

BUILDING APPROVALS, NEW SOUTH WALES, DECEMBER 1994

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

MAIN FEATURES

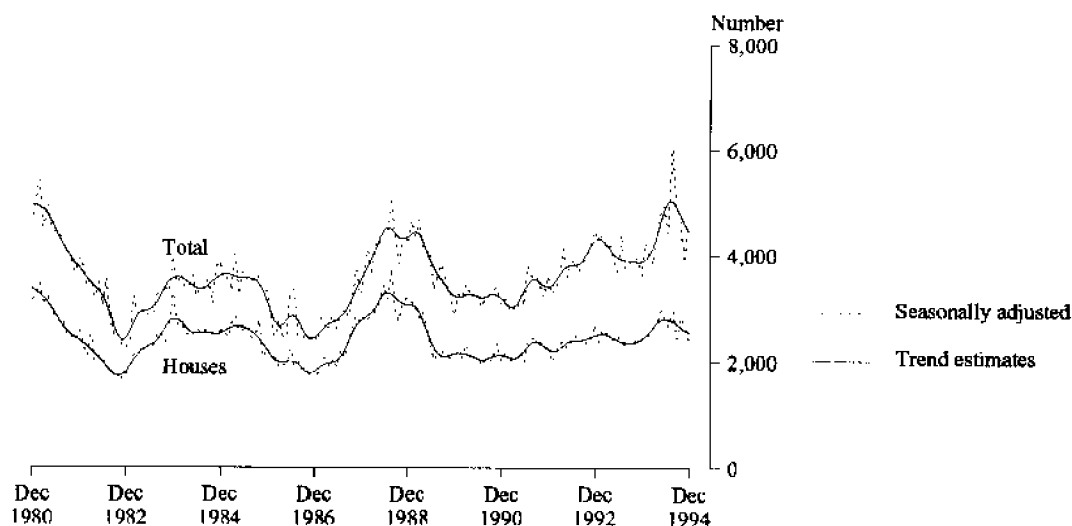
NUMBER OF NEW DWELLING UNITS APPROVED

	December 1993	November 1994	December 1994	December 1993 to December 1994 change	November 1994 to December 1994 change
Original series	3,257	4,490	4,099	26%	-9%
Seasonally adjusted	3,636	3,883	4,724	30%	22%
Trend estimate	3,879	4,605	4,463	15%	-3%

Trend estimates of the total number of dwelling units approved in New South Wales in December 1994 (4,463) showed a decrease of 3% from November 1994 (4,605), and a 15% increase from December 1993 (3,879). The seasonally adjusted number of dwelling units approved would have to increase by 8.6% (to 5,132) in January 1995 for the trend to flatten out (at 4,645). The historical average monthly movement of this series, regardless of sign, is 8%.

Trend estimates of the value of new residential buildings approved in December 1994 (\$456.0m) was the fourth consecutive decrease from August 1994 and an increase of 27% over December 1993 (\$358.8m). There would need to be an increase of 16% in the seasonally adjusted value of new residential buildings approved in January 1995 (to \$551.6m) for the trend to flatten out at \$481.1m (the historical average monthly movement of this series, regardless of sign, is 8%).

TOTAL DWELLING UNITS APPROVED, NSW



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- for further information about statistics in this publication and the availability of unpublished statistics, contact Matt Strange on Sydney (02) 268 4176.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

NOTES

As part of the redesign of the *Australian Building Approvals* publication 8731.0, dwelling units approved as part of alterations and additions to existing buildings (including conversions to dwelling units) and as part of the construction of non-residential buildings have been included in the body of some tables, instead of as a footnote.

This change is proposed for the January 1995 edition of this publication. Until this change, please be aware when comparing figures from this publication with State figures in the Australian publication.

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

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

Explanatory notes are provided at the back of this publication.

GREG BRAY
Deputy Commonwealth Statistician

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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION									
1991-92	11,416	636	12,052	6,832	2,320	9,152	18,248	2,956	21,204
1992-93	12,915	462	13,377	10,752	1,742	12,494	23,667	2,204	25,871
1993-94	13,691	240	13,931	12,090	1,048	13,138	25,781	1,288	27,069
<i>July-December -</i>									
1993-94	6,569	66	6,635	5,998	495	6,493	12,567	561	13,128
1994-95	7,751	143	7,894	9,413	404	9,817	17,164	547	17,711
<i>1993-</i>									
October	1,055	12	1,067	896	51	947	1,951	63	2,014
November	1,249	6	1,255	1,259	157	1,416	2,508	163	2,671
December	861	12	873	769	16	785	1,630	28	1,658
<i>1994-</i>									
January	946	21	967	1,161	20	1,181	2,107	41	2,148
February	966	11	977	803	55	858	1,769	66	1,835
March	1,318	18	1,336	756	54	810	2,074	72	2,146
April	1,067	55	1,122	655	112	767	1,722	167	1,889
May	1,574	23	1,597	1,306	223	1,529	2,880	246	3,126
June	1,251	46	1,297	1,411	89	1,500	2,662	135	2,797
July	1,265	32	1,297	985	95	1,080	2,250	127	2,377
August	1,439	41	1,480	2,541	72	2,613	3,980	113	4,093
September	1,220	28	1,248	2,022	115	2,137	3,242	143	3,385
October	1,433	26	1,459	1,198	36	1,234	2,631	62	2,693
November	1,415	12	1,427	1,154	17	1,171	2,569	29	2,598
December	979	4	983	1,513	69	1,582	2,492	73	2,565
NEW SOUTH WALES									
1991-92	26,940	1,057	27,997	12,193	3,146	15,339	39,133	4,203	43,336
1992-93	28,653	869	29,522	16,308	2,667	18,975	44,961	3,536	48,497
1993-94	30,051	561	30,612	17,744	1,554	19,298	47,795	2,115	49,910
<i>July-December -</i>									
1993-94	14,507	184	14,691	8,766	685	9,451	23,273	869	24,142
1994-95	16,044	221	16,265	12,180	666	12,846	28,224	887	29,111
<i>1993-</i>									
October	2,321	38	2,359	1,372	68	1,440	3,693	106	3,799
November	2,608	17	2,625	1,759	157	1,916	4,367	174	4,541
December	2,067	36	2,103	1,114	40	1,154	3,181	76	3,257
<i>1994-</i>									
January	1,995	44	2,039	1,484	47	1,531	3,479	91	3,570
February	2,143	25	2,168	1,227	140	1,367	3,370	165	3,535
March	2,878	97	2,975	1,255	86	1,341	4,133	183	4,316
April	2,423	82	2,505	1,191	112	1,303	3,614	194	3,808
May	3,232	57	3,289	1,832	312	2,144	5,064	369	5,433
June	2,873	72	2,945	1,989	172	2,161	4,862	244	5,106
July	2,628	61	2,689	1,434	218	1,652	4,062	279	4,341
August	2,985	61	3,046	3,078	100	3,178	6,063	161	6,224
September	2,728	34	2,762	2,545	145	2,690	5,273	179	5,452
October	2,809	33	2,842	1,613	50	1,663	4,422	83	4,505
November	2,865	21	2,886	1,564	40	1,604	4,429	61	4,490
December	2,029	11	2,040	1,946	113	2,059	3,975	124	4,099

