

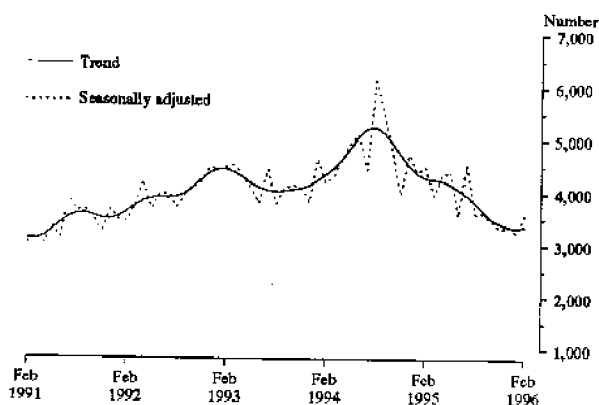
BUILDING APPROVALS, NEW SOUTH WALES, FEBRUARY 1996

MAIN FEATURES

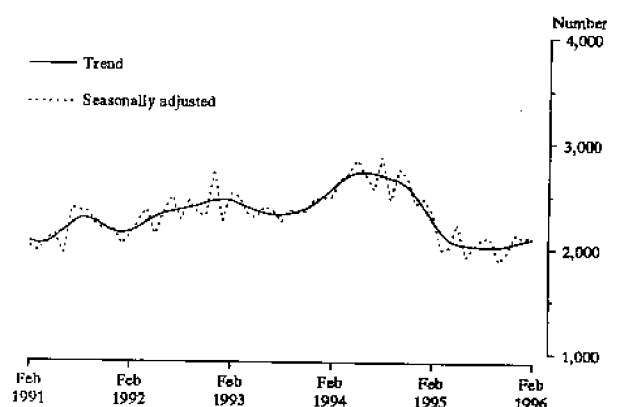
NUMBER OF DWELLING UNITS APPROVED

	February 1995	January 1996	February 1996	February 1995 to February 1996 change	January 1996 to February 1996 change
Original series	3,993	2,896	3,361	-15.8%	16.1%
Seasonally adjusted	4,491	3,243	3,586	-20.2%	10.6%
Trend estimate	4,285	3,339	3,378	-21.2%	1.2%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential Building

- The trend estimate for the total number of dwelling units approved in February was 3,378, an increase of 1.2% on last month; the first increase since August 1994.
- The trend estimate for the number of private sector houses approved was 2,099, an increase of 1.0% on the January figure.
- In original (unadjusted) terms the total number of dwelling units approved was 3,361, an increase of 16.1% on January 1996 (2,896) but still 15.8% lower than February 1995 (3,993).

- The trend estimate of the value of new residential building was \$333.7 million, an increase of 0.8% on last month.

Non-residential Building

- The value of non-residential projects approved in February was \$373.1 million. Of the total, other business premises accounted for \$100.8 million.

Estimates for the number and value of other residential dwelling units approved and the value of Hotels, motels and other short term accommodation have been revised in New South Wales in July 1995. The revision was due to the recoding of a private sector approval from the Hotels, motels and other short term accommodation category to New other residential building. This job involved a total of 237 dwelling units valued at \$160 million.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.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

TABLE 1. DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION										
1992-93	12,915	462	13,377	10,752	1,742	12,494	1,011	24,670	2,212	26,882
1993-94	13,691	240	13,931	12,090	1,048	13,138	2,043	27,811	1,301	29,112
1994-95	13,834	255	14,089	16,919	1,012	17,931	1,778	32,513	1,285	33,798
<i>July-February—</i>										
1994-95	9,797	181	9,978	11,953	475	12,428	1,352	23,094	664	23,758
1995-96	8,387	203	8,590	8,802	549	9,351	341	17,526	756	18,282
<i>1994—</i>										
December	979	4	983	1,513	69	1,582	85	2,577	73	2,650
<i>1995—</i>										
January	1,032	15	1,047	1,185	61	1,246	117	2,326	84	2,410
February	1,014	23	1,037	1,355	10	1,365	125	2,494	33	2,527
March	912	25	937	1,475	64	1,539	38	2,425	89	2,514
April	918	21	939	1,009	174	1,183	250	2,177	195	2,372
May	1,276	22	1,298	1,597	203	1,800	55	2,921	232	3,153
June	931	6	937	885	96	981	83	1,896	105	2,001
July	1,225	6	1,231	1,788	127	1,915	41	3,054	133	3,187
August	1,147	18	1,165	913	200	1,113	38	2,098	218	2,316
September	1,177	74	1,251	1,225	10	1,235	81	2,483	84	2,567
October	1,042	7	1,049	1,099	33	1,132	51	2,192	40	2,232
November	1,110	38	1,148	1,249	14	1,263	40	2,399	52	2,451
December	871	21	892	873	41	914	22	1,766	62	1,828
<i>1996—</i>										
January	829	26	855	701	78	779	37	1,567	104	1,671
February	986	13	999	954	46	1,000	31	1,967	63	2,030
NEW SOUTH WALES										
1992-93	28,653	869	29,522	16,308	2,667	18,975	1,365	46,318	3,544	49,862
1993-94	30,051	561	30,612	17,744	1,554	19,298	2,453	50,234	2,129	52,363
1994-95	28,578	423	29,001	21,979	1,811	23,790	2,073	52,604	2,260	54,864
<i>July-February—</i>										
1994-95	20,083	268	20,351	15,462	887	16,349	1,550	37,084	1,166	38,250
1995-96	16,155	286	16,441	10,856	857	11,713	497	27,504	1,147	28,651
<i>1994—</i>										
December	2,029	11	2,040	1,946	113	2,059	104	4,079	124	4,203
<i>1995—</i>										
January	2,041	17	2,058	1,527	161	1,688	134	3,694	186	3,880
February	1,998	30	2,028	1,755	60	1,815	150	3,903	90	3,993
March	2,100	58	2,158	1,841	107	1,948	61	4,002	165	4,167
April	1,802	27	1,829	1,410	251	1,661	259	3,471	278	3,749
May	2,526	38	2,564	2,073	327	2,400	85	4,677	372	5,049
June	2,067	32	2,099	1,193	239	1,432	118	3,370	279	3,649
July	2,132	10	2,142	2,049	174	2,223	73	4,254	184	4,438
August	2,264	32	2,296	1,236	249	1,485	53	3,553	281	3,834
September	2,205	81	2,286	1,427	56	1,483	99	3,731	137	3,868
October	1,992	34	2,026	1,380	75	1,455	63	3,435	109	3,544
November	2,164	49	2,213	1,472	14	1,486	88	3,724	63	3,787
December	1,707	26	1,733	1,095	69	1,164	26	2,828	95	2,923
<i>1996—</i>										
January	1,702	41	1,743	964	139	1,103	50	2,716	180	2,896
February	1,989	13	2,002	1,233	81	1,314	45	3,263	98	3,361

