of ways of accomplishing this, depending on the intended uses of the trend estimate. If importance is attached to measuring the underlying change in the most recent periods, moving averages employing appropriate weighting patterns should be adopted; the choice of averaging technique will determine in part the degree of smoothness of the derived series. For example, a 23-term moving average will generally even out more of the short term fluctuation in a series (and therefore appear 'smoother') than will a 13-term moving average. However, the longer the term of the moving average the longer the time series affected by revisions resulting from more recent data. In order to ensure that the underlying trend-cycle of a series is reflected in the trend estimate, the degree of smoothness alone cannot always be used as the sole criterion in determining which moving average is appropriate.

26. Trend estimates of building statistics are shown in Table 3. The trend estimates (often referred to as trend-cycle estimates) have been derived by applying a 13-term Henderson-weighted moving average to the series.

27. While this technique enables trend estimates for the latest period to be produced, it does result in revisions to the trend estimates for the most recent months as additional observations become available. There may also be revisions as a result of changes in the original data, and as a result of the re-estimation of the seasonal factors. Details of other trend-cycle weighting patterns can be found in *A Guide to Smoothing Time Series — Estimates of 'Trend'* (1316.0).

#### Estimates at constant prices

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

29. Periodic rebasing of constant price estimates is necessary to take account of changed price relativities and structural relationships in the economy. The choice of the base year influences the movement in the constant price series and the usefulness of such series is diminished if the relative price weights of the base year differ significantly from the price relationships in the other periods included in the series. The more remote a base year is from the current period the less likely that its relative prices will reflect the current situation.

30. A more detailed discussion of the need for rebasing constant price estimates and factors affecting the choice of base year is contained in the information paper *Change in Base Year of Constant Price Estimates From 1984-85 to 1989-90* (5227.0) released on 10 December 1992.

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

32. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The

deflators used to revalue the current price estimates in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

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

#### Related publications

34. Users may also wish to refer to the following publications which are available from the ABS Bookshop

*Dwelling Unit Commencements Reported by Approving Authorities, NSW* (monthly) (8741.1)

*Building Approvals, Australia* (monthly) (8731.0)

*Building Activity, Australia* (quarterly) (8752.0)

*Housing Finance for Owner Occupation, Australia* (monthly) (5609.0)

*Price Index of Materials Used in House Building* (monthly) (6408.0)

*Engineering Construction Survey* (quarterly) (8762.0)

#### Symbols and other usages

C	City
M	Municipality
r	figure or series revised since previous issue
S	Shire
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 June 1993 to November 1993.

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.