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 104 such dwelling units approved in December 1994.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings			Total			Private sector		Total	Private sector	Total	
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector						Total
SYDNEY STATISTICAL DIVISION														
1991-92	1,245.6	53.0	1,298.6	536.2	198.6	734.8	1,781.8	251.6	2,033.3	648.8	1,188.2	1,908.8	3,614.1	4,590.9
1992-93	1,389.5	43.3	1,432.7	1,148.8	124.2	1,273.0	2,538.3	167.4	2,705.7	708.4	1,663.3	2,407.3	4,903.1	5,821.4
1993-94	1,510.3	23.1	1,533.3	1,040.6	70.9	1,111.4	2,550.8	94.0	2,644.8	782.9	1,376.9	2,065.7	4,703.5	5,493.3
<i>July-December-</i>														
1993-94	718.2	6.2	724.4	521.0	33.0	554.0	1,239.3	39.2	1,278.4	397.0	700.7	1,147.9	2,334.5	2,823.3
1994-95	904.7	15.7	920.4	1,003.3	29.2	1,032.5	1,907.9	45.0	1,952.9	463.3	766.3	1,103.1	3,133.3	3,519.3
<i>1993-</i>														
October	112.5	1.0	113.5	67.8	3.6	71.5	180.3	4.6	184.9	64.3	92.4	210.0	336.9	459.2
November	136.4	0.8	137.3	101.3	11.2	112.4	237.7	12.0	249.7	63.8	98.0	180.7	399.5	494.2
December	106.6	1.0	107.6	55.4	0.7	56.1	162.0	1.7	163.7	50.8	143.7	161.6	356.4	376.1
<i>1994-</i>														
January	110.8	1.8	112.6	92.1	2.1	94.2	202.9	3.9	206.8	48.2	99.1	198.8	350.0	453.8
February	106.1	1.3	107.3	65.0	4.1	69.0	171.0	5.3	176.3	65.7	75.6	114.8	311.6	356.8
March	145.7	1.5	147.2	60.1	4.1	64.2	205.9	5.5	211.4	67.3	108.5	124.7	381.7	403.4
April	119.7	6.3	126.0	53.7	6.7	60.3	173.4	13.0	186.4	63.0	155.0	187.8	391.0	437.1
May	162.0	1.7	163.8	110.0	14.9	124.9	272.0	16.7	288.7	72.3	82.8	112.5	424.9	473.5
June	147.7	4.3	152.0	138.7	6.0	144.7	286.4	10.3	296.7	69.4	155.2	179.3	509.8	545.4
July	144.5	4.4	148.8	88.7	6.0	94.7	233.2	10.4	243.6	62.9	98.5	153.0	394.0	459.5
August	169.5	5.1	174.6	307.9	4.5	312.5	477.4	9.6	487.0	79.1	256.3	367.4	812.0	933.5
September	143.8	2.6	146.4	232.8	8.3	241.0	376.6	10.9	387.5	120.0	73.7	139.1	567.9	646.6
October	160.5	2.2	162.7	107.8	2.3	110.0	268.3	4.4	272.7	71.7	86.3	119.3	426.4	463.7
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
NEW SOUTH WALES														
1991-92	2,654.6	86.8	2,741.4	890.6	258.3	1,148.8	3,545.2	345.0	3,890.2	902.2	1,695.5	2,653.7	6,137.9	7,445.8
1992-93	2,852.9	80.9	2,933.9	1,516.6	181.7	1,698.3	4,369.5	262.7	4,632.2	965.0	2,126.4	3,178.2	7,452.4	8,775.4
1993-94	3,065.8	53.3	3,119.1	1,424.1	99.9	1,523.9	4,489.9	153.1	4,643.1	1,043.1	1,895.6	2,884.1	7,420.5	8,570.2
<i>July-December-</i>														
1993-94	1,460.6	18.4	1,479.0	704.2	42.3	746.5	2,164.8	60.7	2,225.5	526.9	962.6	1,553.4	3,651.9	4,305.8
1994-95	1,717.9	23.8	1,741.7	1,198.2	45.5	1,243.7	2,916.1	69.3	2,985.4	596.7	1,099.0	1,560.4	4,607.5	5,142.5
<i>1993-</i>														
October	229.0	3.6	232.6	99.2	4.3	103.5	328.2	8.0	336.2	87.3	126.2	261.6	541.6	685.1
November	264.3	1.7	266.0	137.7	11.2	148.9	402.1	12.9	415.0	87.4	143.0	251.9	632.5	754.3
December	221.9	3.6	225.5	79.9	1.7	81.6	301.8	5.3	307.1	67.5	177.8	205.8	547.0	580.4
<i>1994-</i>														
January	210.3	4.5	214.7	115.5	3.9	119.4	325.8	8.3	334.1	66.6	127.6	258.8	519.7	659.5
February	217.3	2.6	219.9	95.4	8.5	103.9	312.7	11.1	323.8	83.1	126.1	199.7	521.0	606.5
March	295.8	8.0	303.8	94.3	6.3	100.6	390.1	14.3	404.4	91.1	131.2	169.3	612.0	664.7
April	254.3	8.5	262.9	89.9	6.7	96.6	344.2	15.2	359.4	83.9	180.8	257.0	608.3	700.3
May	319.7	4.7	324.4	145.4	20.7	166.1	465.1	25.3	490.4	98.1	143.0	183.5	704.0	772.1
June	307.8	6.7	314.5	179.5	11.5	191.0	487.3	18.2	505.5	93.4	224.3	262.4	803.6	861.3
July	278.5	7.5	285.9	124.1	13.1	137.2	402.6	20.5	423.1	85.2	144.7	206.1	631.7	714.3
August	325.2	7.2	332.4	345.6	6.9	352.5	670.7	14.2	684.9	106.1	304.1	460.3	1,080.2	1,251.3
September	287.8	3.5	291.2	268.9	10.2	279.2	556.7	13.7	570.4	142.6	124.7	207.2	821.5	920.2
October	295.6	2.7	298.4	136.5	3.3	139.8	432.2	6.0	438.1	93.4	157.5	209.3	683.1	740.8
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

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

Period	Number of dwelling units				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1993—						
October	2,362	2,439	3,832	3,927	347.7	82.9
November	2,353	2,347	3,881	3,965	369.4	78.9
December	2,419	2,456	3,682	3,636	350.1	77.0
1994—						
January	2,407	2,481	4,014	4,256	378.3	81.2
February	2,488	2,539	3,798	3,966	367.3	99.0
March	2,616	2,646	3,795	3,849	370.2	87.6
April	2,666	2,739	4,042	4,380	395.0	91.3
May	2,916	2,985	4,514	4,816	436.8	87.5
June	2,719	2,757	4,897	4,957	486.5	94.3
July	2,542	2,678	3,896	4,414	418.8	81.6
August	2,922	2,959	5,878	6,060	702.5	105.1
September	2,421	2,437	4,729	4,906	509.7	119.1
October	2,786	2,850	4,599	4,732	461.1	90.9
November	2,678	2,679	3,925	3,883	402.3	87.9
December	2,365	2,382	4,669	4,724	477.3	82.6
TREND ESTIMATES						
1993—						
October	2,342	2,374	3,789	3,898	360.7	84.7
November	2,358	2,393	3,803	3,883	359.8	84.2
December	2,394	2,435	3,798	3,879	358.8	84.1
1994—						
January	2,457	2,502	3,826	3,933	363.1	85.2
February	2,531	2,581	3,876	4,025	369.0	86.9
March	2,614	2,670	3,975	4,165	380.9	88.3
April	2,684	2,747	4,147	4,377	405.7	89.7
May	2,726	.	4,385	4,647	442.6	91.2
June r	2,741	4,811	4,615	4,892	481.8	93.5
July r	2,730	2,796	4,765	5,031	510.0	96.2
August r	2,699	2,757	4,803	5,032	520.1	98.3
September r	2,662	2,708	4,746	4,921	513.1	98.5
October r	2,624	2,657	4,647	4,767	496.3	96.7
November r	2,581	2,604	4,537	4,605	476.2	93.8
December	2,549	2,563	4,435	4,463	456.0	90.1