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings			Total			Private sector		Total	Private sector	Total	
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector						Total
SYDNEY STATISTICAL DIVISION														
1992-93	1,389.5	43.3	1,432.7	1,148.8	124.2	1,273.0	2,538.3	167.4	2,705.7	708.4	1,663.3	2,407.3	4,903.1	5,821.4
1993-94	1,510.3	23.1	1,533.3	1,040.6	70.9	1,111.4	2,550.8	94.0	2,644.8	782.9	1,376.9	2,065.7	4,703.5	5,493.3
1994-95	1,639.9	26.4	1,666.3	1,745.0	76.7	1,821.7	3,384.9	103.0	3,488.0	852.4	2,206.4	2,896.8	6,437.1	7,237.2
<i>July-February—</i>														
1994-95	1,143.6	19.0	1,162.6	1,228.5	34.0	1,262.4	2,372.1	53.0	2,425.0	577.5	997.2	1,553.9	3,941.1	4,556.5
1995-96	1,017.0	20.0	1,037.0	1,027.8	41.5	1,069.3	2,044.8	61.4	2,106.3	520.5	1,475.0	1,914.8	4,037.0	4,541.5
<i>1994—</i>														
December	124.7	0.4	125.0	150.2	6.6	156.8	274.9	6.9	281.8	54.8	149.1	177.6	478.6	514.2
<i>1995—</i>														
January	119.5	1.3	120.8	116.7	3.7	120.4	236.2	5.0	241.2	55.0	102.9	140.0	392.8	436.2
February	119.4	2.0	121.4	108.5	1.0	109.6	227.9	3.0	230.9	59.2	128.1	310.8	415.0	600.9
March	111.7	2.6	114.4	190.8	3.4	194.2	302.5	6.1	308.6	58.6	125.8	190.0	486.7	557.2
April	113.6	1.9	115.5	86.9	15.4	102.3	200.5	17.4	217.9	82.2	655.1	675.5	937.8	975.6
May	154.0	2.2	156.1	163.0	16.2	179.2	317.0	18.3	335.3	72.6	227.9	251.6	616.9	659.4
June	117.1	0.6	117.6	75.8	7.7	83.6	192.9	8.3	201.2	61.4	200.4	225.8	454.6	488.4
July	149.6	0.7	150.3	305.7	12.1	317.8	455.3	12.8	468.2	64.4	139.3	174.6	638.2	707.1
August	136.2	1.4	137.6	96.5	10.5	107.1	232.7	11.9	244.6	70.1	321.0	363.9	623.7	678.6
September	139.3	8.2	147.6	131.0	1.0	132.0	270.3	9.2	279.5	73.0	170.4	198.9	513.6	551.4
October	121.8	0.8	122.6	135.8	2.9	138.7	257.6	3.7	261.3	63.9	221.3	370.7	542.0	695.9
November	135.2	3.3	138.5	144.3	0.9	145.2	279.5	4.2	283.7	68.9	136.8	187.7	484.9	540.3
December	114.7	2.0	116.7	75.9	2.5	78.4	190.6	4.5	195.1	56.7	137.2	154.9	384.5	406.7
<i>1996—</i>														
January	104.1	2.4	106.5	63.9	7.8	71.6	168.0	10.1	178.1	64.6	161.1	187.5	393.6	430.2
February	116.0	1.2	117.2	74.7	3.8	78.5	190.8	5.0	195.7	58.9	187.8	276.7	436.4	531.4
NEW SOUTH WALES														
1992-93	2,852.9	80.9	2,933.9	1,516.6	181.7	1,698.3	4,369.5	262.7	4,632.2	965.0	2,126.4	3,178.2	7,452.4	8,775.4
1993-94	3,065.8	53.3	3,119.1	1,424.1	99.9	1,523.9	4,489.9	153.1	4,643.1	1,043.1	1,895.6	2,884.1	7,420.5	8,570.2
1994-95	3,101.6	43.2	3,144.8	2,106.8	125.0	2,231.8	5,208.3	168.3	5,376.6	1,101.0	2,812.5	3,733.4	9,114.5	10,211.0
<i>July-February—</i>														
1994-95	2,153.8	27.9	2,181.6	1,478.8	57.1	1,535.8	3,632.5	84.9	3,717.5	743.3	1,406.7	2,133.4	5,776.7	6,594.2
1995-96	1,798.8	28.5	1,827.3	1,173.5	62.8	1,236.3	2,972.3	91.3	3,063.6	686.8	1,973.7	2,566.9	5,629.2	6,317.4
<i>1994—</i>														
December	229.2	1.0	230.2	179.6	9.0	188.6	408.8	10.1	418.9	72.3	198.2	238.4	679.2	729.6
<i>1995—</i>														
January	220.4	1.5	221.8	143.2	8.1	151.2	363.5	9.5	373.1	70.5	146.1	209.3	578.8	652.9
February	215.6	2.6	218.1	137.3	3.5	140.8	352.9	6.1	359.0	76.1	161.6	363.7	590.4	798.8
March	230.8	5.7	236.5	218.7	6.0	224.7	449.4	11.8	461.2	78.7	167.9	258.5	695.8	798.4
April	202.8	2.7	205.5	113.9	20.6	134.5	316.7	23.3	340.0	99.6	695.1	724.5	1,111.3	1,164.0
May	281.0	3.4	284.4	197.7	23.6	221.3	478.7	27.0	505.7	94.6	280.5	313.2	853.1	913.5
June	233.2	3.5	236.8	97.8	17.8	115.5	331.0	21.3	352.3	84.7	262.3	303.9	677.6	740.9
July	244.4	1.2	245.6	323.0	14.9	337.9	567.4	16.1	583.5	84.7	172.1	213.2	823.2	881.3
August	247.2	2.5	249.7	120.2	14.9	135.1	367.4	17.4	384.8	90.8	418.3	481.0	876.3	956.6
September	242.1	9.3	251.3	148.4	4.1	152.4	390.5	13.3	403.8	95.3	219.3	255.6	705.0	754.6
October	213.7	3.4	217.0	155.9	5.4	161.3	369.6	8.8	378.4	86.3	271.1	431.9	726.1	896.5
November	239.3	4.5	243.8	161.8	0.9	162.7	401.1	5.5	406.5	95.1	200.7	310.3	696.7	812.0
December	199.2	2.5	201.7	91.3	4.3	95.6	290.5	6.8	297.3	73.2	190.3	219.9	554.0	590.4
<i>1996—</i>														
January	191.6	4.0	195.6	80.6	11.7	92.3	272.3	15.6	287.9	82.1	240.9	281.9	595.1	651.9
February	221.4	1.2	222.6	92.3	6.6	98.9	313.6	7.8	321.5	79.4	260.9	373.1	652.8	774.0

