Australian Bureau of Statistics

CATALOGUE NO. 8731.1
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BUILDING APPROVALS, NEW SOUTH WALES, JANUARY 1995

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 DWELLING UNITS APPROVED

	January 1994	*December 1994*	*January 1995*	*January 1994 to January 1995 change*	*December 1994 to January 1995 change*
Original series	3,859	4,203	3,880	1%	–8%
Seasonally adjusted	4,600	4,844	4,338	–6%	–10%
Trend estimate	4,217	4,547	4,381	4%	–4%

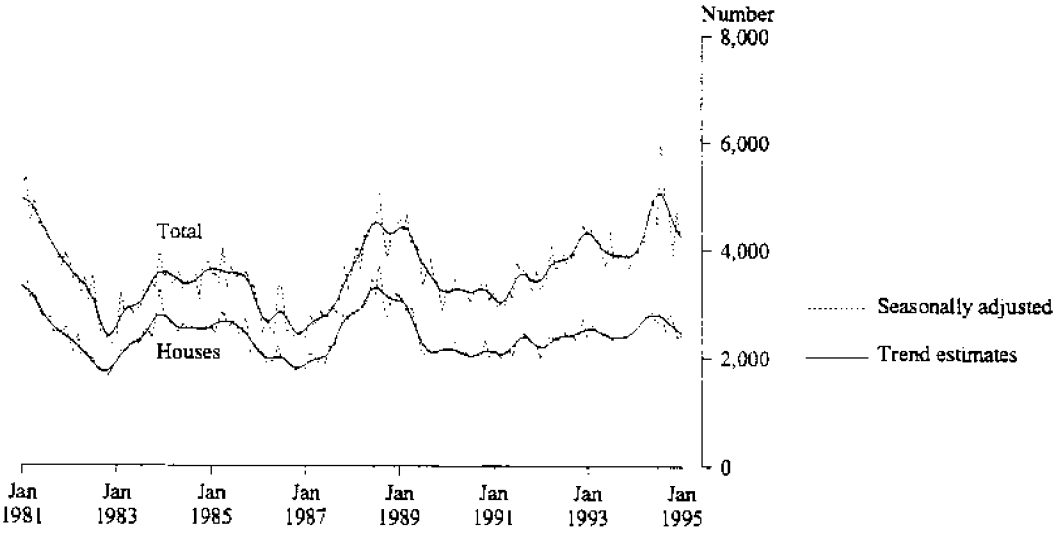
Trend estimates of the total number of dwelling units approved in New South Wales in January 1995 (4,381) showed a decrease of 4% from December 1994 (4,547), and a 4% increase from January 1994 (4,217). The seasonally adjusted number of dwelling units approved would have to increase by 30.3% (to 5,654) in February 1995 for the trend to flatten out (at 4,734). The historical average monthly movement of this series, regardless of sign, is 8%.

In original terms the number of new private sector other residential dwelling units approved in Sydney SD in the seven months to January 1995 (10,598) is 48% higher than for the corresponding period in 1993–94.

Trend estimates of the value of new residential buildings approved in January 1995 ($415.2m) was the fifth consecutive decrease from August 1994. There would need to be an increase of 50% in the seasonally adjusted value of new residential buildings approved in February 1995 (to $591.6m) for the trend to flatten out at $464.7m (the historical average monthly movement of this series, regardless of sign, is 8%).

Trend estimates of the value of alterations and additions to residential buildings in January 1995 ($83.7m) is the lowest figure since July 1993.

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- *for further information about statistics in this publication and the availability of unpublished statistics,* contact Matt Strange on Sydney (02) 268 4176.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 have been included in the body of some tables, instead of as a footnote.

This change is effective from this edition with data now consistent with State figures in the Australian publication. The affected data are as follows:

- Main features text and graph
- Tables 1 and 3

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

Period	*New houses*			*New other residential buildings*				*Total (a)*		
	Private sector	*Public sector*	*Total*	*Private sector*	*Public sector*	*Total*	*Conversions, etc.*	*Private sector*	*Public sector*	*Total*
SYDNEY STATISTICAL DIVISION										
1991–92	11,416	636	12,052	6,832	2,320	9,152	518	18,765	2,957	21,722
1992–93	12,915	462	13,377	10,752	1,742	12,494	1,011	24,670	2,212	26,882
1993–94	13,691	240	13,931	12,090	1,048	13,138	2,043	27,811	1,301	29,112
July–January—										
1993–94	7,515	87	7,602	7,159	515	7,674	1,119	15,792	603	16,395
1994–95	8,783	158	8,941	10,598	465	11,063	1,227	20,600	631	21,231
1993—										
November	1,249	6	1,255	1,259	157	1,416	100	2,608	163	2,771
December	861	12	873	769	16	785	219	1,849	28	1,877
1994—										
January	946	21	967	1,161	20	1,181	249	2,356	41	2,397
February	966	11	977	803	55	858	158	1,925	68	1,993
March	1,318	18	1,336	756	54	810	372	2,446	72	2,518
April	1,067	55	1,122	655	112	767	194	1,912	171	2,083
May	1,574	23	1,597	1,306	223	1,529	143	3,017	252	3,269
June	1,251	46	1,297	1,411	89	1,500	57	2,719	135	2,854
July	1,265	32	1,297	985	95	1,080	26	2,276	127	2,403
August	1,439	41	1,480	2,541	72	2,613	121	4,101	113	4,214
September	1,220	28	1,248	2,022	115	2,137	719	3,961	143	4,104
October	1,433	26	1,459	1,198	36	1,234	77	2,708	62	2,770
November	1,415	12	1,427	1,154	17	1,171	82	2,651	29	2,680
December	979	4	983	1,513	69	1,582	85	2,577	73	2,650
1995—										
January	1,032	15	1,047	1,185	61	1,246	117	2,326	84	2,410
NEW SOUTH WALES										
1991–92	26,940	1,057	27,997	12,193	3,146	15,339	944	40,072	4,208	44,280
1992–93	28,653	869	29,522	16,308	2,667	18,975	1,365	46,318	3,544	49,862
1993–94	30,051	561	30,612	17,744	1,554	19,298	2,453	50,234	2,129	52,363
July–January—										
1993–94	16,502	228	16,730	10,250	732	10,982	1,301	28,051	962	29,013
1994–95	18,085	238	18,323	13,707	827	14,534	1,400	33,181	1,076	34,257
1993—										
November	2,608	17	2,625	1,759	157	1,916	128	4,495	174	4,669
December	2,067	36	2,103	1,114	40	1,154	238	3,419	76	3,495
1994—										
January	1,995	44	2,039	1,484	47	1,531	289	3,767	92	3,859
February	2,143	25	2,168	1,227	140	1,367	189	3,557	167	3,724
March	2,878	97	2,975	1,255	86	1,341	404	4,537	183	4,720
April	2,423	82	2,505	1,191	112	1,303	276	3,886	198	4,084
May	3,232	57	3,289	1,832	312	2,144	187	5,245	375	5,620
June	2,873	72	2,945	1,989	172	2,161	96	4,958	244	5,202
July	2,628	61	2,689	1,434	218	1,652	62	4,121	282	4,403
August	2,985	61	3,046	3,078	100	3,178	139	6,202	161	6,363
September	2,728	34	2,762	2,545	145	2,690	758	6,031	179	6,210
October	2,809	33	2,842	1,613	50	1,663	104	4,526	83	4,609
November	2,865	21	2,886	1,564	40	1,604	99	4,528	61	4,589
December	2,029	11	2,040	1,946	113	2,059	104	4,079	124	4,203
1995—										
January	2,041	17	2,058	1,527	161	1,688	134	3,694	186	3,880

(a) Includes Conversions, etc. See paragraphs 9–11 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED
($ million)