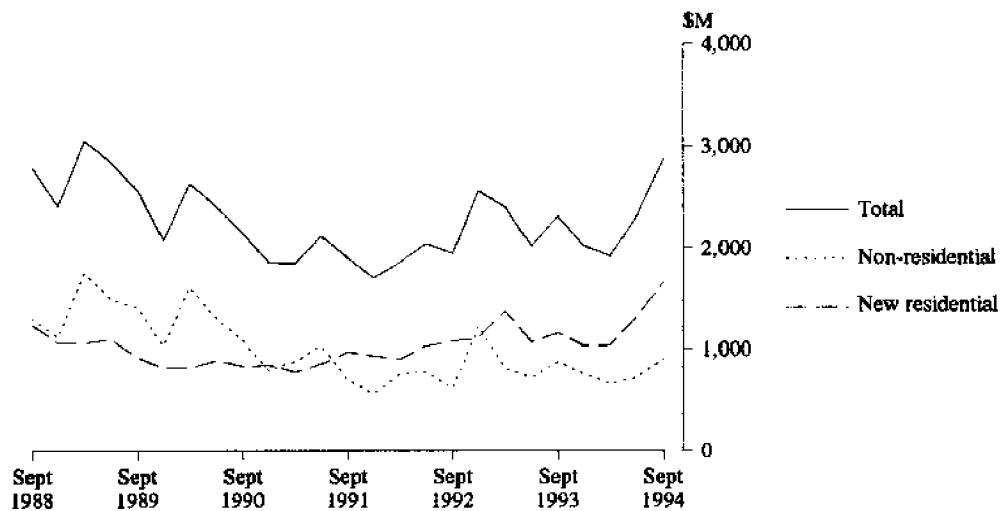
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average — see paragraphs 20–26 of the Explanatory Notes for a more detailed explanation.

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	2,533.1	2,615.6	1,228.9	3,844.6	860.7	1,786.7	2,798.6	6,174.1	7,503.9
1992-93	2,723.4	2,800.6	1,842.8	4,643.4	921.2	2,248.8	3,361.5	7,590.5	8,926.2
1993-94	2,870.6	2,920.5	1,641.8	4,562.2	977.0	1,987.0	3,024.1	7,428.6	8,563.4
<i>1993—</i>									
June qtr	679.9	707.0	364.3	1,071.2	231.0	551.1	715.7	1,802.1	2,017.9
Sept. qtr	705.2	714.1	447.3	1,161.4	269.3	543.2	878.9	1,954.2	2,309.7
Dec. qtr	667.8	676.1	361.2	1,037.3	226.1	469.5	755.6	1,722.8	2,019.0
<i>1994—</i>									
Mar. qtr	677.3	691.4	348.2	1,039.6	225.4	402.6	656.7	1,646.1	1,921.6
June qtr	820.3	838.9	485.1	1,324.0	256.2	571.6	732.9	2,105.4	2,313.1
Sept. qtr	823.8	840.6	818.7	1,659.3	308.6	596.1	908.1	2,535.9	2,876.0

(a) See paragraphs 28-33 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES



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

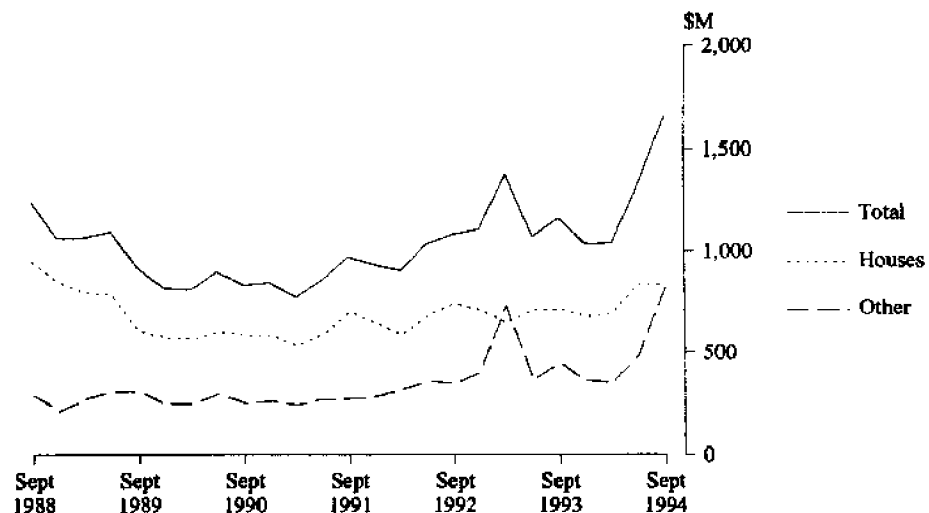


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Class of building	1992-93	July-December		1994			
		1993-94	1993-94	1994-95	October	November	December
PRIVATE SECTOR							
New houses	2,852.9	3,065.8	1,460.6	1,717.9	295.6	301.6	229.2
New other residential buildings	1,516.6	1,424.1	704.2	1,198.2	136.5	143.5	179.6
<i>Total new residential building</i>	<i>4,369.5</i>	<i>4,489.9</i>	<i>2,164.8</i>	<i>2,916.1</i>	<i>432.2</i>	<i>445.2</i>	<i>408.8</i>
Alterations and additions to residential buildings	956.6	1,034.9	524.5	592.3	93.4	96.9	72.2
Hotels, etc.	122.7	75.2	51.2	65.3	4.4	24.1	22.4
Shops	385.2	301.4	152.0	322.7	44.5	26.4	33.3
Factories	280.9	272.9	96.0	156.9	34.8	23.7	19.4
Offices	534.5	362.5	194.8	172.6	21.8	25.0	27.3
Other business premises	212.4	287.5	123.4	120.7	20.0	25.1	22.3
Educational	120.8	102.2	42.9	52.9	4.5	4.8	17.1
Religious	41.9	34.2	26.5	16.8	2.4	4.6	1.0
Health	73.3	208.2	137.7	29.2	4.5	6.6	1.9
Entertainment and recreational	303.6	151.0	86.6	124.4	16.9	20.6	48.3
Miscellaneous	51.1	100.5	51.5	37.5	3.8	8.9	5.2
<i>Total non-residential building</i>	<i>2,126.4</i>	<i>1,895.6</i>	<i>962.6</i>	<i>1,099.0</i>	<i>157.5</i>	<i>169.8</i>	<i>198.2</i>
Total	7,452.4	7,420.5	3,651.9	4,607.5	683.1	711.9	679.2
PUBLIC SECTOR							
New houses	80.9	53.3	18.4	23.8	2.7	1.9	1.0
New other residential buildings	181.7	99.9	42.3	45.5	3.3	3.0	9.0
<i>Total new residential building</i>	<i>262.7</i>	<i>153.1</i>	<i>60.7</i>	<i>69.3</i>	<i>6.0</i>	<i>4.9</i>	<i>10.1</i>
Alterations and additions to residential buildings	8.5	8.1	2.4	4.4	—	0.2	0.2
Hotels, etc.	2.2	2.7	0.7	1.9	—	—	—
Shops	13.9	21.2	14.7	11.2	3.9	1.4	0.2
Factories	2.2	21.2	2.7	6.6	0.1	—	0.3
Offices	142.0	208.9	168.3	50.4	10.5	9.2	3.5
Other business premises	62.1	106.8	89.9	41.9	17.1	16.6	1.6
Educational	304.0	326.2	181.2	134.5	7.0	30.4	30.3
Religious	—	—	—	—	—	—	—
Health	410.3	187.8	66.7	151.8	4.1	9.1	1.6
Entertainment and recreational	62.5	33.6	19.2	38.6	6.5	1.1	2.1
Miscellaneous	52.7	80.0	47.6	24.5	2.5	1.3	0.6
<i>Total non-residential building</i>	<i>1,051.9</i>	<i>988.5</i>	<i>590.9</i>	<i>467.3</i>	<i>51.8</i>	<i>69.2</i>	<i>40.2</i>
Total	1,323.0	1,149.8	654.0	535.0	57.7	74.4	50.4
TOTAL							
New houses	2,933.9	3,119.1	1,479.0	1,741.7	298.4	303.5	230.2
New other residential buildings	1,698.3	1,523.9	746.5	1,243.7	139.8	146.5	188.6
<i>Total new residential building</i>	<i>4,632.2</i>	<i>4,643.1</i>	<i>2,225.5</i>	<i>2,985.4</i>	<i>438.1</i>	<i>450.1</i>	<i>418.9</i>
Alterations and additions to residential buildings	965.0	1,043.1	526.9	596.7	93.4	97.1	72.3
Hotels, etc.	124.8	78.0	51.9	67.2	4.4	24.1	22.4
Shops	399.1	322.6	166.7	333.9	48.4	27.8	33.6
Factories	283.2	294.0	98.7	163.5	34.9	23.7	19.7
Offices	676.5	571.4	363.1	223.0	32.3	34.3	30.7
Other business premises	274.5	394.3	213.2	162.6	37.1	41.8	23.9
Educational	424.7	428.5	224.1	187.4	11.5	35.3	47.4
Religious	41.9	34.2	26.5	16.8	2.4	4.6	1.0
Health	483.6	396.0	204.4	181.0	8.7	15.7	3.5
Entertainment and recreational	366.1	184.5	105.7	163.0	23.4	21.7	50.4
Miscellaneous	103.8	180.5	99.0	62.0	6.3	10.3	5.8
<i>Total non-residential building</i>	<i>3,178.2</i>	<i>2,884.1</i>	<i>1,553.4</i>	<i>1,560.4</i>	<i>209.3</i>	<i>239.1</i>	<i>238.4</i>
Total	8,775.4	8,570.2	4,305.8	5,142.5	740.8	786.3	729.6