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

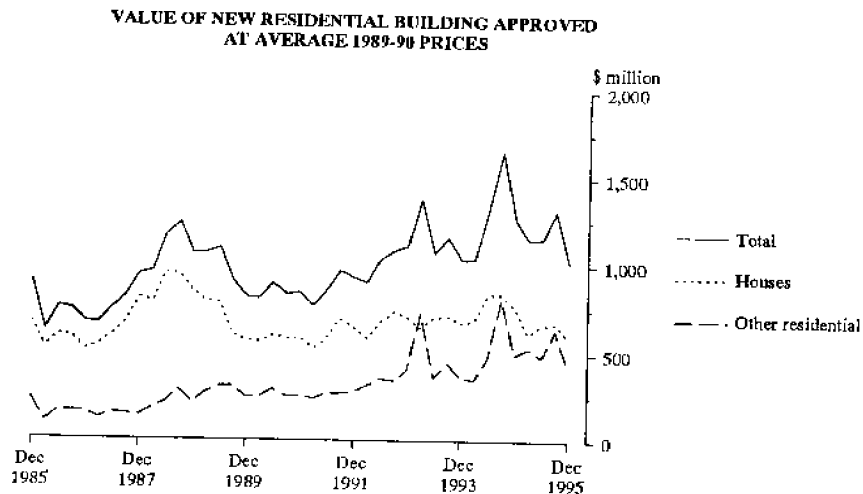
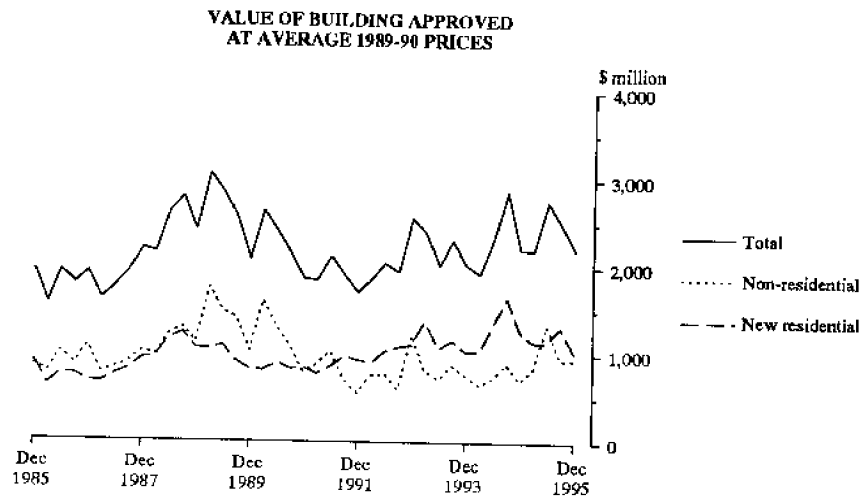
Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
<i>1994—</i>						
December	2,417	2,426	4,698	4,738	465.0	85.8
<i>1995—</i>						
January	2,470	2,401	4,119	4,388	402.4	85.5
February	2,320	2,363	4,394	4,491	410.5	85.7
March	1,994	1,976	3,882	3,957	434.5	77.6
April	2,006	2,049	3,952	4,348	378.5	112.2
May	2,230	2,265	4,132	4,396	461.2	83.5
June	1,919	1,964	3,399	3,567	343.4	83.0
July	2,013	2,107	4,143	4,539	590.7	87.1
August	2,105	2,126	3,308	3,607	374.8	83.3
September	2,106	2,214	3,460	3,624	360.6	79.9
October	1,880	1,916	3,341	3,481	376.5	80.3
November	1,969	1,988	3,321	3,329	373.9	88.8
December	2,144	2,234	3,357	3,379	338.8	91.3
<i>1996—</i>						
January	2,094	2,033	3,020	3,243	316.9	97.7
February	2,122	2,123	3,464	3,586	344.8	84.0
TREND ESTIMATES						
<i>1994—</i>						
December	2,499	2,494	4,416	4,511	433.4	88.7
<i>1995—</i>						
January	2,386	2,376	4,244	4,358	421.6	86.8
February	2,266	2,262	4,133	4,285	413.0	86.9
March	2,159	2,166	4,075	4,271	413.9	88.4
April	2,082	2,106	3,993	4,234	421.3	89.6
May	2,047	2,088	3,889	4,164	429.4	89.1
June	2,033	2,086	3,777	4,068	433.8	87.3
July	2,027	2,088	3,674	3,955	431.5	84.8
August	2,023	2,088	3,561	3,803	419.1	83.0
September	2,019	2,081	3,456	3,644	399.5	82.9
October	2,021	2,073	3,370	3,511	377.0	84.8
November	2,037	2,075	3,314	3,423	357.6	87.0
December	2,057	2,079	3,277	3,370	343.4	88.9
<i>1996—</i>						
January	2,079	2,085	3,249	3,339	331.1	90.3
February	2,099	2,094	3,277	3,378	333.7	91.5

(a) See paragraphs 17-24 of the Explanatory Notes. (b) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1992-93	2,723.4	2,800.6	1,842.8	4,643.4	921.2	2,248.8	3,361.5	7,590.5	8,926.2
1993-94	2,870.6	2,920.5	1,640.7	4,561.2	977.0	1,984.8	3,021.2	7,424.4	8,559.4
1994-95	2,849.3	2,889.0	2,334.3	5,223.2	1,011.7	2,851.1	3,789.3	8,981.6	10,024.2
<i>1994—</i>									
Sept. qtr	823.8	840.6	814.4	1,655.0	308.6	591.2	900.6	2,525.8	2,864.2
Dec. qtr	760.3	765.5	498.8	1,264.3	241.8	536.9	701.5	2,037.4	2,207.6
<i>1995—</i>									
Mar. qtr	605.5	614.4	536.7	1,151.1	204.7	481.4	841.6	1,823.1	2,197.4
June qtr	659.6	668.4	484.4	1,152.8	256.6	1,241.6	1,345.5	2,595.3	2,754.9
Sept. qtr	665.2	676.9	638.2	1,315.0	245.4	806.4	946.0	2,336.7	2,506.5
Dec. qtr	583.3	592.6	426.5	1,019.1	227.7	657.6	955.4	1,900.8	2,202.2

(a) See paragraphs 25-27 of the Explanatory Notes.



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

Class of building	1993-94	1994-95	July-February		1995	1996	
			1994-95	1995-96	December	January	February
PRIVATE SECTOR							
New houses	3,065.8	3,101.6	2,153.8	1,798.8	199.2	191.6	221.4
New other residential buildings	1,424.1	2,106.8	1,478.8	1,173.5	91.3	80.6	92.3
<i>Total new residential building</i>	<i>4,489.9</i>	<i>5,208.3</i>	<i>3,632.5</i>	<i>2,972.3</i>	<i>290.5</i>	<i>272.3</i>	<i>313.6</i>
Alterations and additions to residential buildings	1,034.9	1,093.7	737.5	683.3	73.2	81.9	78.3
Hotels, etc.	75.2	284.4	76.0	41.8	7.5	1.0	11.6
Shops	301.4	587.5	395.6	422.0	31.9	59.1	46.2
Factories	272.9	381.2	195.0	267.3	52.2	19.6	39.1
Offices	362.5	348.1	228.6	340.2	20.5	24.4	52.1
Other business premises	287.5	354.2	156.1	435.7	16.4	77.3	68.7
Educational	102.2	99.2	61.9	121.2	37.9	21.7	7.6
Religious	34.2	33.7	19.4	29.5	1.1	1.6	0.5
Health	208.2	75.5	59.6	32.9	2.0	7.5	3.1
Entertainment and recreational	151.0	574.8	166.7	221.4	12.3	17.8	28.7
Miscellaneous	100.5	73.7	47.8	61.5	8.5	10.9	3.2
<i>Total non-residential building</i>	<i>1,895.6</i>	<i>2,812.5</i>	<i>1,406.7</i>	<i>1,973.7</i>	<i>190.3</i>	<i>340.9</i>	<i>260.9</i>
Total	7,420.5	9,114.5	5,776.7	5,629.2	554.0	595.1	652.8
PUBLIC SECTOR							
New houses	53.3	43.2	27.9	28.5	2.5	4.0	1.2
New other residential buildings	99.9	125.0	57.1	62.8	4.3	11.7	6.6
<i>Total new residential building</i>	<i>153.1</i>	<i>168.3</i>	<i>84.9</i>	<i>91.3</i>	<i>6.8</i>	<i>15.6</i>	<i>7.8</i>
Alterations and additions to residential buildings	8.1	7.3	5.9	3.6		0.2	1.1
Hotels, etc.	2.7	2.3	2.1	0.8	—	—	0.7
Shops	21.2	19.4	12.5	21.5	1.0	1.5	3.7
Factories	21.2	8.3	8.2	1.9	0.2	0.1	—
Offices	208.9	157.1	89.6	117.2	11.1	7.6	19.4
Other business premises	106.8	85.2	51.7	104.8	0.8	1.3	32.1
Educational	326.2	237.7	190.4	148.2	2.7	21.7	42.0
Religious	—	—	—	—	—	—	—
Health	187.8	239.7	220.3	132.0	3.5	3.0	7.5
Entertainment and recreational	33.6	51.7	41.5	41.2	4.4	4.0	3.7
Miscellaneous	80.0	119.5	110.3	25.5	5.8	1.7	3.2
<i>Total non-residential building</i>	<i>988.5</i>	<i>920.9</i>	<i>726.7</i>	<i>593.2</i>	<i>29.6</i>	<i>40.9</i>	<i>112.2</i>
Total	1,149.8	1,096.5	817.5	688.1	36.4	56.8	121.1
TOTAL							
New houses	3,119.1	3,144.8	2,181.6	1,827.3	201.7	195.6	222.6
New other residential buildings	1,523.9	2,231.8	1,535.8	1,236.3	95.6	92.3	98.9
<i>Total new residential building</i>	<i>4,643.1</i>	<i>5,376.6</i>	<i>3,717.5</i>	<i>3,063.6</i>	<i>297.3</i>	<i>287.9</i>	<i>321.5</i>
Alterations and additions to residential buildings	1,043.1	1,101.0	743.3	686.8	73.2	82.1	79.4
Hotels, etc.	78.0	286.7	78.1	42.6	7.5	1.0	12.3
Shops	322.6	607.0	408.1	443.5	32.8	60.7	49.9
Factories	294.0	389.5	203.2	269.2	52.4	19.7	39.1
Offices	571.4	505.2	318.2	457.5	31.6	32.0	71.5
Other business premises	394.3	439.4	207.8	540.6	17.2	78.6	100.8
Educational	428.5	336.9	252.3	269.3	40.7	43.4	49.6
Religious	34.2	33.7	19.4	29.5	1.1	1.6	0.5
Health	396.0	315.2	279.9	164.9	5.5	10.5	10.7
Entertainment and recreational	184.5	626.5	208.2	262.7	16.8	21.8	32.4
Miscellaneous	180.5	193.3	158.1	87.0	14.3	12.6	6.4
<i>Total non-residential building</i>	<i>2,884.1</i>	<i>3,733.4</i>	<i>2,133.4</i>	<i>2,566.9</i>	<i>219.9</i>	<i>281.9</i>	<i>373.1</i>
Total	8,570.2	10,211.0	6,594.2	6,317.4	590.4	651.9	774.0