Period	New residential building: Houses: Private sector	Houses: Public sector	Houses: Total	Other residential buildings: Private sector	Other residential buildings: Public sector	Other residential buildings: Total	Total: Private sector	Total: Public sector	Total: Total	Alterations and additions to residential buildings	Non-residential building: Private sector	Non-residential building: Total	Total building: Private sector	Total building: Total
SYDNEY STATISTICAL DIVISION														
1991–92	1,245.6	53.0	1,298.6	536.2	198.6	734.8	1,781.8	251.6	2,033.3	648.8	1,188.2	1,908.8	3,614.1	4,590.9
1992–93	1,389.5	43.3	1,432.7	1,148.8	124.2	1,273.0	2,538.3	167.4	2,705.7	708.4	1,663.3	2,407.3	4,903.1	5,821.4
1993–94	1,510.3	23.1	1,533.3	1,040.6	70.9	1,111.4	2,550.8	94.0	2,644.8	782.9	1,376.9	2,065.7	4,703.5	5,493.3
July–January—														
1993–94	829.1	8.0	837.0	613.1	35.2	648.3	1,442.2	43.1	1,485.3	445.2	799.8	1,346.6	2,684.5	3,277.1
1994–95	1,024.2	17.1	1,041.2	1,120.0	32.9	1,152.9	2,144.1	50.0	2,194.1	518.3	869.1	1,243.1	3,526.1	3,955.5
1993—														
November	136.4	0.8	137.3	101.3	11.2	112.4	237.7	12.0	249.7	63.8	98.0	180.7	399.5	494.2
December	106.6	1.0	107.6	55.4	0.7	56.1	162.0	1.7	163.7	50.8	143.7	161.6	356.4	376.1
1994—														
January	110.8	1.8	112.6	92.1	2.1	94.2	202.9	3.9	206.8	48.2	99.1	198.8	350.0	453.8
February	106.1	1.3	107.3	65.0	4.1	69.0	171.0	5.3	176.3	65.7	75.6	114.8	311.6	356.8
March	145.7	1.5	147.2	60.1	4.1	64.2	205.9	5.5	211.4	67.3	108.5	124.7	381.7	403.4
April	119.7	6.3	126.0	53.7	6.7	60.3	173.4	13.0	186.4	63.0	155.0	187.8	391.0	437.1
May	162.0	1.7	163.8	110.0	14.9	124.9	272.0	16.7	288.7	72.3	82.8	112.5	424.9	473.5
June	147.7	4.3	152.0	138.7	6.0	144.7	286.4	10.3	296.7	69.4	155.2	179.3	509.8	545.4
July	144.5	4.4	148.8	88.7	6.0	94.7	233.2	10.4	243.6	62.9	98.5	153.0	394.0	459.5
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
1995—														
January	119.5	1.3	120.8	116.7	3.7	120.4	236.2	5.0	241.2	55.0	102.9	140.0	392.8	436.2
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
July–January—														
1993–94	1,670.9	22.8	1,693.7	819.7	46.2	865.9	2,490.5	69.0	2,559.6	593.5	1,090.2	1,812.3	4,171.6	4,965.3
1994–95	1,938.2	25.3	1,963.5	1,341.4	53.6	1,395.0	3,279.6	78.8	3,358.5	667.2	1,245.1	1,769.7	5,186.3	5,795.4
1993—														
November	264.3	1.7	266.0	137.7	11.2	148.9	402.1	12.9	415.0	87.4	143.0	251.9	632.5	754.3
December	221.9	3.6	225.5	79.9	1.7	81.6	301.8	5.3	307.1	67.5	177.8	205.8	547.0	580.4
1994—														
January	210.3	4.5	214.7	115.5	3.9	119.4	325.8	8.3	334.1	66.6	127.6	258.8	519.7	659.5
February	217.3	2.6	219.9	95.4	8.5	103.9	312.7	11.1	323.8	83.1	126.1	199.7	521.0	606.5
March	295.8	8.0	303.8	94.3	6.3	100.6	390.1	14.3	404.4	91.1	131.2	169.3	612.0	664.7
April	254.3	8.5	262.9	89.9	6.7	96.6	344.2	15.2	359.4	83.9	180.8	257.0	608.3	700.3
May	319.7	4.7	324.4	145.4	20.7	166.1	465.1	25.3	490.4	98.1	143.0	183.5	704.0	772.1
June	307.8	6.7	314.5	179.5	11.5	191.0	487.3	18.2	505.5	93.4	224.3	262.4	803.6	861.3
July	278.5	7.5	285.9	124.1	13.1	137.2	402.6	20.5	423.1	85.2	144.7	206.1	631.7	714.3
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
1995—														
January	220.4	1.5	221.8	143.2	8.1	151.2	363.5	9.5	373.1	70.5	146.1	209.3	578.8	652.9

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

Period	Number of dwelling units (b)				Value ($m)	
	Houses		Total			
	Private sector	Total	Private sector	Total	New residential building	Alterations and additions to residential buildings
SEASONALLY ADJUSTED						
1993—						
November	2,354	2,348	3,994	4,077	369.4	78.9
December	2,419	2,456	3,957	3,902	350.1	77.0
1994—						
January	2,411	2,486	4,346	4,600	378.3	81.2
February	2,491	2,543	4,009	4,178	367.3	99.0
March	2,617	2,647	4,166	4,210	370.2	87.6
April	2,667	2,741	4,346	4,698	395.0	91.3
May	2,917	2,986	4,675	4,982	436.8	87.5
June	2,722	2,760	4,994	5,051	486.5	94.3
July	2,547	2,683	3,952	4,477	418.8	81.6
August	2,923	2,960	6,012	6,195	702.5	105.1
September	2,428	2,444	5,409	5,588	509.7	119.1
October	2,788	2,852	4,707	4,841	461.1	90.9
November	2,680	2,682	4,013	3,968	402.3	87.9
December	2,365	2,382	4,791	4,844	477.3	82.6
1995—						
January	2,396	2,408	4,022	4,338	395.4	81.6
TREND ESTIMATES						
1993—						
November	2,359	2,395	4,027	4,106	359.8	84.2
December	2,396	2,437	4,057	4,137	358.8	84.1
1994—						
January	2,459	2,504	4,110	4,217	363.1	85.2
February	2,533	2,583	4,168	4,318	369.0	86.9
March	2,616	2,673	4,243	4,435	380.9	88.3
April	2,686	2,749	4,377	4,609	405.7	89.7
May	2,728	2,796	4,580	4,845	442.6	91.2
June	2,744	2,813	4,799	5,079	481.8	93.5
July r	2,738	2,804	4,979	5,243	512.4	96.5
August r	2,710	2,768	5,051	5,275	524.3	98.7
September r	2,668	2,714	4,990	5,162	515.0	98.7
October r	2,621	2,654	4,837	4,970	491.8	96.2
November r	2,567	2,590	4,641	4,752	464.0	92.1
December r	2,511	2,526	4,440	4,547	437.4	87.6
1995—						
January	2,457	2,462	4,281	4,381	415.2	83.7

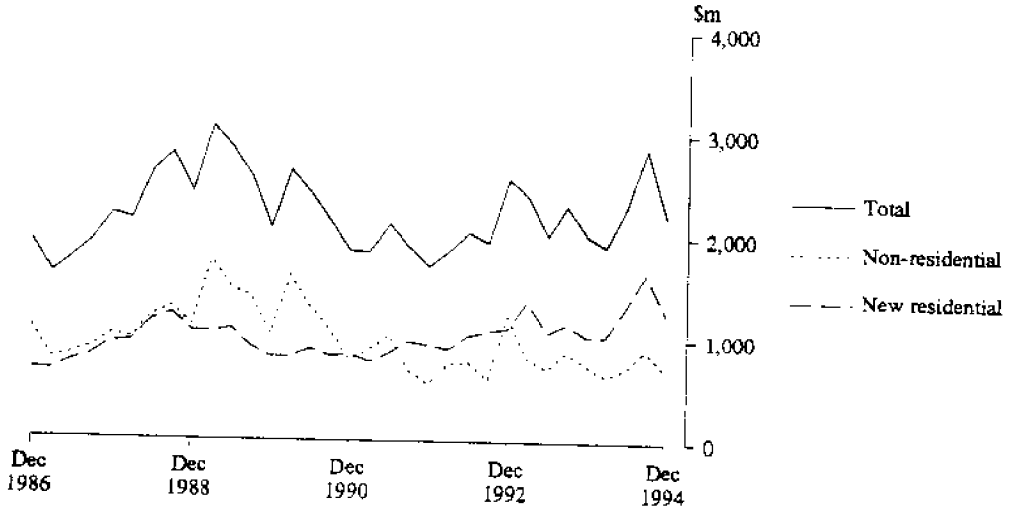
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average—see paragraphs 23–29 of the Explanatory Notes for a more detailed explanation. (b) Includes Conversions, etc. See paragraphs 9–11 of the Explanatory Notes.