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1994—												
October	11	1.0	1	0.3	2	1.1	1	2.0	—	—	15	4.4
November	5	0.4	6	1.7	—	—	1	3.0	2	19.0	14	24.1
December	6	0.4	3	0.8	—	—	1	1.2	1	20.0	11	22.4
SHOPS												
1994—												
October	91	8.5	11	2.8	4	2.7	2	4.9	2	29.5	110	48.4
November	74	6.5	28	8.4	7	5.1	3	7.8	—	—	112	27.8
December	55	4.7	5	1.5	3	1.9	2	2.8	2	22.8	67	33.6
FACTORIES												
1994—												
October	37	3.9	21	6.3	9	5.9	7	12.8	1	6.0	75	34.9
November	27	2.6	14	4.1	6	3.8	4	5.7	1	7.5	52	23.7
December	43	4.2	14	4.1	8	5.4	3	6.1	—	—	68	19.7
OFFICES												
1994—												
October	71	6.3	18	5.1	12	8.2	6	12.7	—	—	107	32.3
November	79	7.1	21	6.5	5	3.6	8	17.0	—	—	113	34.3
December	48	4.3	13	4.1	4	2.7	7	8.5	2	11.0	74	30.7
OTHER BUSINESS PREMISES												
1994—												
October	26	2.7	13	3.9	7	5.4	8	13.9	2	11.1	56	37.1
November	34	3.3	9	3.2	9	5.2	10	19.1	2	10.9	64	41.8
December	36	3.1	14	4.7	2	1.0	2	6.1	1	9.0	55	23.9
EDUCATIONAL												
1994—												
October	14	1.6	5	1.5	2	1.3	5	7.1	—	—	26	11.5
November	18	1.8	11	3.1	3	2.1	5	10.2	3	18.1	40	35.3
December	16	1.4	6	2.0	7	5.5	5	8.5	5	30.0	39	47.4
RELIGIOUS												
1994—												
October	—	—	2	0.5	1	0.7	1	1.2	—	—	4	2.4
November	4	0.4	2	0.5	2	1.2	2	2.5	—	—	10	4.6
December	1	0.1	—	—	1	0.9	—	—	—	—	2	1.0
HEALTH												
1994—												
October	5	0.5	5	1.5	4	2.7	2	3.9	—	—	16	8.7
November	6	0.7	4	1.2	1	0.5	3	6.3	1	7.0	15	15.7
December	5	0.5	3	0.9	1	0.5	1	1.6	—	—	10	3.5

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
ENTERTAINMENT AND RECREATIONAL												
1994—												
October	14	1.5	10	3.1	6	4.8	3	8.0	1	6.0	34	23.4
November	20	1.9	13	3.4	2	1.0	8	15.4	—	—	43	21.7
December	14	1.3	8	2.4	4	3.1	4	10.1	1	33.5	31	50.4
MISCELLANEOUS												
1994—												
October	7	0.6	10	3.0	2	1.6	1	1.1	—	—	20	6.3
November	15	1.4	11	3.4	—	—	2	5.4	—	—	28	10.3
December	6	0.6	3	1.0	1	0.5	1	3.7	—	—	11	5.8
TOTAL NON-RESIDENTIAL BUILDING												
1994—												
October	276	26.7	96	28.0	49	34.4	36	67.6	6	52.6	463	209.3
November	282	26.1	119	35.5	35	22.6	46	92.3	9	62.5	491	239.1
December	230	20.6	69	21.5	31	21.5	26	48.6	12	126.3	368	238.4

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
SYDNEY STATISTICAL DIVISION						
Houses	979	124,680	4	350	983	125,030
Brick, stone, or concrete	147	29,967	—	—	147	29,967
Brick-veneer	758	86,675	4	350	762	87,026
Timber	40	4,163	—	—	40	4,163
Fibre cement	11	1,027	—	—	11	1,027
Other materials	23	2,847	—	—	23	2,847
Other residential buildings	1,513	150,196	69	6,576	1,582	156,772
Total residential buildings	2,492	274,876	73	6,927	2,565	281,802
HUNTER STATISTICAL DIVISION						
Houses	227	24,428	2	200	229	24,628
Brick, stone, or concrete	32	3,965	—	—	32	3,965
Brick-veneer	167	17,287	2	200	169	17,487
Timber	19	1,713	—	—	19	1,713
Fibre cement	5	361	—	—	5	361
Other materials	4	1,101	—	—	4	1,101
Other residential buildings	198	11,881	4	293	202	12,174
Total residential buildings	425	36,309	6	493	431	36,803
ILLAWARRA STATISTICAL DIVISION						
Houses	172	16,931	—	—	172	16,931
Brick, stone, or concrete	5	694	—	—	5	694
Brick-veneer	155	15,259	—	—	155	15,259
Timber	5	492	—	—	5	492
Fibre cement	5	274	—	—	5	274
Other materials	2	212	—	—	2	212
Other residential buildings	66	4,274	38	2,053	104	6,327
Total residential buildings	238	21,205	38	2,053	276	23,258
BALANCE OF NEW SOUTH WALES						
Houses	651	63,167	5	473	656	63,640
Brick, stone, or concrete	136	14,163	2	177	138	14,340
Brick-veneer	385	39,951	3	296	388	40,248
Timber	63	4,399	—	—	63	4,399
Fibre cement	47	3,019	—	—	47	3,019
Other materials	20	1,635	—	—	20	1,635
Other residential buildings	169	13,244	2	123	171	13,367
Total residential buildings	820	76,411	7	597	827	77,008
NEW SOUTH WALES						
Houses	2,029	229,206	11	1,024	2,040	230,230
Brick, stone, or concrete	320	48,789	2	177	322	48,966
Brick-veneer	1,465	159,173	9	847	1,474	160,020
Timber	127	10,767	—	—	127	10,767
Fibre cement	68	4,681	—	—	68	4,681
Other materials	49	5,795	—	—	49	5,795
Other residential buildings	1,946	179,595	113	9,045	2,059	188,641
Total residential buildings	3,975	408,801	124	10,069	4,099	418,870