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.												
1995— December	6	0.6	3	0.7	3	2.1	2	4.2	—	—	14	7.5
1996— January	7	0.7	1	0.3	—	—	—	—	—	—	8	1.0
February	8	0.8	7	1.8	1	0.7	1	3.0	1	6.0	18	12.3
SHOPS												
1995— December	63	5.4	18	5.8	5	3.8	5	9.9	1	8.0	92	32.8
1996— January	72	5.9	14	4.2	8	5.3	4	6.7	2	38.6	100	60.7
February	96	8.9	23	6.8	5	3.3	4	5.4	2	25.5	130	49.9
FACTORIES												
1995— December	30	3.0	13	3.8	5	4.1	5	12.0	3	29.5	56	52.4
1996— January	35	3.4	12	4.0	10	6.7	2	5.6	—	—	59	19.7
February	32	3.1	18	5.4	4	2.2	4	9.6	3	18.9	61	39.1
OFFICES												
1995— December	50	4.6	24	7.6	5	3.2	7	10.9	1	5.4	87	31.6
1996— January	64	6.3	31	9.9	6	3.5	6	12.3	—	—	107	32.0
February	43	4.8	34	11.9	7	4.4	8	17.8	2	32.5	94	71.5
OTHER BUSINESS PREMISES												
1995— December	32	3.0	10	2.8	7	4.6	3	6.8	—	—	52	17.2
1996— January	31	3.1	15	4.8	5	3.4	2	3.6	2	63.6	55	78.6
February	41	4.1	14	4.5	11	7.2	10	25.2	4	59.8	80	100.8
EDUCATIONAL												
1995— December	21	2.2	8	2.3	1	0.7	3	5.2	1	30.3	34	40.7
1996— January	16	1.8	7	2.0	4	2.9	6	8.8	3	27.9	36	43.4
February	15	1.9	8	3.2	5	3.4	5	13.4	3	27.7	36	49.6

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
RELIGIOUS												
1995—												
December	1	0.2	2	0.4	1	0.5	—	—	—	—	4	1.1
1996—												
January	3	0.3	4	1.3	—	—	—	—	—	—	7	1.6
February	4	0.5	—	—	—	—	—	—	—	—	4	0.5
HEALTH												
1995—												
December	4	0.5	6	1.7	1	0.9	1	2.5	—	—	12	5.5
1996—												
January	9	0.8	2	0.5	1	0.8	4	8.5	—	—	16	10.5
February	11	1.1	8	2.4	2	1.5	2	5.7	—	—	23	10.7
ENTERTAINMENT AND RECREATIONAL												
1995—												
December	14	1.3	6	1.7	—	—	6	13.7	—	—	26	16.8
1996—												
January	10	1.1	6	2.2	6	4.1	4	6.4	1	8.0	27	21.8
February	18	2.1	11	3.4	8	5.4	9	15.8	1	5.7	47	32.4
MISCELLANEOUS												
1995—												
December	16	1.3	9	2.5	3	1.8	4	8.7	—	—	32	14.3
1996—												
January	14	1.3	11	3.1	4	2.5	2	5.7	—	—	31	12.6
February	15	1.8	7	1.7	4	2.9	—	—	—	—	26	6.4
TOTAL NON-RESIDENTIAL BUILDING												
1995—												
December	237	22.0	99	29.3	31	21.7	36	73.9	6	73.2	409	219.9
1996—												
January	261	24.5	103	32.5	44	29.2	30	57.6	8	138.1	446	281.9
February	283	29.0	130	41.2	47	31.0	43	95.8	16	176.1	519	373.1

TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED IN SELECTED AREAS, FEBRUARY 1996

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
SYDNEY STATISTICAL DIVISION						
<i>Houses</i>	986	116,020	13	1,206	999	117,226
Brick, stone, or concrete	92	13,736	2	200	94	13,936
Brick-veneer	658	74,157	11	1,006	669	75,164
Timber	25	2,591	—	—	25	2,591
Fibre cement	13	1,680	—	—	13	1,680
Other materials	198	23,856	—	—	198	23,856
Other residential buildings	954	74,742	46	3,764	1,000	78,507
Total residential buildings	1,940	190,763	59	4,970	1,999	195,733
HUNTER STATISTICAL DIVISION						
<i>Houses</i>	195	20,729	—	—	195	20,729
Brick, stone, or concrete	10	1,211	—	—	10	1,211
Brick-veneer	152	16,456	—	—	152	16,456
Timber	10	770	—	—	10	770
Fibre cement	11	1,092	—	—	11	1,092
Other materials	12	1,200	—	—	12	1,200
Other residential buildings	64	4,685	11	1,076	75	5,761
Total residential buildings	259	25,414	11	1,076	270	26,490
ILLAWARRA STATISTICAL DIVISION						
<i>Houses</i>	278	29,526	—	—	278	29,526
Brick, stone, or concrete	8	1,210	—	—	8	1,210
Brick-veneer	241	25,817	—	—	241	25,817
Timber	8	599	—	—	8	599
Fibre cement	10	659	—	—	10	659
Other materials	11	1,242	—	—	11	1,242
Other residential buildings	112	7,025	—	—	112	7,025
Total residential buildings	390	36,551	—	—	390	36,551
BALANCE OF NEW SOUTH WALES						
<i>Houses</i>	530	55,101	—	—	530	55,101
Brick, stone, or concrete	47	5,496	—	—	47	5,496
Brick-veneer	317	35,367	—	—	317	35,367
Timber	57	4,221	—	—	57	4,221
Fibre cement	31	2,629	—	—	31	2,629
Other materials	78	7,388	—	—	78	7,388
Other residential buildings	103	5,820	24	1,775	127	7,595
Total residential buildings	633	60,921	24	1,775	657	62,696
NEW SOUTH WALES						
<i>Houses</i>	1,989	221,376	13	1,206	2,002	222,583
Brick, stone, or concrete	157	21,653	2	200	159	21,853
Brick-veneer	1,368	151,797	11	1,006	1,379	152,804
Timber	100	8,181	—	—	100	8,181
Fibre cement	65	6,059	—	—	65	6,059
Other materials	299	33,685	—	—	299	33,685
Other residential buildings	1,233	92,272	81	6,615	1,314	98,887
Total residential buildings	3,222	313,648	94	7,821	3,316	321,469