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

Period	New residential building: Houses: Private sector	New residential building: Houses: Total	New residential building: Other residential buildings	New residential building: Total	Alterations and additions to residential buildings	Non-residential building: Private sector	Non-residential building: Total	Total building: Private sector	Total building: Total
1991–92	2,533.1	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	1,640.7	4,561.2	977.0	1,984.8	3,021.2	7,424.4	8,559.4
1993—									
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
1994—									
Mar. qtr	677.3	691.4	348.2	1,039.6	225.4	402.2	656.0	1,646.1	1,920.9
June qtr	820.3	838.9	484.1	1,323.0	256.2	569.8	730.7	2,101.2	2,309.8
Sept. qtr	823.8	840.6	814.4	1,655.0	308.6	593.1	903.4	2,528.3	2,867.0
Dec. qtr	760.3	765.5	499.9	1,265.4	241.8	541.3	707.3	2,043.4	2,214.5

(a) See paragraphs 30–35 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 AT AVERAGE 1989–90 PRICES

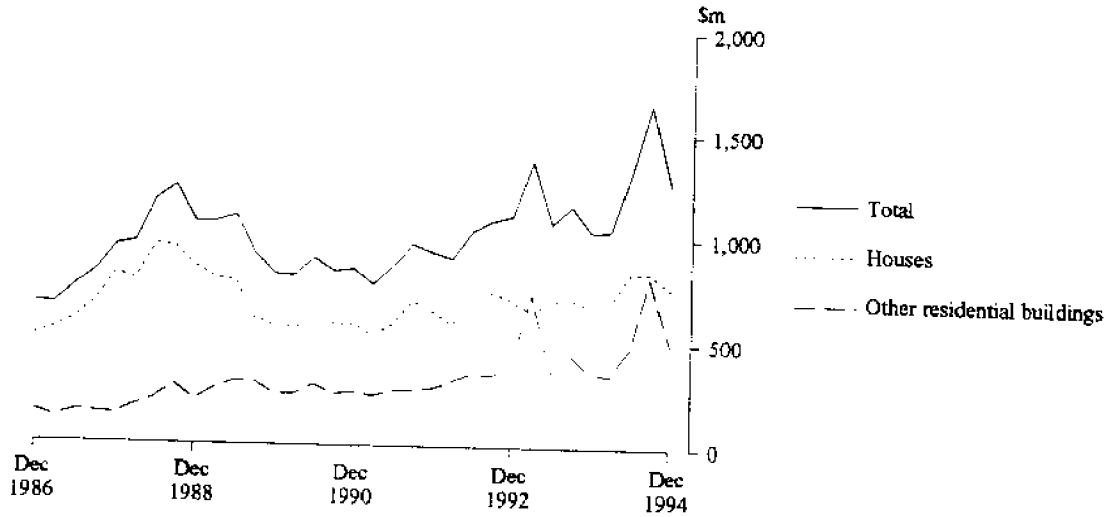


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
($ million)

Class of building	*1992–93*	*1993–94*	*July–January*		*1994*		*1995*
			1993–94	*1994–95*	*November*	*December*	*January*
PRIVATE SECTOR							
New houses	2,852.9	3,065.8	1,670.9	1,938.2	301.6	229.2	220.4
New other residential buildings	1,516.6	1,424.1	819.7	1,341.4	143.5	179.6	143.2
Total new residential building	*4,369.5*	*4,489.9*	*2,490.5*	*3,279.6*	*445.2*	*408.8*	*363.5*
Alterations and additions to residential buildings	956.6	1,034.9	590.9	661.6	96.9	72.2	69.2
Hotels, etc.	122.7	75.2	57.3	73.5	24.1	22.4	8.3
Shops	385.2	301.4	166.9	354.8	26.4	33.3	32.1
Factories	280.9	272.9	107.5	174.6	23.7	19.4	17.7
Offices	534.5	362.5	244.3	204.1	25.0	27.3	31.5
Other business premises	212.4	287.5	129.6	139.9	25.1	22.3	19.3
Educational	120.8	102.2	49.6	55.5	4.8	17.1	2.6
Religious	41.9	34.2	27.6	18.7	4.6	1.0	1.9
Health	73.3	208.2	140.9	33.0	6.6	1.9	3.8
Entertainment and recreational	303.6	151.0	103.9	149.3	20.6	48.3	24.9
Miscellaneous	51.1	100.5	62.5	41.6	8.9	5.2	4.0
Total non-residential building	*2,126.4*	*1,895.6*	*1,090.2*	*1,245.1*	*169.8*	*198.2*	*146.1*
Total	**7,452.4**	**7,420.5**	**4,171.6**	**5,186.3**	**711.9**	**679.2**	**578.8**
PUBLIC SECTOR							
New houses	80.9	53.3	22.8	25.3	1.9	1.0	1.5
New other residential buildings	181.7	99.9	46.2	53.6	3.0	9.0	8.1
Total new residential building	*262.7*	*153.1*	*69.0*	*78.8*	*4.9*	*10.1*	*9.5*
Alterations and additions to residential buildings	8.5	8.1	2.6	5.6	0.2	0.2	1.3
Hotels, etc.	2.2	2.7	1.1	2.1	—	—	0.2
Shops	13.9	21.2	15.0	11.4	1.4	0.2	0.2
Factories	2.2	21.2	3.0	8.2	—	0.3	1.6
Offices	142.0	208.9	173.6	68.2	9.2	3.5	17.8
Other business premises	62.1	106.8	93.2	50.6	16.6	1.6	8.7
Educational	304.0	326.2	217.5	159.1	30.4	30.3	24.6
Religious	—	—	—	—	—	—	—
Health	410.3	187.8	142.3	157.8	9.1	1.6	6.0
Entertainment and recreational	62.5	33.6	21.4	41.1	1.1	2.1	2.6
Miscellaneous	52.7	80.0	54.9	26.1	1.3	0.6	1.7
Total non-residential building	*1,051.9*	*988.5*	*722.1*	*524.6*	*69.2*	*40.2*	*63.3*
Total	**1,323.0**	**1,149.8**	**793.8**	**609.1**	**74.4**	**50.4**	**74.1**
TOTAL							
New houses	2,933.9	3,119.1	1,693.7	1,963.5	303.5	230.2	221.8
New other residential buildings	1,698.3	1,523.9	865.9	1,395.0	146.5	188.6	151.2
Total new residential building	*4,632.2*	*4,643.1*	*2,559.6*	*3,358.5*	*450.1*	*418.9*	*373.1*
Alterations and additions to residential buildings	965.0	1,043.1	593.5	667.2	97.1	72.3	70.5
Hotels, etc.	124.8	78.0	58.4	75.6	24.1	22.4	8.4
Shops	399.1	322.6	181.9	366.2	27.8	33.6	32.3
Factories	283.2	294.0	110.6	182.8	23.7	19.7	19.3
Offices	676.5	571.4	417.9	272.3	34.3	30.7	49.3
Other business premises	274.5	394.3	222.8	190.5	41.8	23.9	27.9
Educational	424.7	428.5	267.1	214.6	35.3	47.4	27.2
Religious	41.9	34.2	27.6	18.7	4.6	1.0	1.9
Health	483.6	396.0	283.2	190.8	15.7	3.5	9.8
Entertainment and recreational	366.1	184.5	125.3	190.5	21.7	50.4	27.5
Miscellaneous	103.8	180.5	117.5	67.7	10.3	5.8	5.7
Total non-residential building	*3,178.2*	*2,884.1*	*1,812.3*	*1,769.7*	*239.1*	*238.4*	*209.3*
Total	**8,775.4**	**8,570.2**	**4,965.3**	**5,795.4**	**786.3**	**729.6**	**652.9**