(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
DECEMBER 1994**

Statistical division	Other residential building									Total residential building
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Sydney	983	349	217	566	134	267	615	1,016	1,582	2,565
Hunter	229	88	10	98	104	—	—	104	202	431
Illawarra	172	30	11	41	45	18	—	63	104	276
Richmond-Tweed	107	16	10	26	14	20	—	34	60	167
Mid-North Coast	144	36	6	42	11	—	—	11	53	197
Northern	58	4	—	4	—	—	—	—	4	62
North Western	60	10	—	10	—	—	—	—	10	70
Central West	72	10	—	10	9	—	—	9	19	91
South Eastern	123	10	—	10	—	—	—	—	10	133
Murrumbidgee	44	6	—	6	—	—	—	—	6	50
Murray	47	6	—	6	3	—	—	3	9	56
Far West	1	—	—	—	—	—	—	—	—	1
New South Wales	2,040	565	254	819	320	305	615	1,240	2,059	4,099
VALUE (\$'000)										
Sydney	125,030	24,995	25,844	50,839	11,061	18,993	75,880	105,934	156,772	281,802
Hunter	24,628	5,952	913	6,864	5,310	—	—	5,310	12,174	36,803
Illawarra	16,931	1,663	690	2,353	2,574	1,400	—	3,974	6,327	23,258
Richmond-Tweed	10,073	1,090	725	1,815	920	1,400	—	2,320	4,135	14,208
Mid-North Coast	13,938	3,491	586	4,077	765	—	—	765	4,842	18,780
Northern	5,076	300	—	300	—	—	—	—	300	5,376
North Western	5,509	678	—	678	—	—	—	—	678	6,187
Central West	7,266	995	—	995	608	—	—	608	1,603	8,869
South Eastern	13,042	911	—	911	—	—	—	—	911	13,953
Murrumbidgee	3,971	253	—	253	—	—	—	—	253	4,224
Murray	4,580	485	—	485	160	—	—	160	645	5,225
Far West	186	—	—	—	—	—	—	—	—	186
New South Wales	230,230	40,813	28,757	69,570	21,397	21,793	75,880	119,070	188,641	418,870

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE, NSW

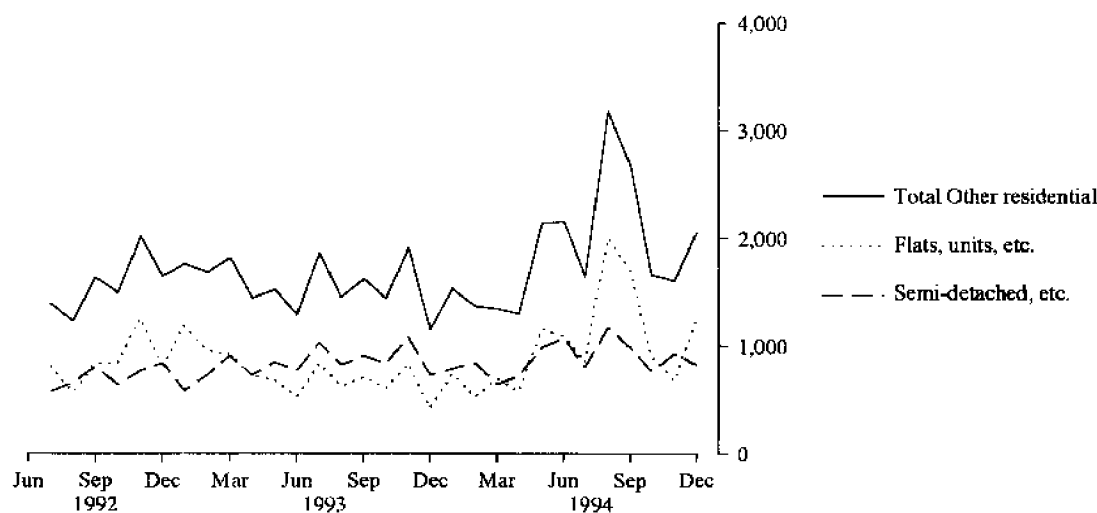


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, DECEMBER 1994

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION										
Botany (A)	4	—	535	3	—	600	503	905	905	2,543
Leichhardt (A)	5	—	400	—	8	521	1,272	111	111	2,304
Marrickville (A)	—	—	—	—	—	—	—	—	—	—
South Sydney (C)	4	—	372	411	—	31,900	1,655	6,927	7,392	41,319
Sydney (C)— Inner and Remainder	—	—	—	—	—	—	110	70,684	73,381	73,491
Inner Sydney (SSD)	13	—	1,307	414	8	33,021	3,540	78,627	81,789	119,657
Randwick (C)	9	—	1,624	14	—	1,210	1,841	700	8,520	13,195
Waverley (A)	2	—	520	9	—	1,200	2,140	485	485	4,345
Woollahra (A)	5	—	2,900	—	—	—	2,371	120	120	5,391
Eastern Suburbs (SSD)	16	—	5,044	23	—	2,410	6,352	1,305	9,125	22,931
Hurstville (C)	1	—	58	22	—	1,580	641	2,340	2,460	4,739
Kogarah (A)	11	—	1,843	6	—	485	800	—	—	3,128
Rockdale (A)	8	—	994	20	—	1,770	727	50	600	4,090
Sutherland Shire (A)	75	—	10,179	162	—	13,886	3,312	488	488	27,865
St George—Sutherland (SSD)	95	—	13,074	210	—	17,721	5,479	2,878	3,548	39,822
Bankstown (C)	12	—	1,273	58	—	3,680	1,295	1,500	1,500	7,748
Canterbury (A)	19	—	2,805	23	—	1,579	1,130	947	947	6,460
Canterbury—Bankstown (SSD)	31	—	4,078	81	—	5,259	2,424	2,447	2,447	14,208
Fairfield (C)	25	—	3,456	26	10	2,942	574	4,645	4,645	11,617
Liverpool (C)	124	4	13,707	42	21	4,733	694	2,457	14,831	33,965
Fairfield—Liverpool (SSD)	149	4	17,164	68	31	7,674	1,268	7,102	19,476	45,582
Camden (A)	59	—	5,613	2	—	90	103	200	200	6,006
Campbelltown (C)	14	—	1,786	8	—	400	468	15,010	15,010	17,664
Wollondilly (A)	15	—	1,759	—	—	—	267	400	400	2,426
Outer South Western Sydney (SSD)	88	—	9,158	10	—	490	839	15,610	15,610	26,097
Ashfield (A)	—	—	—	2	—	190	981	412	412	1,584
Burwood (A)	2	—	525	18	—	1,255	373	421	421	2,574
Concord (A)	3	—	477	8	—	1,300	509	60	60	2,345
Drummoyne (A)	6	—	1,192	35	—	3,184	1,319	630	990	6,686
Strathfield (A)	9	—	2,224	—	—	—	1,381	6,300	6,300	9,905
Inner Western Sydney (SSD)	20	—	4,418	63	—	5,929	4,563	7,823	8,183	23,093