(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,
FEBRUARY 1996**

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Sydney	999	231	323	554	86	288	72	446	1,000	1,999
Hunter	195	35	16	51	17	7	—	24	75	270
Illawarra	278	64	44	108	4	—	—	4	112	390
Richmond — Tweed	92	43	—	43	17	—	—	17	60	152
Mid-North Coast	154	12	6	18	5	—	—	5	23	177
Northern	40	—	—	—	—	—	—	—	—	40
North Western	24	2	—	2	—	—	—	—	2	26
Central West	57	8	—	8	—	—	—	—	8	65
South Eastern	90	8	—	8	16	—	—	16	24	114
Murrumbidgee	37	8	—	8	—	—	—	—	8	45
Murray	35	2	—	2	—	—	—	—	2	37
Far West	1	—	—	—	—	—	—	—	—	1
New South Wales	2,002	413	389	802	145	295	72	512	1,314	3,316
VALUE (\$'000)										
Sydney	117,226	18,210	26,081	44,291	8,301	19,855	6,060	34,216	78,507	195,733
Hunter	20,729	2,671	1,716	4,387	974	400	—	1,374	5,761	26,490
Illawarra	29,526	3,843	2,982	6,825	200	—	—	200	7,025	36,551
Richmond — Tweed	8,741	1,958	—	1,958	995	—	—	995	2,953	11,694
Mid-North Coast	17,069	882	516	1,398	375	—	—	375	1,773	18,842
Northern	4,381	—	—	—	—	—	—	—	—	4,381
North Western	2,164	94	—	94	—	—	—	—	94	2,257
Central West	5,600	423	—	423	—	—	—	—	423	6,023
South Eastern	9,722	508	—	508	1,164	—	—	1,164	1,672	11,393
Murrumbidgee	3,674	520	—	520	—	—	—	—	520	4,194
Murray	3,711	160	—	160	—	—	—	—	160	3,871
Far West	40	—	—	—	—	—	—	—	—	40
New South Wales	222,583	29,269	31,295	60,564	12,008	20,255	6,060	38,323	98,887	321,469

(a) Excludes Conversions, etc.

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE

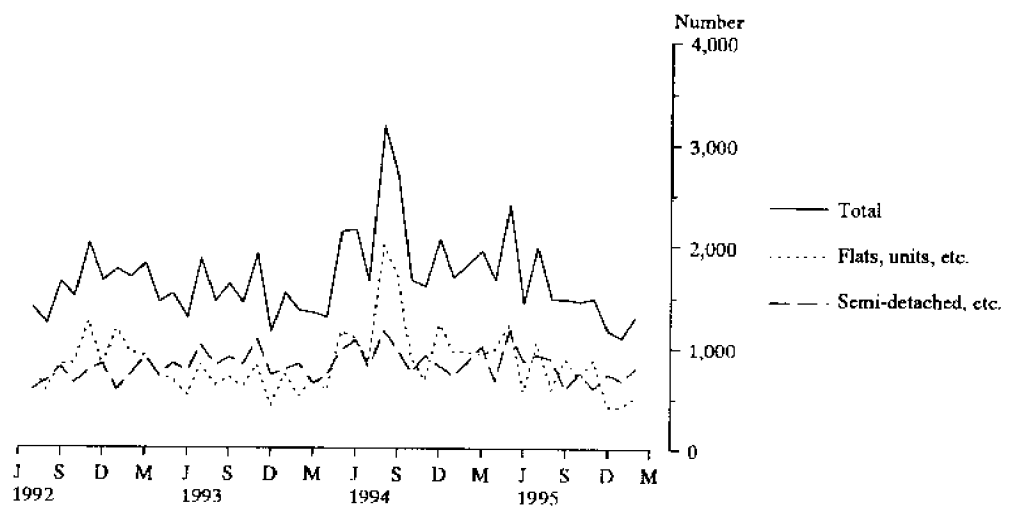


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS FEBRUARY 1996

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION										
Botany (A)	—	—	—	42	—	2,500	395	32,000	46,750	49,645
Leichhardt (A)	8	—	725	3	—	600	2,274	120	15,402	19,001
Marrickville (A)	1	—	128	7	—	380	844	1,570	2,003	3,355
South Sydney (C)	—	—	—	62	—	4,940	2,475	16,935	17,485	24,900
Sydney (C) — Inner & Remainder	—	—	—	—	—	—	724	37,563	50,792	51,516
<i>Inner Sydney (SSD)</i>	9	—	853	114	—	8,420	6,711	88,188	132,432	148,417
Randwick (C)	8	—	1,567	38	—	3,265	2,921	320	2,742	10,494
Waverley (A)	2	—	612	6	—	850	4,922	410	1,009	7,392
Woollahra (A)	—	—	—	—	—	—	2,592	415	415	3,007
<i>Eastern Suburbs (SSD)</i>	10	—	2,179	44	—	4,115	10,435	1,145	4,165	20,894
Hurstville (C)	16	—	1,919	15	—	1,211	725	150	2,144	5,998
Kogarah (A)	5	—	1,148	8	—	765	1,241	415	500	3,654
Rockdale (C)	7	—	1,137	2	—	200	988	3,470	3,470	5,794
Sutherland Shire (A)	37	1	5,606	108	12	9,408	3,909	1,988	3,319	22,242
<i>St George — Sutherland (SSD)</i>	65	1	9,810	133	12	11,584	6,862	6,023	9,433	37,689
Bankstown (C)	12	—	1,065	43	—	2,840	1,091	984	8,484	13,480
Canterbury (A)	30	—	3,752	101	—	7,676	2,214	3,708	3,708	17,350
<i>Canterbury — Bankstown (SSD)</i>	42	—	4,817	144	—	10,516	3,305	4,692	12,192	30,830
Fairfield (C)	19	—	2,142	8	28	2,365	498	3,403	4,437	9,441
Liverpool (C)	218	12	22,749	8	—	605	567	2,150	7,073	30,994
<i>Fairfield — Liverpool (SSD)</i>	237	12	24,891	16	28	2,970	1,065	5,553	11,510	40,435
Camden (A)	29	—	2,645	—	—	—	229	135	3,135	6,009
Campbelltown (C)	34	—	3,119	9	—	620	484	2,618	8,941	13,164
Wollondilly (A)	18	—	2,133	13	—	559	504	329	529	3,724
<i>Outer South Western Sydney (SSD)</i>	81	—	7,897	22	—	1,179	1,217	3,081	12,604	22,897
Ashfield (A)	1	—	200	14	—	1,200	155	250	408	1,963
Burwood (A)	6	—	543	—	—	—	232	100	100	875
Concord (A)	2	—	390	16	—	1,170	657	570	1,090	3,307
Drummoyne (A)	2	—	660	10	—	2,300	1,884	280	280	5,124
Strathfield (A)	3	—	553	—	—	—	326	—	91	970
<i>Inner Western Sydney (SSD)</i>	14	—	2,346	40	—	4,670	3,253	1,200	1,969	12,238