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—												
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
1995—												
January	6	0.7	5	1.4	2	1.4	—	—	1	5.0	14	8.4
SHOPS												
1994—												
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
1995—												
January	58	4.9	17	4.7	7	4.3	3	4.7	2	13.8	87	32.3
FACTORIES												
1994—												
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
1995—												
January	21	2.0	15	4.1	1	0.6	9	12.6	—	—	46	19.3
OFFICES												
1994—												
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
1995—												
January	50	4.6	27	7.9	6	4.3	5	11.1	3	21.5	91	49.3
OTHER BUSINESS PREMISES												
1994—												
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
1995—												
January	36	3.7	10	3.1	4	2.6	9	18.5	—	—	59	27.9
EDUCATIONAL												
1994—												
November	18	1.3	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
1995—												
January	17	1.8	4	1.1	1	0.8	8	17.9	1	5.5	31	27.2
RELIGIOUS												
1994—												
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
1995—												
January	1	0.1	2	0.8	—	—	1	1.1	—	—	4	1.9

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)
HEALTH												
1994—												
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
1995—												
January	5	0.6	1	0.4	2	1.4	5	7.4	—	—	13	9.8
ENTERTAINMENT AND RECREATIONAL												
1994—												
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
1995—												
January	12	1.2	5	1.3	5	3.1	3	4.9	1	17.0	26	27.5
MISCELLANEOUS												
1994—												
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
1995—												
January	12	1.7	2	0.5	1	0.7	1	2.9	—	—	16	5.7
TOTAL NON-RESIDENTIAL BUILDING												
1994—												
November	282	26.1	119	35.5	35	22.6	46	92.3	9	52.5	491	239.1
December	230	20.6	69	21.5	31	21.5	26	48.6	12	126.3	368	238.4
1995—												
January	218	21.1	88	25.2	29	19.1	44	81.1	8	62.7	387	209.3

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value ($'000)	Number	Value ($'000)	Number	Value ($'000)
SYDNEY STATISTICAL DIVISION						
Houses	*1,032*	*119,486*	*15*	*1,321*	*1,047*	*120,807*
Brick, stone, or concrete	119	23,344	—	—	119	23,344
Brick-veneer	861	89,952	15	1,321	876	91,273
Timber	28	2,691	—	—	28	2,691
Fibre cement	3	745	—	—	3	745
Other materials	21	2,754	—	—	21	2,754
Other residential buildings	1,185	116,698	61	3,662	1,246	120,360
Total residential buildings	**2,217**	**236,184**	**76**	**4,983**	**2,293**	**241,167**
HUNTER STATISTICAL DIVISION						
Houses	*213*	*21,751*	—	—	*213*	*21,751*
Brick, stone, or concrete	22	2,259	—	—	22	2,259
Brick-veneer	169	17,717	—	—	169	17,717
Timber	13	1,205	—	—	13	1,205
Fibre cement	5	248	—	—	5	248
Other materials	4	323	—	—	4	323
Other residential buildings	68	5,009	53	2,918	121	7,926
Total residential buildings	**281**	**26,760**	**53**	**2,918**	**334**	**29,677**
ILLAWARRA STATISTICAL DIVISION						
Houses	*173*	*18,303*	—	—	*173*	*18,303*
Brick, stone, or concrete	18	2,324	—	—	18	2,324
Brick-veneer	126	12,967	—	—	126	12,967
Timber	17	1,499	—	—	17	1,499
Fibre cement	5	469	—	—	5	469
Other materials	7	1,044	—	—	7	1,044
Other residential buildings	117	10,433	—	—	117	10,433
Total residential buildings	**290**	**28,736**	—	—	**290**	**28,736**
BALANCE OF NEW SOUTH WALES						
Houses	*623*	*60,811*	*2*	*155*	*625*	*60,966*
Brick, stone, or concrete	126	13,327	2	155	128	13,482
Brick-veneer	369	38,921	—	—	369	38,921
Timber	66	4,577	—	—	66	4,577
Fibre cement	45	2,943	—	—	45	2,943
Other materials	17	1,043	—	—	17	1,043
Other residential buildings	157	11,032	47	1,474	204	12,506
Total residential buildings	**780**	**71,843**	**49**	**1,629**	**829**	**73,472**
NEW SOUTH WALES						
Houses	*2,041*	*220,351*	*17*	*1,475*	*2,058*	*221,826*
Brick, stone, or concrete	285	41,254	2	155	287	41,409
Brick-veneer	1,525	159,558	15	1,321	1,540	160,878
Timber	124	9,971	—	—	124	9,971
Fibre cement	58	4,404	—	—	58	4,404
Other materials	49	5,164	—	—	49	5,164
Other residential buildings	1,527	143,172	161	8,054	1,688	151,226
Total residential buildings	**3,568**	**363,523**	**178**	**9,529**	**3,746**	**373,052**

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

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

Statistical division	New houses	New other residential building							Total new residential building
		Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				
		1 storey	2 or more storeys	Total	1–2 storeys	3 storeys	4 or more storeys	Total	Total
	NUMBER OF DWELLING UNITS								
Sydney	1,047	285	200	485	132	102	527	761	1,246	2,293
Hunter	213	49	12	61	60	—	—	60	121	334
Illawarra	173	28	50	78	21	18	—	39	117	290
Richmond–Tweed	123	10	2	12	22	—	—	22	34	157
Mid-North Coast	157	44	4	48	6	—	—	6	54	211
Northern	42	2	—	2	6	—	—	6	8	50
North Western	38	11	—	11	—	—	—	—	11	49
Central West	60	15	—	15	4	—	—	4	19	79
South Eastern	99	6	—	6	40	—	—	40	46	145
Murrumbidgee	58	2	—	2	24	—	—	24	26	84
Murray	46	6	—	6	—	—	—	—	6	52
Far West	2	—	—	—	—	—	—	—	—	2
New South Wales	**2,058**	**458**	**268**	**726**	**315**	**120**	**527**	**962**	**1,688**	**3,746**
	VALUE ($'000)									
Sydney	120,807	20,839	21,682	42,521	8,398	8,232	61,210	77,839	120,360	241,167
Hunter	21,751	3,430	1,060	4,490	3,436	—	—	3,436	7,926	29,677
Illawarra	18,303	1,950	6,110	8,060	1,343	1,030	—	2,373	10,433	28,736
Richmond–Tweed	11,754	715	200	915	1,835	—	—	1,835	2,750	14,504
Mid-North Coast	15,254	2,896	460	3,356	390	—	—	390	3,746	19,000
Northern	4,620	140	—	140	325	—	—	325	465	5,085
North Western	3,658	827	—	827	—	—	—	—	827	4,485
Central West	5,561	790	—	790	250	—	—	250	1,040	6,601
South Eastern	10,419	460	—	460	1,229	—	—	1,229	1,689	12,107
Murrumbidgee	5,489	180	—	180	1,365	—	—	1,365	1,545	7,034
Murray	4,094	444	—	444	—	—	—	—	444	4,538
Far West	117	—	—	—	—	—	—	—	—	117
New South Wales	**221,826**	**32,671**	**29,512**	**62,183**	**18,571**	**9,262**	**61,210**	**89,042**	**151,226**	**373,052**

(a) Excludes Conversions, etc.