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION—continued										
Auburn (A)	3	—	136	6	10	1,507	99	295	693	2,435
Holroyd (C)	8	—	1,055	8	—	585	513	10,753	10,813	12,966
Parramatta (C)	12	—	1,166	57	20	5,470	1,653	4,892	4,892	13,181
Central Western Sydney (SSD)	23	—	2,357	71	30	7,562	2,265	15,940	16,398	28,582
Blue Mountains (C)	53	—	5,092	4	—	246	1,124	1,050	1,050	7,512
Hawkesbury (C)	31	—	4,640	—	—	—	439	—	53	5,132
Penrith (C)	120	—	10,702	4	—	250	826	1,507	1,507	13,285
Outer Western Sydney (SSD)	204	—	20,435	8	—	496	2,389	2,557	2,610	25,929
Baulkham Hills (A)	59	—	9,938	27	—	2,458	2,336	1,806	1,806	16,538
Blacktown (C)	—	—	—	—	—	—	—	—	181	181
Blacktown-Baulkham Hills (SSD)	59	—	9,938	27	—	2,458	2,336	1,806	1,987	16,718
Hunter's Hill (A)	5	—	2,483	2	—	240	399	3,700	3,700	6,822
Lane Cove (A)	5	—	930	6	—	1,530	1,228	1,420	1,520	5,208
Mosman (A)	—	—	—	—	—	—	1,821	713	813	2,634
North Sydney (A)	2	—	400	75	—	12,257	954	1,846	2,856	16,466
Ryde (C)	12	—	2,008	18	—	1,636	1,239	425	579	5,462
Willoughby (C)	17	—	2,675	54	—	6,944	2,205	468	468	12,293
Lower Northern Sydney (SSD)	41	—	8,496	155	—	22,607	7,847	8,571	9,935	48,885
Hornsby (A)	39	—	4,987	30	—	2,827	1,564	1,230	1,230	10,607
Ku-ring-gai (A)	16	—	3,651	8	—	1,420	3,424	380	480	8,974
Hornsby-Ku-ring-gai (SSD)	55	—	8,638	38	—	4,247	4,987	1,610	1,710	19,582
Manly (A)	1	—	180	84	—	24,340	1,755	—	50	26,325
Pittwater (A)	13	—	2,055	23	—	2,380	2,224	120	120	6,778
Warringah (A)	17	—	2,293	79	—	8,633	2,678	181	181	13,785
Northern Beaches (SSD)	31	—	4,528	186	—	35,353	6,657	301	351	46,898
Gosford (C)	72	—	8,474	129	—	9,386	2,170	381	1,606	21,636
Wyong (A)	82	—	7,923	30	—	2,159	1,678	2,138	2,828	14,588
Gosford-Wyong (SSD)	154	—	16,398	159	—	11,545	3,848	2,519	4,434	36,224
Sydney (SD)	979	4	125,030	1,513	69	156,772	54,794	149,097	177,602	514,198

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
HUNTER STATISTICAL DIVISION										
Cessnock (C)	11	—	1,005	2	—	150	202	100	100	1,457
Lake Macquarie (C)	95	1	10,319	38	2	2,740	3,966	6,051	10,773	25,799
Maitland (C)	17	1	1,773	6	2	485	287	290	290	2,834
Newcastle (C) — Inner and Remainder	26	—	2,448	25	—	1,774	1,423	13,364	14,532	20,177
Port Stephens (A)	34	—	4,111	102	—	5,350	293	600	600	10,354
<i>Newcastle (SSD)</i>	<i>183</i>	<i>2</i>	<i>19,656</i>	<i>173</i>	<i>4</i>	<i>10,498</i>	<i>4,171</i>	<i>20,405</i>	<i>26,296</i>	<i>60,622</i>
Dungog (A)	—	—	—	—	—	—	—	—	—	—
Gloucester (A)	1	—	110	—	—	—	10	—	—	120
Great Lakes (A)	20	—	2,053	15	—	1,066	110	105	555	3,784
Merrima (A)	1	—	170	—	—	—	—	—	—	170
Murrurundi (A)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (A)	10	—	876	6	—	305	135	—	—	1,316
Scone (A)	3	—	605	—	—	—	45	—	—	650
Singleton (A)	9	—	1,158	4	—	305	81	210	210	1,755
<i>Hunter SD Balance (SSD)</i>	<i>44</i>	<i>—</i>	<i>4,972</i>	<i>25</i>	<i>—</i>	<i>1,676</i>	<i>381</i>	<i>315</i>	<i>765</i>	<i>7,794</i>
Hunter (SD)	227	2	24,628	198	4	12,174	4,553	20,720	27,061	68,416
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	9	—	982	2	—	125	378	50	50	1,535
Shellharbour (A)	32	—	3,226	13	—	670	470	70	1,669	6,035
Wollongong (C)	49	—	5,191	45	38	5,173	1,392	230	230	11,987
<i>Wollongong (SSD)</i>	<i>90</i>	<i>—</i>	<i>9,399</i>	<i>60</i>	<i>38</i>	<i>5,968</i>	<i>2,240</i>	<i>350</i>	<i>1,949</i>	<i>19,557</i>
Shoalhaven (C)	58	—	4,930	6	—	359	825	772	772	6,885
Wingecarribee (A)	24	—	2,602	—	—	—	476	800	800	3,878
<i>Illawarra SD Balance (SSD)</i>	<i>82</i>	<i>—</i>	<i>7,532</i>	<i>6</i>	<i>—</i>	<i>359</i>	<i>1,301</i>	<i>1,572</i>	<i>1,572</i>	<i>10,763</i>
Illawarra (SD)	172	—	16,931	66	38	6,327	3,541	1,922	3,521	30,320
RICHMOND-TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	28	—	2,785	6	—	400	40	9,164	9,164	12,390
<i>Tweed Heads (SSD)</i>	<i>28</i>	<i>—</i>	<i>2,785</i>	<i>6</i>	<i>—</i>	<i>400</i>	<i>40</i>	<i>9,164</i>	<i>9,164</i>	<i>12,390</i>
Bellina (A)	25	—	2,436	6	—	410	428	333	333	3,607
Byron (A)	19	—	1,995	16	—	1,090	168	1,200	1,200	4,453
Casino (A)	2	—	219	—	—	—	32	—	—	251
Kyogle (A)	1	—	89	—	—	—	61	—	—	149
Lismore (C)	16	—	1,478	—	—	—	209	370	370	2,057
Richmond River (A)	3	—	205	2	—	150	105	—	—	460
Tweed (A) Pt B	13	—	866	30	—	2,085	242	1,755	1,755	4,948
<i>Richmond-Tweed SD Balance (SSD)</i>	<i>79</i>	<i>—</i>	<i>7,288</i>	<i>54</i>	<i>—</i>	<i>3,735</i>	<i>1,244</i>	<i>3,658</i>	<i>3,658</i>	<i>15,925</i>
Richmond-Tweed (SD)	107	—	10,073	60	—	4,135	1,285	12,822	12,822	28,315