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, FEBRUARY 1996—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION—continued										
Auburn (A)	1	—	115	51	—	3,000	200	570	570	3,885
Holroyd (C)	29	—	2,242	68	—	4,500	885	714	714	8,341
Parramatta (C)	16	—	1,868	53	—	3,635	858	3,785	9,377	15,738
Central Western Sydney (SSD)	46	—	4,225	172	—	11,135	1,943	5,069	10,661	27,964
Blue Mountains (C)	29	—	3,642	—	—	—	1,227	—	100	4,968
Hawkesbury (C)	17	—	1,787	2	—	110	717	20,250	20,250	22,863
Penrith (C)	44	—	4,785	8	—	676	1,073	4,925	8,932	15,466
Outer Western Sydney (SSD)	90	—	10,214	10	—	786	3,016	25,175	29,282	43,298
Baulkham Hills (A)	42	—	7,516	28	—	2,139	1,368	6,085	6,085	17,109
Blacktown (C)	101	—	10,095	28	—	1,839	1,124	4,509	4,593	17,650
Blacktown—Baulkham Hills (SSD)	143	—	17,611	56	—	3,978	2,492	10,594	10,678	34,759
Hunter's Hill (A)	5	—	1,310	—	—	—	913	80	80	2,303
Lane Cove (A)	6	—	525	—	—	—	774	1,660	1,660	2,959
Mosman (A)	—	—	—	2	—	250	1,117	—	307	1,675
North Sydney (A)	1	—	280	18	—	2,670	1,329	12,215	12,215	16,494
Ryde (C)	4	—	639	4	6	1,079	1,503	1,783	2,537	5,757
Willoughby (C)	5	—	653	8	—	900	2,837	2,121	3,108	7,498
Lower Northern Sydney (SSD)	21	—	3,407	32	6	4,899	8,472	17,859	19,907	36,685
Hornsby (A)	67	—	7,715	113	—	9,434	1,772	6,813	7,658	26,580
Ku-ring-gai (A)	6	—	1,873	—	—	—	2,111	1,800	1,800	5,784
Hornsby—Ku-ring-gai (SSD)	73	—	9,589	113	—	9,434	3,883	8,613	9,458	32,364
Manly (A)	1	—	580	—	—	—	646	—	—	1,226
Pittwater (A)	10	—	2,756	4	—	442	551	1,265	1,265	5,014
Warringah (A)	18	—	2,421	12	—	1,205	1,979	1,205	1,644	7,249
Northern Beaches (SSD)	29	—	5,756	16	—	1,647	3,177	2,470	2,909	13,489
Gosford (C)	71	—	8,615	29	—	2,305	2,339	2,390	2,534	15,793
Wyong (A)	55	—	5,016	13	—	870	773	5,750	6,956	13,616
Gosford—Wyong (SSD)	126	—	13,632	42	—	3,175	3,112	8,140	9,490	29,408
Sydney (SD)	986	13	117,226	954	46	78,507	58,944	187,802	276,690	531,367

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS FEBRUARY 1996—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
HUNTER STATISTICAL DIVISION										
Cessnock (C)	10	—	1,003	—	—	—	328	1,435	1,435	2,766
Lake Macquarie (C)	53	—	5,839	6	—	497	1,263	3,795	4,915	12,513
Maitland (C)	24	—	2,529	4	—	254	880	740	1,605	5,268
Newcastle (C) - Inner & Remainder	40	—	3,980	32	11	3,495	1,540	6,129	6,250	15,265
Port Stephens (A)	25	—	2,680	4	—	340	501	3,570	3,570	7,091
Newcastle (SSD)	152	—	16,031	46	11	4,586	4,512	15,669	17,774	42,903
Dungog (A)	10	—	847	—	—	—	146	—	—	993
Gloucester (A)	2	—	205	—	—	—	63	—	—	268
Great Lakes (A)	13	—	1,426	9	—	502	340	1,070	1,070	3,338
Merriwa (A)	1	—	200	—	—	—	—	—	—	200
Mururundi (A)	—	—	—	—	—	—	31	—	—	31
Muswellbrook (A)	1	—	89	—	—	—	118	200	200	407
Scone (A)	7	—	970	—	—	—	10	—	—	980
Singleton (A)	9	—	961	9	—	673	44	5,908	5,908	7,585
Hunter SD Balance (SSD)	43	—	4,698	18	—	1,175	752	7,178	7,178	13,803
Hunter (SD)	195	—	20,729	64	11	5,761	5,264	22,846	24,952	56,706
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	7	—	898	2	—	110	460	250	250	1,718
Shellharbour (A)	140	—	13,837	80	—	4,948	1,136	3,737	4,487	24,409
Wollongong (C)	51	—	6,073	26	—	1,734	1,417	2,055	4,984	14,209
Wollongong (SSD)	198	—	20,808	108	—	6,793	3,013	6,042	9,721	40,335
Shoalhaven (C)	51	—	4,990	4	—	232	1,063	771	8,287	14,573
Wingecarribee (A)	29	—	3,728	—	—	—	461	50	50	4,239
Illawarra SD Balance (SSD)	80	—	8,718	4	—	232	1,524	821	8,337	18,812
Illawarra (SD)	278	—	29,526	112	—	7,025	4,537	6,863	18,059	59,147
RICHMOND—TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	29	—	2,891	42	—	1,700	443	347	4,131	9,165
Tweed Heads (SSD)	29	—	2,891	42	—	1,700	443	347	4,131	9,165
Ballina (A)	10	—	1,179	4	—	340	384	665	665	2,567
Byron (A)	24	—	2,052	2	10	783	364	232	232	3,430
Casino (A)	2	—	163	—	—	—	46	117	117	326
Kyogle (A)	1	—	45	—	—	—	69	95	95	209
Lismore (C)	14	—	1,355	—	—	—	277	171	171	1,802
Richmond River (A)	3	—	240	2	—	130	20	—	190	580
Tweed (A) Pt B	9	—	817	—	—	—	108	77	152	1,077
Richmond—Tweed SD Balance (SSD)	63	—	5,850	8	10	1,253	1,266	1,357	1,622	9,992
Richmond—Tweed (SD)	92	—	8,741	50	10	2,953	1,709	1,704	5,754	19,157

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS FEBRUARY 1996—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MID-NORTH COAST STATISTICAL DIVISION										
Bellingen (A)	11	—	1,301	—	—	—	263	—	—	1,563
Coffs Harbour (C)	18	—	2,092	7	—	530	488	375	855	3,965
Copmanhurst (A)	1	—	160	2	—	155	14	—	—	329
Grafton (C)	7	—	940	9	—	675	131	902	2,013	3,759
Maclean (A)	14	—	1,060	—	—	—	80	65	65	1,205
Nambucca (A)	24	—	1,962	—	—	—	442	361	361	2,765
Nymboida (A)	3	—	242	—	—	—	28	—	—	270
Ullmarra (A)	3	—	123	—	—	—	—	—	—	123
Clarence (SSD)	81	—	7,880	18	—	1,360	1,446	1,703	3,293	13,980
Greater Taree (C)	17	—	2,523	—	—	—	193	772	989	3,705
Hastings (A)	29	—	2,975	2	3	413	300	3,490	4,495	8,184
Kempsey (A)	27	—	3,690	—	—	—	239	220	220	4,149
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	73	—	9,189	2	3	413	732	4,482	5,704	16,038
Mid-North Coast (SD)	154	—	17,069	20	3	1,773	2,178	6,185	8,997	30,018
NORTHERN STATISTICAL DIVISION										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	—	—	—	—	—	—	10	—	—	10
Gunnedah (A)	—	—	—	—	—	—	144	—	—	144
Inverell (A) Pt A	—	—	—	—	—	—	20	—	—	20
Manilla (A)	2	—	170	—	—	—	101	—	—	271
Nundle (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	5	—	600	—	—	—	249	—	—	848
Quirindi (A)	1	—	65	—	—	—	—	—	110	175
Tamworth (C)	8	—	897	—	—	—	287	1,130	1,330	2,514
Yallaroi (A)	—	—	—	—	—	—	24	—	—	24
Northern Slopes (SSD)	16	—	1,731	—	—	—	835	1,130	1,440	4,006
Armidale (C)	4	—	407	—	—	—	220	—	—	627
Dumaresq (A)	1	—	103	—	—	—	65	—	—	168
Glen Innes (A)	—	—	—	—	—	—	150	—	—	150
Guyra (A)	2	—	138	—	—	—	25	—	—	163
Inverell (A) Pt B	1	—	90	—	—	—	—	100	100	190
Severn (A)	—	—	—	—	—	—	20	—	—	20
Tenterfield (A)	2	—	73	—	—	—	—	—	—	73
Uralla (A)	2	—	362	—	—	—	121	—	50	533
Walcha (A)	—	—	—	—	—	—	—	—	—	—
Northern Tablelands (SSD)	12	—	1,172	—	—	—	602	100	150	1,924
Moree Plains (A)	6	—	790	—	—	—	63	580	580	1,433
Narrabri (A)	6	—	688	—	—	—	48	100	100	836
North Central Plain (SSD)	12	—	1,478	—	—	—	111	680	680	2,269
Northern (SD)	40	—	4,381	—	—	—	1,547	1,910	2,270	8,199