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE, NSW

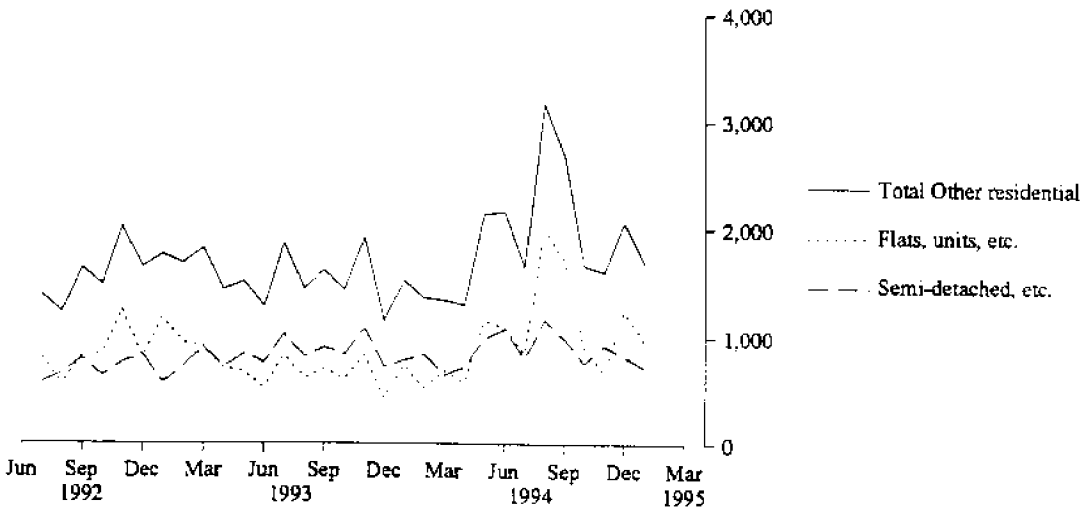


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JANUARY 1995

Statistical area	New residential building (a)						Alterations and additions to residential buildings ($'000)	Non-residential building		Total building ($'000)
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
SYDNEY STATISTICAL DIVISION										
Botany (A)	—	—	—	—	—	—	203	—	—	203
Leichhardt (A)	—	—	—	15	—	1,000	2,195	70	1,985	5,180
Marrickville (A)	1	—	60	—	—	—	1,277	1,325	1,505	2,842
South Sydney (C)	—	—	—	63	—	5,750	1,413	11,195	11,195	18,358
Sydney (C)—Inner and Remainder	—	—	—	83	—	6,600	767	27,337	45,771	53,139
Inner Sydney (SSD)	*1*	—	*60*	*161*	—	*13,350*	*5,855*	*39,927*	*60,456*	*79,721*
Randwick (C)	11	—	2,312	346	—	44,650	2,116	50	5,049	54,127
Waverley (A)	—	—	—	9	—	750	2,659	3,170	3,538	6,947
Woollahra (A)	3	—	900	—	—	—	2,074	1,665	1,665	4,639
Eastern Suburbs (SSD)	*14*	—	*3,212*	*355*	—	*45,400*	*6,849*	*4,885*	*10,252*	*65,713*
Hurstville (C)	2	—	298	12	—	1,020	121	1,666	1,666	3,105
Kogarah (A)	5	—	858	—	—	—	522	—	—	1,380
Rockdale (A)	12	—	2,052	22	—	1,700	1,748	1,020	1,020	6,521
Sutherland Shire (A)	49	—	6,182	40	—	5,495	2,927	830	830	15,433
St George–Sutherland (SSD)	*68*	—	*9,390*	*74*	—	*8,215*	*5,318*	*3,516*	*3,516*	*26,439*
Bankstown (C)	9	—	798	33	25	3,740	816	2,983	2,983	8,336
Canterbury (A)	4	—	673	4	—	335	1,223	1,480	1,480	3,711
Canterbury–Bankstown (SSD)	*13*	—	*1,470*	*37*	*25*	*4,075*	*2,039*	*4,463*	*4,463*	*12,047*
Fairfield (C)	29	—	3,728	2	8	887	1,045	675	4,062	9,722
Liverpool (C)	130	13	13,548	25	—	1,799	558	12,103	12,103	28,008
Fairfield–Liverpool (SSD)	*159*	*13*	*17,276*	*27*	*8*	*2,686*	*1,602*	*12,778*	*16,165*	*37,730*
Camden (A)	52	—	4,775	8	—	239	112	145	145	5,270
Campbelltown (C)	26	—	2,476	9	—	632	415	399	579	4,102
Wollondilly (A)	15	—	1,422	4	—	500	220	—	—	2,142
Outer South Western Sydney (SSD)	*93*	—	*8,672*	*21*	—	*1,371*	*747*	*544*	*724*	*11,514*
Ashfield (A)	2	—	207	—	—	—	201	—	121	529
Burwood (A)	1	—	100	39	—	3,105	285	373	576	4,066
Concord (A)	4	—	942	16	—	2,400	453	—	—	3,795
Drummoyne (A)	—	—	—	—	—	—	—	—	—	—
Strathfield (A)	3	—	490	—	—	—	796	2,171	2,171	3,457
Inner Western Sydney (SSD)	*10*	—	*1,739*	*55*	—	*5,505*	*1,734*	*2,544*	*2,868*	*11,847*

(a) Excludes Conversions, etc.

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

Statistical area	*New residential building (a)*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		*Total building ($'000)*
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	
SYDNEY STATISTICAL DIVISION—*continued*										
Auburn (A)	3	—	280	46	—	2,760	303	368	1,696	5,039
Holroyd (C)	4	—	563	10	—	865	353	600	600	2,381
Parramatta (C)	18	—	2,064	63	13	4,349	1,149	8,077	8,857	16,420
Central Western Sydney (SSD)	*25*	—	*2,908*	*119*	*13*	*7,974*	*1,805*	*9,045*	*11,153*	*23,840*
Blue Mountains (C)	22	—	2,419	—	15	850	822	300	1,139	5,231
Hawkesbury (C)	26	—	3,541	4	—	320	515	240	240	4,616
Penrith (C)	88	—	7,705	25	—	1,607	1,090	2,492	4,991	15,394
Outer Western Sydney (SSD)	*136*	—	*13,666*	*29*	*15*	*2,777*	*2,428*	*3,032*	*6,370*	*25,240*
Baulkham Hills (A)	61	—	11,162	64	—	5,429	1,891	2,282	3,682	22,165
Blacktown (C)	221	2	18,384	70	—	4,943	1,816	7,436	7,870	33,012
Blacktown–Baulkham Hills (SSD)	*282*	*2*	*29,546*	*134*	—	*10,372*	*3,708*	*9,718*	*11,552*	*55,177*
Hunter's Hill (A)	—	—	—	—	—	—	80	—	—	80
Lane Cove (A)	5	—	1,006	4	—	440	666	—	—	2,111
Mosman (A)	2	—	2,200	18	—	2,700	1,392	—	—	6,292
North Sydney (A)	1	—	130	—	—	—	3,841	820	820	4,790
Ryde (C)	5	—	655	8	—	1,331	1,091	530	530	3,607
Willoughby (C)	6	—	2,317	16	—	1,818	2,231	3,050	3,050	9,416
Lower Northern Sydney (SSD)	*19*	—	*6,307*	*46*	—	*6,290*	*9,301*	*4,400*	*4,400*	*26,297*
Hornsby (A)	45	—	6,081	21	—	2,545	2,351	2,590	2,590	13,567
Ku-ring-gai (A)	9	—	2,142	2	—	320	3,950	120	120	6,532
Hornsby–Ku-ring-gai (SSD)	*54*	—	*8,223*	*23*	—	*2,865*	*6,302*	*2,710*	*2,710*	*20,100*
Manly (A)	3	—	509	6	—	580	1,066	920	920	3,074
Pittwater (A)	8	—	1,818	6	—	1,533	1,663	140	140	5,153
Warringah (A)	19	—	2,931	18	—	2,002	2,110	480	480	7,523
Northern Beaches (SSD)	*30*	—	*5,257*	*30*	—	*4,115*	*4,839*	*1,540*	*1,540*	*15,751*
Gosford (C)	57	—	6,276	54	—	3,932	1,478	3,764	3,864	15,550
Wyong (A)	71	—	6,804	20	—	1,433	969	—	—	9,206
Gosford–Wyong (SSD)	*128*	—	*13,080*	*74*	—	*5,365*	*2,447*	*3,764*	*3,864*	*24,756*
Sydney (SD)	**1,032**	**15**	**120,807**	**1,185**	**61**	**120,360**	**54,973**	**102,865**	**140,033**	**436,172**