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MID-NORTH COAST STATISTICAL DIVISION										
Bellingen (A)	9	—	799	—	—	—	27	—	—	826
Coffs Harbour (C)	27	—	2,886	27	—	3,042	391	587	587	6,906
Copmanhurst (A)	3	—	137	—	—	—	—	—	—	137
Grafton (C)	3	—	328	—	—	—	150	—	—	478
Maclean (A)	8	—	493	6	—	355	11	55	1,452	2,311
Nambucca (A)	15	—	1,218	2	—	140	111	—	—	1,469
Nymboida (A)	6	—	506	—	—	—	15	—	—	521
Ulmarra (A)	6	—	315	—	—	—	74	—	—	389
Clarence (SSD)	77	—	6,681	33	—	3,537	779	642	2,038	13,035
Greater Taree (C)	23	—	2,937	2	—	200	252	70	148	3,537
Hastings (A)	32	—	3,107	16	—	1,105	326	270	390	4,928
Kempsey (A)	12	—	1,213	—	—	—	94	1,300	1,300	2,607
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	67	—	7,257	18	—	1,305	672	1,640	1,838	11,072
Mid-North Coast (SD)	144	—	13,938	53	—	4,842	1,451	2,282	3,876	24,107
NORTHERN STATISTICAL DIVISION										
Barraba (A)	1	—	69	—	—	—	—	—	—	69
Bingara (A)	—	—	—	—	—	—	—	—	—	—
Gunnedah (A)	1	—	37	—	—	—	10	—	962	1,009
Inverell (A) Pt A	—	—	—	—	—	—	—	—	—	—
Manilla (A)	3	—	420	—	—	—	—	—	—	420
Nundle (A)	1	—	141	—	—	—	29	—	68	237
Parry (A)	5	—	459	—	—	—	33	—	—	492
Quirindi (A)	1	—	72	—	—	—	16	100	100	188
Tamworth (C)	15	—	1,360	2	—	180	254	380	380	2,174
Yallaroi (A)	—	—	—	—	—	—	17	—	—	17
Northern Slopes (SSD)	27	—	2,558	2	—	180	358	480	1,509	4,605
Armidale (C)	18	—	1,508	2	—	120	294	190	190	2,112
Dumaresq (A)	—	—	—	—	—	—	47	—	—	47
Glen Innes (A)	2	—	164	—	—	—	135	—	—	299
Guyra (A)	—	—	—	—	—	—	—	—	—	—
Inverell (A) Pt B	3	—	276	—	—	—	39	—	—	315
Severn (A)	1	—	79	—	—	—	—	—	—	79
Tenterfield (A)	1	—	35	—	—	—	53	—	—	88
Uralla (A)	3	—	263	—	—	—	65	—	—	328
Walcha (A)	1	—	65	—	—	—	15	—	—	80
Northern Tablelands (SSD)	29	—	2,390	2	—	120	647	190	190	3,348
Moree Plains (A)	1	—	75	—	—	—	46	85	85	206
Narrabri (A)	1	—	53	—	—	—	—	268	268	321
North Central Plain (SSD)	2	—	128	—	—	—	46	353	353	528
Northern (SD)	58	—	5,076	4	—	300	1,052	1,023	2,052	8,481

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
NORTH WESTERN STATISTICAL DIVISION										
Coolah (A)	—	—	—	—	—	—	—	—	—	—
Coonabarabran (A)	8	—	628	—	—	—	19	—	—	647
Dubbo (C)	18	2	1,854	2	2	258	260	51	51	2,423
Gilgandra (A)	—	—	—	—	—	—	49	—	—	49
Mudgee (A)	7	—	510	—	—	—	136	72	72	718
Narromine (A)	12	—	1,276	—	—	—	27	145	145	1,448
Wellington (A)	3	—	280	—	—	—	11	320	320	611
Central Macquarie (SSD)	48	2	4,548	2	2	258	502	588	588	5,896
Bogan (A)	—	—	—	—	—	—	—	—	—	—
Coonamble (A)	1	—	38	—	—	—	—	—	—	38
Walgett (A)	3	—	280	6	—	420	10	85	85	795
Warren (A)	—	—	—	—	—	—	—	—	—	—
Macquarie-Harvon (SSD)	4	—	318	6	—	420	10	85	85	833
Bourke (A)	—	—	—	—	—	—	—	—	—	—
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—
Cobar (A)	6	—	643	—	—	—	65	130	130	838
Upper Darling (SSD)	6	—	643	—	—	—	65	130	130	838
North Western (SD)	58	2	5,509	8	2	678	577	803	803	7,567
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	17	2	1,831	11	—	785	642	—	533	3,791
Blayney (A) Pt A	1	—	138	—	—	—	35	60	60	233
Cabonne (A) Pt A	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt A	—	—	—	—	—	—	—	—	—	—
Orange (C)	19	—	2,016	2	—	395	334	—	—	2,744
Bathurst-Orange (SSD)	37	2	3,985	13	—	1,180	1,011	60	593	6,769
Blayney (A) Pt B	—	—	—	—	—	—	23	—	—	23
Cabonne (A) Pt B	1	—	75	—	—	—	—	—	—	75
Evans (A) Pt B	1	—	100	—	—	—	60	—	—	160
Greater Lithgow (C)	9	—	917	—	—	—	172	290	290	1,379
Oberon (A)	6	—	606	2	—	175	—	—	—	781
Rylstone (A)	—	—	—	—	—	—	—	—	—	—
Central Tablelands (excl. Bathurst-Orange) (SSD)	17	—	1,698	2	—	175	255	290	290	2,418
Bland (A)	1	—	57	—	—	—	19	—	—	76
Cabonne (A) Pt C	6	—	484	—	—	—	78	56	56	618
Cowra (A)	3	—	369	—	—	—	40	70	70	479
Forbes (A)	1	—	260	4	—	248	15	250	250	773
Lachlan (A)	1	—	113	—	—	—	60	—	109	282
Parkes (A)	4	—	300	—	—	—	20	—	—	320
Weddin (A)	—	—	—	—	—	—	29	—	—	29
Lachlan (SSD)	16	—	1,583	4	—	248	261	376	485	2,577
Central West (SD)	70	2	7,266	19	—	1,603	1,527	726	1,368	11,764

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	7	—	846	2	—	150	30	707	707	1,733
Queanbeyan (SSD)	7	—	846	2	—	150	30	707	707	1,733
Boorowa (A)	1	—	82	—	—	—	—	—	—	82
Crookwell (A)	3	—	319	—	—	—	—	—	—	319
Goulburn (C)	9	—	933	—	—	—	145	100	190	1,268
Gunning (A)	1	—	100	—	—	—	10	—	—	110
Harden (A)	3	—	278	—	—	—	104	—	—	382
Mulwaree (A)	10	—	871	—	—	—	21	—	—	892
Tallaganda (A)	3	—	314	—	—	—	62	—	—	376
Yarrowlumla (A)	9	—	1,312	—	—	—	164	80	80	1,556
Yass (A)	11	—	1,498	—	—	—	136	60	110	1,745
Young (A)	3	—	348	—	—	—	81	60	60	489
Southern Tablelands (excl. Queanbeyan) (SSD)	53	—	6,055	—	—	—	724	300	440	7,219
Bega Valley (A)	21	—	1,903	2	—	230	225	785	1,065	3,423
Eurobodalla (A)	31	—	3,011	2	—	186	647	3,482	3,482	7,326
Lower South Coast (SSD)	52	—	4,914	4	—	416	872	4,267	4,547	10,749
Bombala (A)	2	—	290	—	—	—	15	50	50	355
Cooma-Monaro (A)	3	—	386	—	—	—	130	—	—	516
Snowy River (A)	6	—	552	4	—	345	129	—	—	1,026
Snowy (SSD)	11	—	1,227	4	—	345	274	50	50	1,896
South Eastern (SD)	123	—	13,842	10	—	911	1,900	5,324	5,744	21,597
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	2	—	135	—	—	—	19	—	—	154
Cootamundra (A)	—	—	—	—	—	—	119	—	—	119
Gundagai (A)	—	—	—	—	—	—	—	—	—	—
Junee (A)	4	—	351	—	—	—	12	300	300	663
Lockhart (A)	—	—	—	—	—	—	—	—	—	—
Narrandera (A)	7	—	508	2	—	86	—	—	—	594
Temora (A)	1	—	70	—	—	—	33	58	133	236
Tumut (A)	2	—	137	—	—	—	43	—	—	180
Wagga Wagga (C)	14	—	1,350	—	—	—	553	816	816	2,719
Central Murrumbidgee (SSD)	30	—	2,551	2	—	86	778	1,174	1,249	4,664
Carrathool (A)	—	—	—	—	—	—	—	—	—	—
Griffith (C)	6	—	808	2	—	107	176	259	259	1,350
Hay (A)	1	—	50	—	—	—	—	—	—	50
Leeton (A)	2	—	260	2	—	60	43	400	400	763
Murrumbidgee (A)	5	—	302	—	—	—	90	—	—	391
Lower Murrumbidgee (SSD)	14	—	1,420	4	—	167	309	659	659	2,555
Murrumbidgee (SD)	44	—	3,971	6	—	253	1,087	1,833	1,988	7,219