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS FEBRUARY 1996—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
NORTH WESTERN STATISTICAL DIVISION										
Coolah (A)	—	—	—	—	—	—	—	—	—	—
Coonabarabran (A)	—	—	—	—	—	—	—	—	—	—
Dubbo (C)	14	—	1,333	—	—	—	195	3,355	3,745	5,273
Gilgandra (A)	—	—	—	—	—	—	10	143	143	153
Mudgee (A)	2	—	206	—	—	—	230	—	—	436
Narromine (A)	2	—	188	—	—	—	20	—	—	208
Wellington (A)	1	—	65	—	—	—	35	—	—	100
Central Macquarie (SSD)	19	—	1,792	—	—	—	489	3,498	3,888	6,170
Bogan (A)	1	—	85	—	—	—	—	—	—	85
Coonamble (A)	—	—	—	—	—	—	30	—	—	30
Walgett (A)	1	—	57	—	—	—	58	—	—	115
Warren (A)	2	—	157	2	—	94	—	—	—	251
Macquarie — Barwon (SSD)	4	—	299	2	—	94	88	—	—	481
Bourke (A)	1	—	72	—	—	—	13	—	—	85
Brewarrina (A)	—	—	—	—	—	—	—	227	227	227
Cobar (A)	—	—	—	—	—	—	88	—	—	88
Upper Darling (SSD)	1	—	72	—	—	—	101	227	227	400
North Western (SD)	24	—	2,164	2	—	94	678	3,725	4,116	7,051
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	16	—	1,558	4	—	273	252	—	782	2,865
Blayney (A) Pt A	—	—	—	—	—	—	40	—	—	40
Cabonne (A) Pt A	—	—	—	—	—	—	54	—	—	54
Evans (A) Pt A	—	—	—	—	—	—	—	—	—	—
Orange (C)	16	—	1,640	4	—	150	302	50	50	2,141
Bathurst - Orange (SSD)	32	—	3,197	8	—	423	647	50	832	5,100
Blayney (A) Pt B	1	—	79	—	—	—	—	—	—	79
Cabonne (A) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt B	4	—	276	—	—	—	30	—	—	306
Greater Lithgow (C)	7	—	769	—	—	—	65	6,320	6,320	7,154
Oberon (A)	6	—	728	—	—	—	70	19,995	19,995	20,793
Rylstone (A)	—	—	—	—	—	—	65	—	—	65
Central Tablelands (excl. Bathurst — Orange) (SSD)	18	—	1,852	—	—	—	230	26,315	26,315	28,397
Bland (A)	—	—	—	—	—	—	26	286	286	312
Cabonne (A) Pt C	2	—	126	—	—	—	69	—	—	195
Cowra (A)	—	—	—	—	—	—	—	—	318	318
Forbes (A)	1	—	100	—	—	—	38	107	107	245
Lachlan (A)	2	—	185	—	—	—	108	—	—	293
Parkes (A)	2	—	140	—	—	—	46	—	180	366
Weddin (A)	—	—	—	—	—	—	—	—	—	—
Lachlan (SSD)	7	—	551	—	—	—	286	393	891	1,728
Central West (SD)	57	—	5,600	8	—	423	1,164	26,758	28,038	35,226

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS FEBRUARY 1996—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	13	—	1,453	4	11	1,074	223	65	65	2,815
Queanbeyan (SSD)	13	—	1,453	4	11	1,074	223	65	65	2,815
Boorowa (A)	1	—	160	—	—	—	—	—	—	160
Crookwell (A)	3	—	190	—	—	—	12	—	—	202
Goulburn (C)	5	—	521	—	—	—	117	—	150	788
Gunning (A)	2	—	183	—	—	—	110	—	—	293
Harden (A)	2	—	210	—	—	—	53	—	—	263
Mulwara (A)	1	—	95	—	—	—	225	—	—	320
Tallaganda (A)	4	—	333	—	—	—	82	—	—	415
Yarrowlumia (A)	5	—	664	—	—	—	56	—	—	720
Yass (A)	7	—	970	—	—	—	179	—	—	1,149
Young (A)	3	—	244	—	—	—	12	—	—	256
Southern Tablelands (excl. Queanbeyan) (SSD)	33	—	3,570	—	—	—	845	—	150	4,565
Bega Valley (A)	12	—	1,179	—	—	—	152	120	170	1,501
Eurobodalla (A)	27	—	3,052	4	—	298	303	736	736	4,389
Lower South Coast (SSD)	39	—	4,237	4	—	298	454	856	906	5,890
Bombala (A)	—	—	—	—	—	—	—	—	—	—
Cooma-Monaro (A)	3	—	205	—	—	—	86	50	50	341
Snowy River (A)	2	—	262	5	—	300	—	620	620	1,182
Snowy (SSD)	5	—	467	5	—	300	86	670	670	1,523
South Eastern (SD)	90	—	9,722	13	11	1,672	1,609	1,591	1,791	14,793
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	1	—	94	—	—	—	—	—	—	94
Cootamundra (A)	—	—	—	—	—	—	23	—	—	23
Gundagai (A)	4	—	419	—	—	—	—	—	60	479
Junee (A)	—	—	—	—	—	—	—	—	—	—
Lockhart (A)	1	—	48	—	—	—	—	—	—	48
Narrandera (A)	—	—	—	—	—	—	76	—	—	76
Temora (A)	4	—	347	—	—	—	37	—	—	383
Tumut (A)	4	—	344	—	—	—	130	—	—	474
Wagga Wagga (C)	7	—	650	2	—	190	313	790	880	2,032
Central Murrumbidgee (SSD)	21	—	1,901	2	—	190	579	790	940	3,610
Carrathool (A)	1	—	74	—	—	—	—	—	—	74
Griffith (C)	11	—	1,377	2	—	150	246	183	543	2,317
Hay (A)	2	—	151	—	—	—	12	—	—	163
Leeton (A)	—	—	—	4	—	180	134	—	120	434
Murrumbidgee (A)	2	—	170	—	—	—	16	—	—	186
Lower Murrumbidgee (SSD)	16	—	1,773	6	—	330	408	183	663	3,174
Murrumbidgee (SD)	37	—	3,674	8	—	520	987	973	1,603	6,784

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS FEBRUARY 1996—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MURRAY STATISTICAL DIVISION										
Albury (C)	14	—	1,430	—	—	—	232	—	—	1,662
Hume (A)	8	—	913	—	—	—	160	—	—	1,073
Albury (SSD)	22	—	2,343	—	—	—	392	—	—	2,735
Corowa (A)	3	—	360	—	—	—	134	130	130	624
Culcairn (A)	—	—	—	—	—	—	—	—	—	—
Holbrook (A)	1	—	86	—	—	—	—	—	—	86
Tumbarumba (A)	3	—	315	—	—	—	62	347	446	823
Urana (A)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	7	—	761	—	—	—	196	477	576	1,532
Berrigan (A)	2	—	230	—	—	—	—	—	—	230
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	2	—	138	—	—	—	14	70	176	328
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	1	—	73	2	—	160	—	—	—	233
Wakool (A)	1	—	166	—	—	—	—	—	—	166
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	6	—	607	2	—	160	14	70	176	957
Bairnald (A)	—	—	—	—	—	—	—	—	—	—
Wentworth (A)	—	—	—	—	—	—	60	—	100	160
Murray - Darling (SSD)	—	—	—	—	—	—	60	—	100	160
Murray (SD)	35	—	3,711	2	—	160	662	547	852	5,384
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	—	—	—	—	—	—	88	—	—	88
Central Darling (A)	1	—	40	—	—	—	—	—	—	40
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	1	—	40	—	—	—	88	—	—	128
NEW SOUTH WALES										
New South Wales	1,989	13	222,583	1,233	81	98,887	79,369	260,905	373,121	773,959

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

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

Scope and Coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

(b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings etc.).