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings ($'000)	Non-residential building		Total building ($'000)
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
HUNTER STATISTICAL DIVISION										
Cessnock (C)	14	—	1,180	2	—	140	294	—	—	1,613
Lake Macquarie (C)	63	—	6,880	19	43	3,815	1,565	5,800	5,800	18,060
Maitland (C)	24	—	2,192	—	—	—	363	—	1,343	3,898
Newcastle (C)—Inner and Remainder	35	—	3,410	20	10	1,843	1,147	475	475	6,875
Port Stephens (A)	27	—	2,951	17	—	1,370	797	1,146	1,479	6,597
Newcastle (SSD)	*163*	—	*16,612*	*58*	*53*	*7,169*	*4,165*	*7,421*	*9,097*	*37,043*
Dungog (A)	—	—	—	—	—	—	—	—	—	—
Gloucester (A)	1	—	65	—	—	—	—	75	75	140
Great Lakes (A)	28	—	3,194	4	—	305	202	—	—	3,701
Merriwa (A)	2	—	126	—	—	—	—	—	—	126
Murrurundi (A)	1	—	18	—	—	—	10	—	—	28
Muswellbrook (A)	2	—	198	—	—	—	—	—	—	198
Scone (A)	4	—	220	—	—	—	57	—	255	532
Singleton (A)	12	—	1,318	6	—	453	137	1,079	1,079	2,986
Hunter SD Balance (SSD)	*50*	—	*5,139*	*10*	—	*758*	*406*	*1,154*	*1,409*	*7,712*
Hunter (SD)	**213**	—	**21,751**	**68**	**53**	**7,926**	**4,572**	**8,575**	**10,506**	**44,755**
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	7	—	678	—	—	—	361	—	—	1,039
Shellharbour (A)	23	—	2,397	2	—	140	256	—	—	2,793
Wollongong (C)	42	—	5,048	99	—	9,323	1,716	10,608	11,095	27,182
Wollongong (SSD)	*72*	—	*8,123*	*101*	—	*9,463*	*2,333*	*10,608*	*11,095*	*31,015*
Shoalhaven (C)	70	—	6,653	16	—	970	747	2,500	2,500	10,869
Wingecarribee (A)	31	—	3,527	—	—	—	444	1,250	3,286	7,257
Illawarra SD Balance (SSD)	*101*	—	*10,180*	*16*	—	*970*	*1,190*	*3,750*	*5,786*	*18,126*
Illawarra (SD)	**173**	—	**18,303**	**117**	—	**10,433**	**3,524**	**14,358**	**16,881**	**49,141**
RICHMOND–TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	22	—	2,265	15	—	1,055	177	300	300	3,797
Tweed Heads (SSD)	*22*	—	*2,265*	*15*	—	*1,055*	*177*	*300*	*300*	*3,797*
Ballina (A)	27	—	2,741	12	—	1,195	198	275	275	4,409
Byron (A)	30	—	2,889	—	—	—	224	1,124	2,224	5,336
Casino (A)	2	—	293	—	—	—	158	400	400	851
Kyogle (A)	5	—	292	—	—	—	—	—	—	292
Lismore (C)	16	—	1,421	2	—	130	125	395	3,231	4,907
Richmond River (A)	7	—	566	5	—	370	55	—	—	991
Tweed (A) Pt B	14	—	1,287	—	—	—	85	315	315	1,686
Richmond–Tweed SD Balance (SSD)	*101*	—	*9,489*	*19*	—	*1,695*	*843*	*2,509*	*6,445*	*18,472*
Richmond–Tweed (SD)	**123**	—	**11,754**	**34**	—	**2,750**	**1,020**	**2,809**	**6,745**	**22,270**

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings ($'000)	Non-residential building		Total building ($'000)
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
MID-NORTH COAST STATISTICAL DIVISION										
Bellingen (A)	8	—	638	—	—	—	42	—	—	680
Coffs Harbour (C)	25	—	2,720	26	—	1,921	74	488	488	5,202
Copmanhurst (A)	—	—	—	—	—	—	—	—	—	—
Grafton (C)	4	—	375	—	—	—	113	300	300	788
Maclean (A)	28	—	2,540	18	—	1,208	249	59	59	4,056
Nambucca (A)	5	—	520	—	—	—	65	—	—	585
Nymboida (A)	5	—	352	—	—	—	—	—	—	352
Ulmarra (A)	5	—	390	—	—	—	118	—	—	508
Clarence (SSD)	*80*	—	*7,535*	*44*	—	*3,129*	*661*	*847*	*847*	*12,171*
Greater Taree (C)	15	—	1,572	4	—	298	242	—	—	2,112
Hastings (A)	51	—	5,094	2	—	125	231	3,660	3,660	9,110
Kempsey (A)	11	—	1,053	4	—	195	87	50	50	1,385
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	*77*	—	*7,719*	*10*	—	*618*	*560*	*3,710*	*3,710*	*12,606*
Mid-North Coast (SD)	**157**	**—**	**15,254**	**54**	**—**	**3,746**	**1,220**	**4,557**	**4,557**	**24,777**
NORTHERN STATISTICAL DIVISION										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	1	—	65	—	—	—	—	—	—	65
Gunnedah (A)	—	—	—	—	—	—	26	—	119	145
Inverell (A) Pt A	—	—	—	—	—	—	—	—	—	—
Manilla (A)	—	—	—	—	—	—	—	—	—	—
Nundle (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	5	—	623	—	—	—	—	—	—	623
Quirindi (A)	1	—	75	—	—	—	15	—	—	90
Tamworth (C)	4	—	462	8	—	465	119	117	117	1,163
Yallaroi (A)	—	—	—	—	—	—	—	—	—	—
Northern Slopes (SSD)	*11*	—	*1,225*	*8*	—	*465*	*160*	*117*	*236*	*2,086*
Armidale (C)	2	—	176	—	—	—	49	130	130	355
Dumaresq (A)	5	—	640	—	—	—	60	—	—	700
Glen Innes (A)	1	—	100	—	—	—	51	—	131	282
Guyra (A)	2	—	445	—	—	—	—	—	—	445
Inverell (A) Pt B	3	—	323	—	—	—	26	—	2,913	3,262
Severn (A)	2	—	205	—	—	—	40	—	—	245
Tenterfield (A)	5	—	272	—	—	—	39	—	—	311
Uralla (A)	2	—	180	—	—	—	—	60	60	240
Walcha (A)	—	—	—	—	—	—	—	—	—	—
Northern Tablelands (SSD)	*22*	—	*2,340*	—	—	—	*265*	*190*	*3,234*	*5,840*
Moree Plains (A)	6	—	678	—	—	—	91	90	90	859
Narrabri (A)	3	—	376	—	—	—	101	1,402	1,402	1,879
North Central Plain (SSD)	*9*	—	*1,054*	—	—	—	*192*	*1,492*	*1,492*	*2,738*
Northern (SD)	**42**	**—**	**4,620**	**8**	**—**	**465**	**617**	**1,799**	**4,962**	**10,664**

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings ($'000)	Non-residential building		
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	Total building ($'000)
NORTH WESTERN STATISTICAL DIVISION										
Coolah (A)	1	—	27	—	—	—	—	—	—	27
Coonabarabran (A)	2	—	240	—	—	—	—	—	—	240
Dubbo (C)	17	—	1,590	11	—	827	211	331	5,856	8,484
Gilgandra (A)	—	—	—	—	—	—	—	—	—	—
Mudgee (A)	1	—	88	—	—	—	32	—	—	120
Narromine (A)	6	—	388	—	—	—	12	—	—	400
Wellington (A)	—	—	—	—	—	—	42	—	—	42
Central Macquarie (SSD)	*27*	—	*2,333*	*11*	—	*827*	*297*	*331*	*5,856*	*9,313*
Bogan (A)	1	—	85	—	—	—	—	—	—	85
Coonamble (A)	2	—	120	—	—	—	20	—	—	140
Walgett (A)	1	—	100	—	—	—	—	500	500	600
Warren (A)	—	—	—	—	—	—	—	—	—	—
Macquarie–Barwon (SSD)	*4*	—	*305*	—	—	—	*20*	*500*	*500*	*825*
Bourke (A)	—	—	—	—	—	—	—	—	—	—
Brewarrina (A)	5	—	750	—	—	—	—	—	—	750
Cobar (A)	2	—	270	—	—	—	—	—	—	270
Upper Darling (SSD)	*7*	—	*1,020*	—	—	—	—	—	—	*1,020*
North Western (SD)	**38**	—	**3,658**	**11**	—	**827**	**317**	**831**	**6,356**	**11,158**
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	18	2	1,745	4	—	250	390	130	270	2,655
Blayney (A) Pt A	4	—	471	—	—	—	84	—	—	555
Cabonne (A) Pt A	2	—	231	—	—	—	—	—	—	231
Evans (A) Pt A	—	—	—	—	—	—	—	—	—	—
Orange (C)	5	—	511	15	—	790	71	408	541	1,912
Bathurst–Orange (SSD)	*29*	*2*	*2,958*	*19*	—	*1,040*	*545*	*538*	*811*	*5,353*
Blayney (A) Pt B	—	—	—	—	—	—	—	—	—	—
Cabonne (A) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt B	—	—	—	—	—	—	62	200	200	262
Greater Lithgow (C)	1	—	95	—	—	—	105	—	—	200
Oberon (A)	4	—	289	—	—	—	—	—	—	289
Rylstone (A)	1	—	30	—	—	—	10	—	—	40
Central Tablelands (excl. Bathurst–Orange) (SSD)	*6*	—	*414*	—	—	—	*177*	*200*	*200*	*791*
Bland (A)	2	—	166	—	—	—	15	—	—	181
Cabonne (A) Pt C	2	—	129	—	—	—	181	—	—	310
Cowra (A)	7	—	654	—	—	—	143	1,550	1,679	2,476
Forbes (A)	5	—	526	—	—	—	45	—	—	571
Lachlan (A)	—	—	—	—	—	—	—	—	—	—
Parkes (A)	7	—	713	—	—	—	28	60	60	801
Weddin (A)	—	—	—	—	—	—	—	—	—	—
Lachlan (SSD)	*23*	—	*2,188*	—	—	—	*412*	*1,610*	*1,739*	*4,339*
Central West (SD)	**58**	**2**	**5,561**	**19**	—	**1,040**	**1,133**	**2,348**	**2,750**	**10,483**