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MURRAY STATISTICAL DIVISION										
Albury (C)	25	—	2,603	3	—	330	299	1,000	1,000	4,232
Hume (A)	3	—	330	—	—	—	—	—	—	330
Albury (SSD)	28	—	2,933	3	—	330	299	1,000	1,000	4,562
Corowa (A)	4	—	336	3	—	160	68	—	—	564
Culcairn (A)	—	—	—	—	—	—	—	—	—	—
Holbrook (A)	2	—	275	—	—	—	38	—	—	312
Tumbarumba (A)	—	—	—	—	—	—	—	—	—	—
Urana (A)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	6	—	611	3	—	160	106	—	—	877
Berrigan (A)	3	—	234	—	—	—	56	97	97	387
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	1	—	70	—	—	—	35	—	—	105
Jerilderie (A)	1	1	151	—	—	—	—	—	—	151
Murray (A)	6	—	507	3	—	155	—	365	365	1,027
Wakool (A)	—	—	—	—	—	—	—	—	—	—
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	11	1	962	3	—	155	91	462	462	1,670
Balranald (A)	—	—	—	—	—	—	20	100	100	120
Wentworth (A)	1	—	73	—	—	—	18	—	—	91
Murray-Darling (SSD)	1	—	73	—	—	—	38	100	100	211
Murray (SD)	46	1	4,580	9	—	645	534	1,562	1,562	7,320
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	1	—	186	—	—	—	15	98	98	298
Central Darling (A)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	1	—	186	—	—	—	15	98	98	298
NEW SOUTH WALES										
New South Wales	2,829	11	230,230	1,946	113	188,641	72,314	198,210	238,417	729,601

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 live-stock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

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

of non-residential building approved.

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

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

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

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

Building classification

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

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

13. From July 1992, an expanded functional classification of buildings based on the Dwelling Structure Classification

(DSC) has been introduced by the ABS to provide more detailed information on residential building approvals.

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

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

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

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

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

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

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

Statistical areas of New South Wales

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

- (a) *Statistical Local Areas (SLAs)*. These geographical areas are in most cases either identical with, or have been aggregated to, the previously published whole or part of legal Local Government Areas (LGAs) as defined under the (State) *Local Government Act 1919* and comprising cities (C), municipalities (M) and shires (S). In other cases, they are identical to each previously published unincorporated area. The (State) *Local Government Act 1993* eliminated the titles of Shire and Municipality and instituted the concept of Area (A). With one exception—Sutherland (S) became Sutherland Shire (A)—names of the LGAs have remained unaltered. In aggregate, SLAs cover the whole of the State without gaps or overlaps. In some cases legal LGAs overlap Statistical Subdivision boundaries and therefore comprise two SLAs (Part A and Part B) or three SLAs in the case of Cabonne (S) (Part A, Part B and Part C).
- (b) *Statistical Subdivisions (SSDs)*. These consist of one or more SLAs and form the intermediate size spatial unit for the presentation of regional data.
- (c) *Statistical Divisions (SDs)*. These consist of one or more Statistical Subdivisions (SSDs). Where SSDs are not shown for statistical purposes, statistical

local areas are shown ordered alphabetically within statistical divisions. The divisions are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region, under the unifying influence of one or more major towns or cities.

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

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

General

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

Seasonal adjustment

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

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

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

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

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

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

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

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

Estimates at constant prices

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

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

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

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

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

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

Related publications

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

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

Building Approvals, Australia (monthly) (8731.0)

Building Activity, Australia (quarterly) (8752.0)

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

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

Engineering Construction Survey (quarterly) (8762.0)

Symbols and other usages

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

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

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months July 1994 to December 1994.

2. Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 26 and 27 of the Explanatory Notes for a more detailed explanation.

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

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

4. For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 7 per cent in January 1995, the trend estimate for that month would be 2,509, a movement of 1.4 per cent. The monthly movements in the trend estimates for October, November and December 1994, which are currently estimated to be -1.4 per cent, -1.6 per cent and -1.2 per cent respectively, would be revised to -1.5 per cent, -1.5 per cent and -1.5 per cent. On the other hand, a 7 per cent seasonally adjusted decline in the number of private houses approved in January 1995 would produce a trend estimate for January 1995 of 2,379, a movement of -3.2 per cent, with the movements in the trend estimates for October, November and December 1994 being revised to -2.2 per cent, -2.8 per cent and -3.1 per cent, respectively.

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

	Trend estimate		Revised trend estimate if January 1995 seasonally adjusted estimate—			
			is up 7% on December 1994		is down 7% on December 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
July	2,730	-0.4	2,732	-0.3	2,738	0.1
August	2,699	-1.1	2,702	-1.1	2,712	-1.0
September	2,662	-1.4	2,663	-1.4	2,668	-1.6
October	2,624	-1.4	2,623	-1.5	2,609	-2.2
November	2,581	-1.6	2,583	-1.5	2,538	-2.8
December	2,549	1.2	2,545	-1.5	2,459	-3.1
1995—						
January	n.y.a.	n.y.a.	2,509	-1.4	2,379	-3.2

TOTAL NUMBER OF NEW HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1995 seasonally adjusted estimate—			
			is up 6% on December 1994		is down 6% on December 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
July	2,796	-0.5	2,799	-0.4	2,805	-0.2
August	2,757	-1.4	2,760	-1.4	2,770	-1.2
September	2,708	-1.8	2,709	-1.9	2,714	-2.0
October	2,657	-1.9	2,657	-1.9	2,643	-2.6
November	2,604	-2.0	2,606	-1.9	2,562	-3.1
December	2,563	-1.6	2,559	-1.8	2,475	-3.4
1995—						
January	n.y.a.	n.y.a.	2,514	-1.8	2,387	-3.6

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

	Trend estimate		Revised trend estimate if January 1995 seasonally adjusted estimate—			
			is up 8% on December 1994		is down 8% on December 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
July	5,031	2.8	5,027	2.8	5,042	3.1
August	5,032	0.0	5,026	-0.0	5,052	0.2
September	4,921	-2.2	4,916	-2.2	4,929	-2.4
October	4,767	-3.1	4,787	-2.6	4,752	-3.6
November	4,605	-3.4	4,690	-2.0	4,575	3.7
December	4,463	-3.1	4,639	-1.1	4,423	-3.3
1995—						
January	n.y.a.	n.y.a.	4,636	-0.1	4,310	-2.6

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1995 seasonally adjusted estimate—			
			is up 8% on December 1994		is down 8% on December 1994	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
1994—						
July	510.0	5.9	510.1	5.9	511.6	6.2
August	520.1	2.0	520.2	2.0	522.8	2.2
September	513.1	-1.4	513.0	-1.4	514.3	-1.6
October	496.3	-3.3	497.1	-3.1	493.7	-4.0
November	476.2	-4.1	481.7	-3.1	470.5	-4.7
December	456.0	-4.2	470.8	-2.3	449.7	-4.4
1995—						
January	n.y.a.	n.y.a.	465.6	-1.1	433.8	-3.5

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

	Trend estimate		Revised trend estimate if January 1995 seasonally adjusted estimate—			
			is up 8% on December 1994		is down 8% on December 1994	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
1994—						
July	96.2	2.9	96.3	3.0	96.6	3.2
August	98.3	2.1	98.4	2.1	98.9	2.3
September	98.5	0.2	98.5	0.1	98.8	-0.1
October	96.7	-1.8	96.5	-2.0	95.9	-2.9
November	93.8	-3.0	93.3	-3.4	91.3	-4.8
December	90.1	-3.9	89.8	-3.7	86.0	-5.8
1995—						
January	n.y.a.	n.y.a.	87.0	-3.1	81.3	-5.5



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