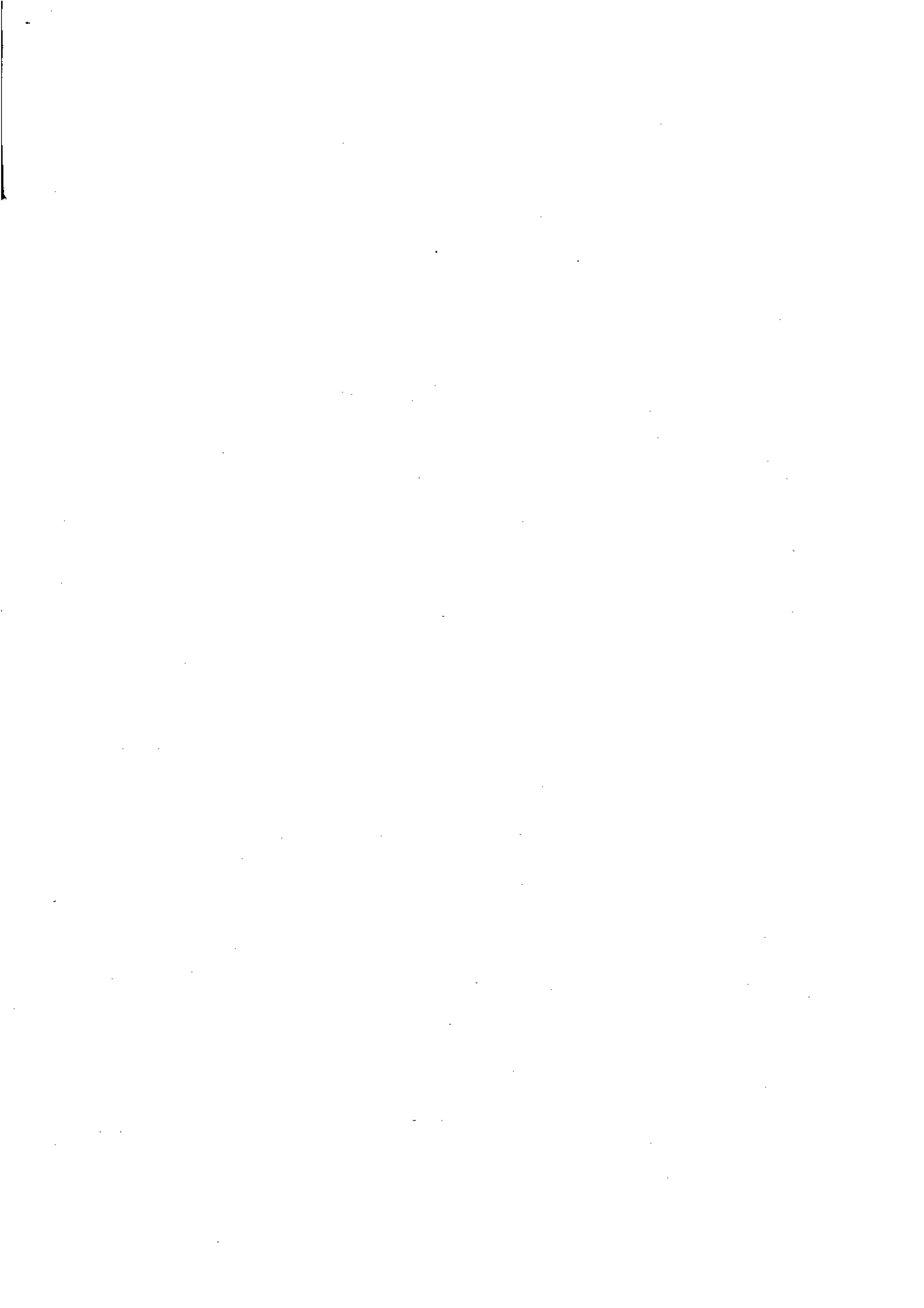
3. To illustrate the possible impact of future months' observations on the trend estimates for the latest months, the tables show the revisions to the trend estimates that would result if the movements in the seasonally adjusted

estimates for next month (December 1993) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

4. For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 7 per cent in December 1993, the trend estimate for that month would be 2,395, a movement of 0.7 per cent. The monthly movements in the trend estimates for September, October and November 1993, which are currently estimated to be -0.3 per cent, -0.3 per cent and -0.4 per cent respectively, would be revised to 0.1 per cent, 0.3 per cent and 0.5 per cent. On the other hand, a 7 per cent seasonally adjusted decline in the number of private houses approved in December 1993 would produce a trend estimate for December of 2,264, a movement of -1.2 per cent, with the movements in the trend estimates for September, October and November 1993 being revised to -0.7 per cent, -1.1 per cent and -1.2 per cent, respectively.

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

	Trend estimate		Revised trend estimate if December 1993 seasonally adjusted estimate—			
			is up 7% on November 1993		is down 7% on November 1993	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993—						
June	2,375	-0.1	2,372	-0.3	2,378	-0.0
July	2,368	-0.3	2,364	-0.3	2,374	-0.2
August	2,359	-0.4	2,356	-0.3	2,361	-0.6
September	2,352	-0.3	2,359	0.1	2,345	-0.7
October	2,346	-0.3	2,366	0.3	2,320	-1.1
November	2,335	-0.4	2,379	0.5	2,292	-1.2
December	n.y.a.	n.y.a.	2,395	0.7	2,264	-1.2





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