(a) Excludes Conversions, etc.

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

Statistical area	*New residential building (a)*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		*Total building ($'000)*
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	11	—	1,815	—	—	—	101	—	380	2,296
Queanbeyan (SSD)	*11*	—	*1,815*	—	—	—	*101*	—	*380*	*2,296*
Boorowa (A)	1	—	72	—	—	—	11	—	—	83
Crookwell (A)	1	—	21	—	—	—	56	—	—	77
Goulburn (C)	3	—	315	—	—	—	181	70	670	1,166
Gunning (A)	—	—	—	—	—	—	—	—	—	—
Harden (A)	3	—	173	—	—	—	134	—	—	307
Mulwaree (A)	7	—	766	—	—	—	75	—	—	841
Tallaganda (A)	2	—	78	—	—	—	30	—	—	108
Yarrowlumla (A)	6	—	588	—	—	—	171	—	180	938
Yass (A)	7	—	993	—	—	—	—	1,892	1,892	2,885
Young (A)	2	—	152	4	—	320	70	—	56	598
Southern Tablelands (excl. Queanbeyan) (SSD)	*32*	—	*3,157*	*4*	—	*320*	*726*	*1,962*	*2,798*	*7,001*
Bega Valley (A)	22	—	2,279	6	—	450	271	830	1,330	4,330
Eurobodalla (A)	19	—	1,999	2	34	919	223	—	70	3,210
Lower South Coast (SSD)	*41*	—	*4,278*	*8*	*34*	*1,369*	*493*	*830*	*1,400*	*7,540*
Bombala (A)	2	—	140	—	—	—	62	—	—	202
Cooma-Monaro (A)	8	—	518	—	—	—	—	—	—	518
Snowy River (A)	5	—	511	—	—	—	51	—	—	562
Snowy (SSD)	*15*	—	*1,169*	—	—	—	*113*	—	—	*1,282*
South Eastern (SD)	**99**	**—**	**10,419**	**12**	**34**	**1,689**	**1,434**	**2,792**	**4,578**	**18,119**
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	1	—	49	—	—	—	37	—	—	86
Cootamundra (A)	2	—	230	—	—	—	64	—	—	294
Gundagai (A)	6	—	539	—	—	—	40	—	—	579
Junee (A)	1	—	50	6	—	360	40	—	—	450
Lockhart (A)	3	—	220	—	—	—	30	—	—	250
Narrandera (A)	4	—	375	—	—	—	—	—	—	375
Temora (A)	1	—	100	—	—	—	15	—	—	115
Tumut (A)	3	—	217	—	—	—	18	140	140	375
Wagga Wagga (C)	28	—	2,718	5	13	1,005	569	2,694	7,965	12,258
Central Murrumbidgee (SSD)	*49*	—	*4,498*	*11*	*13*	*1,365*	*812*	*2,834*	*8,105*	*14,781*
Carrathool (A)	—	—	—	—	—	—	10	—	—	10
Griffith (C)	7	—	791	2	—	180	152	130	130	1,253
Hay (A)	1	—	120	—	—	—	—	—	—	120
Leeton (A)	1	—	80	—	—	—	20	250	383	483
Murrumbidgee (A)	—	—	—	—	—	—	58	211	211	269
Lower Murrumbidgee (SSD)	*9*	—	*991*	*2*	—	*180*	*240*	*591*	*724*	*2,135*
Murrumbidgee (SD)	**58**	**—**	**5,489**	**13**	**13**	**1,545**	**1,052**	**3,425**	**8,829**	**16,916**

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings ($'000)	Non-residential building		Total building ($'000)
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
MURRAY STATISTICAL DIVISION										
Albury (C)	23	—	2,226	4	—	350	329	210	210	3,115
Hume (A)	3	—	306	—	—	—	11	—	—	317
Albury (SSD)	*26*	—	*2,532*	*4*	—	*350*	*340*	*210*	*210*	*3,431*
Corowa (A)	3	—	255	—	—	—	38	—	110	403
Culcairn (A)	1	—	67	—	—	—	—	—	—	67
Holbrook (A)	1	—	56	—	—	—	19	—	—	75
Tumbarumba (A)	—	—	—	—	—	—	—	—	—	—
Urana (A)	—	—	—	—	—	—	—	—	1,000	1,000
Upper Murray (excl. Albury) (SSD)	*5*	—	*378*	—	—	—	*57*	—	*1,110*	*1,545*
Berrigan (A)	1	—	117	—	—	—	10	—	—	127
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	1	—	125	—	—	—	91	—	317	533
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	8	—	713	2	—	94	—	1,455	1,455	2,262
Wakool (A)	2	—	125	—	—	—	—	—	—	125
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	*12*	—	*1,080*	*2*	—	*94*	*101*	*1,455*	*1,772*	*3,047*
Balranald (A)	—	—	—	—	—	—	10	50	50	60
Wentworth (A)	3	—	105	—	—	—	27	—	—	132
Murray–Darling (SSD)	*3*	—	*105*	—	—	—	*37*	*50*	*50*	*192*
Murray (SD)	**46**	—	**4,094**	**6**	—	**444**	**535**	**1,715**	**3,142**	**8,215**
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	2	—	117	—	—	—	88	—	—	205
Central Darling (A)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	**2**	—	**117**	—	—	—	**88**	—	—	**205**
NEW SOUTH WALES										
New South Wales	**2,041**	**17**	**221,826**	**1,527**	**161**	**151,226**	**70,484**	**146,073**	**209,337**	**652,874**

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. Statistics of building work approved are compiled from:

(a) permits issued by local government authorities in areas subject to building control by those authorities; and

(b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.

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

Scope and coverage

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

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

5. From July 1990, the statistics cover:

(a) all approved new residential building jobs valued at $10,000 or more (previously $5,000 or more).

(b) approved alterations and additions to residential buildings valued at $10,000 or more.

(c) all approved non-residential building jobs valued at $50,000 or more (previously $30,000 or more).

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

Definitions

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

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

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

(a) A *house* is defined as a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Detached dwelling units associated with non-residential buildings are defined as houses for the purpose of these statistics.

(b) An *other residential building* is defined as a building which is predominantly used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit.

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

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

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

12. 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

13. *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.

14. *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'.

15. 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.

16. 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.

17. 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.

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

19. 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

20. 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).

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

General

22. 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

23. 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.

24. 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.

25. 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.

26. 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.

27. 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.

28. 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.

29. 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

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

31. 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.

32. 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.

33. 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.

34. 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'.

35. 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

36. 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 (including null cells)

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

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The following tables present trend estimates of selected building approvals series for the six months August 1994 to January 1995.

2. Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 28 and 29 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 (February 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 February 1995, the trend estimate for that month would be 2,444, a movement of 1.7 per cent. The monthly movements in the trend estimates for November and December 1994 and January 1995, which are currently estimated to be –2.0 per cent, –2.2 per cent and –2.1 per cent respectively, would be revised to –1.8 per cent, –1.8 per cent and –1.6 per cent. On the other hand, a 7 per cent seasonally adjusted decline in the number of private houses approved in February 1995 would produce a trend estimate for February 1995 of 2,309, a movement of –3.7 per cent, with the movements in the trend estimates for November and December 1994 and January 1995 being revised to –2.5 per cent, –3.1 per cent and –3.3 per cent, respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

			Revised trend estimate if February 1995 seasonally adjusted estimate—			
	Trend estimate		*is up 7% on January 1995*		*is down 7% on January 1995*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1994—						
August	2,710	–1.0	2,709	–1.1	2,715	–0.8
September	2,668	–1.5	2,666	–1.6	2,677	–1.4
October	2,621	–1.8	2,619	–1.8	2,624	–2.0
November	2,567	–2.0	2,573	–1.8	2,559	–2.5
December	2,511	–2.2	2,527	–1.8	2,479	–3.1
1995—						
January	2,457	–2.2	2,487	–1.6	2,397	–3.3
February	n.y.a.	n.y.a.	2,444	–1.7	2,309	–3.7

TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

			Revised trend estimate if February 1995 seasonally adjusted estimate—			
	Trend estimate		*is up 7% on January 1995*		*is down 7% on January 1995*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1994—						
August	2,768	–1.3	2,768	–1.3	2,774	–1.1
September	2,714	–1.9	2,712	–2.0	2,723	–1.8
October	2,654	–2.2	2,652	–2.2	2,658	–2.4
November	2,590	–2.4	2,596	–2.1	2,582	–2.9
December	2,526	–2.5	2,543	–2.1	2,495	–3.4
1995—						
January	2,462	–2.5	2,497	–1.8	2,407	–3.5
February	n.y.a.	n.y.a.	2,455	–1.7	2,320	–3.6

TOTAL NUMBER OF DWELLING UNITS APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1995 seasonally adjusted estimate—			
			is up 8% on January 1995		is down 8% on January 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
August	5,275	0.6	5,279	0.7	5,292	0.9
September	5,162	–2.1	5,165	–2.2	5,189	–2.0
October	4,970	–3.7	4,969	–3.8	4,981	–4.0
November	4,752	–4.4	4,759	–4.2	4,728	–5.1
December	4,547	–4.3	4,583	–3.7	4,478	–5.3
1995—						
January	4,381	–3.7	4,466	–2.6	4,268	–4.7
February	n.y.a.	n.y.a.	4,330	–3.1	4,031	–5.6

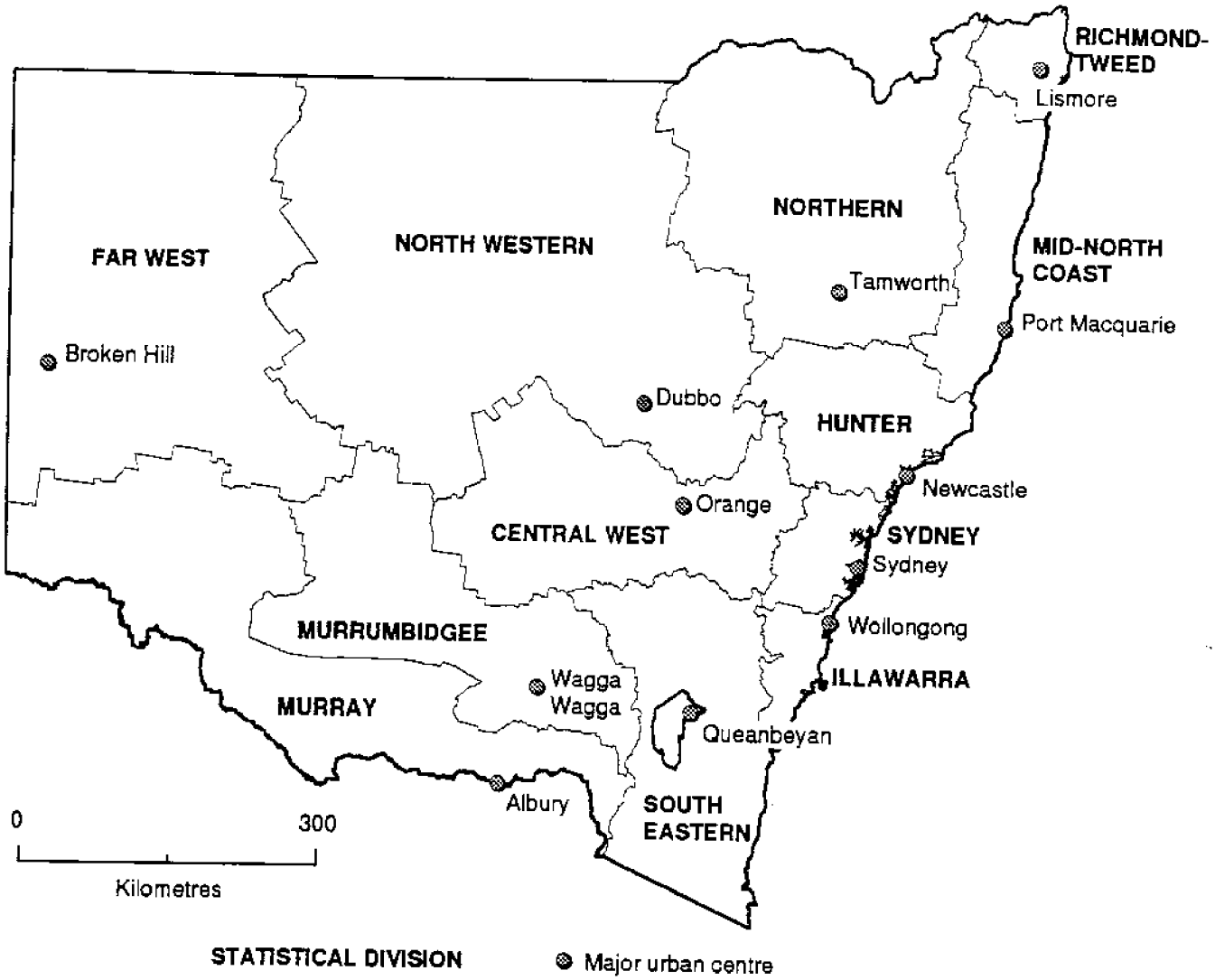
VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1995 seasonally adjusted estimate—			
			is up 8% on January 1995		is down 8% on January 1995	
	$m	% change on previous month	$m	% change on previous month	$m	% change on previous month
1994—						
August	524.3	2.3	525.5	2.6	526.8	2.8
September	515.0	–1.8	516.8	–1.7	519.0	–1.5
October	491.8	–4.5	492.4	–4.7	493.4	–4.9
November	464.0	–5.7	463.2	–5.9	460.4	–6.7
December	437.4	–5.7	437.8	–5.5	428.3	–7.0
1995—						
January	415.2	–5.1	418.9	–4.3	401.0	–6.3
February	n.y.a.	n.y.a.	395.6	–5.6	368.6	–8.1

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

	Trend estimate		Revised trend estimate if February 1995 seasonally adjusted estimate—			
			is up 8% on January 1995		is down 8% on January 1995	
	$m	% change on previous month	$m	% change on previous month	$m	% change on previous month
1994—						
August	98.7	2.3	98.7	2.3	98.9	2.5
September	98.7	0.0	98.7	0.1	99.2	0.3
October	96.2	–2.5	96.2	–2.6	96.4	–2.8
November	92.1	–4.2	92.1	–4.2	91.6	–5.0
December	87.6	–4.9	88.0	–4.5	86.0	–6.0
1995—						
January	83.7	–4.5	84.7	–3.7	81.0	–5.8
February	n.y.a.	n.y.a.	81.1	–4.2	75.6	–6.7

STATISTICAL DIVISIONS, NEW SOUTH WALES



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