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

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

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

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

Building Classification

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

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

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

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

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

Seasonal Adjustment

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

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

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

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

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

Trend Estimates

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

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

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

Estimates at Constant Prices

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

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

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

Australian Standard Geographical Classification (ASGC)

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

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

Unpublished Data and Related Publications

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

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

Building Approvals, Australia (8731.0) - issued monthly
Dwelling Unit Commencements Reported by Approving Authorities, New South Wales (8741.1) - issued monthly
Building Activity, Australia; Dwelling Unit Commencements, Preliminary (8750.0) - issued quarterly
Building Activity, New South Wales (8752.1) - issued quarterly
Housing Finance for Owner Occupation, Australia (5609.0) - issued monthly
Price Index of Materials Used in House Building (6408.0) - issued monthly
Engineering Construction Survey (8762.0) - issued quarterly

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

Symbols and Other Usages

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

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

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Deputy Commonwealth Statistician

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months September to February 1996.

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

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

movements in the seasonally adjusted estimates for next month (March 1996) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

4. For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 7% in March 1996, the trend estimate for that month would be 2,192, a movement of 2.1%. The monthly movements in the trend estimates for December, January and February 1996, which are currently estimated to be 1.0%, 1.1% and 1.0% respectively, would be revised to 1.5%, 1.9% and 2.1%. On the other hand, a 7% seasonally adjusted decline in the number of private houses approved in March 1996 would produce a trend estimate for March 1996 of 2,072 a movement of 0.2%, with the movements in the trend estimates for December, January and February 1996 being revised to 0.6%, 0.5% and 0.3% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if March 1996 seasonally adjusted estimate			
			is up 7% on February 1996		is down 7% on February 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
September	2,019	-0.2	2,015	-0.4	2,021	-0.1
October	2,021	0.1	2,015	-0.0	2,024	0.2
November	2,037	0.8	2,033	0.9	2,038	0.7
December	2,057	1.0	2,064	1.5	2,051	0.6
1996—						
January	2,079	1.1	2,104	1.9	2,062	0.5
February	2,099	1.0	2,147	2.1	2,068	0.3
March	n.y.a.	n.y.a.	2,192	2.1	2,072	0.2

TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if March 1996 seasonally adjusted estimate			
			is up 7% on February 1996		is down 7% on February 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
August	2,081	-0.4	2,078	-0.5	2,084	-0.2
September	2,073	-0.4	2,067	-0.5	2,077	-0.3
October	2,075	0.1	2,072	0.2	2,076	0.0
November	2,079	0.2	2,087	0.7	2,074	-0.1
1996—						
January	2,085	0.3	2,113	1.3	2,070	-0.2
February	2,094	0.4	2,145	1.5	2,064	-0.3
March	n.y.a.	n.y.a.	2,177	1.5	2,055	-0.4

TOTAL NUMBER OF DWELLING UNITS APPROVED: RELIABILITY OF TREND ESTIMATES

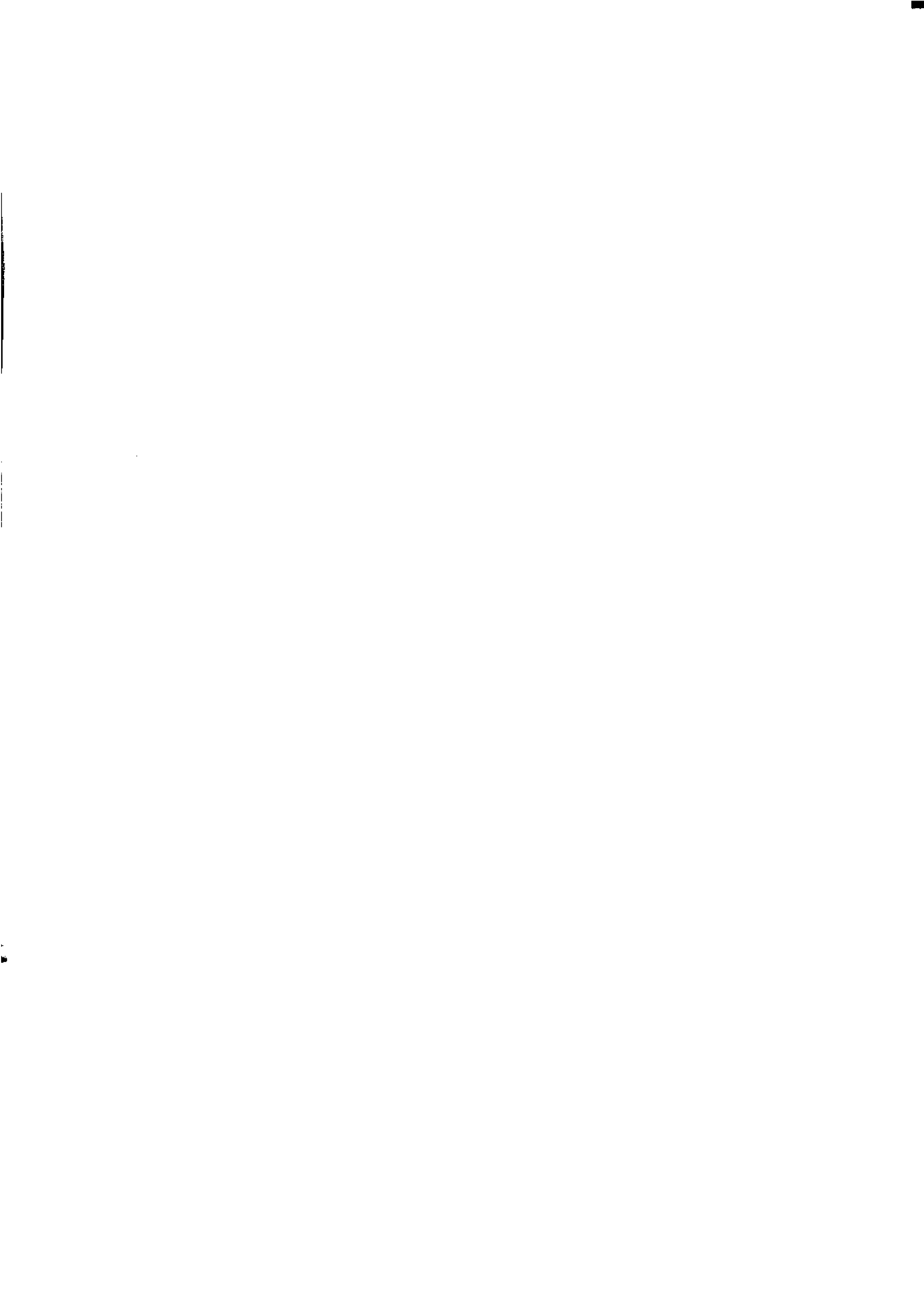
	Trend estimate		Revised trend estimate if March 1996 seasonally adjusted estimate			
			is up 8% on February 1996		is down 8% on February 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
September	3,644	-4.2	3,631	-4.5	3,642	-4.2
October	3,511	-3.6	3,487	-4.0	3,507	-3.7
November	3,424	-2.5	3,412	-2.2	3,422	-2.4
December	3,370	-1.6	3,398	-0.4	3,371	-1.5
1996—						
January	3,339	-1.0	3,442	1.3	3,353	-0.5
February	3,378	1.2	3,523	2.4	3,356	0.1
March	n.y.a.	n.y.a.	3,603	2.3	3,351	-0.2

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if March 1996 seasonally adjusted estimate			
			is up 9% on February 1996		is down 9% on February 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
September	399.5	-4.7	398.6	-4.9	399.8	-4.6
October	377.0	-5.6	375.4	-5.8	377.4	-5.6
November	357.6	-5.1	356.6	-5.0	357.6	-5.3
December	343.4	-4.0	346.0	-3.0	343.3	-4.0
1996—						
January	331.1	-3.6	343.0	-0.9	334.2	-2.7
February	333.7	0.8	345.4	0.7	328.9	-1.6
March	n.y.a.	n.y.a.	346.8	0.4	321.8	-2.1

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

	Trend estimate		Revised trend estimate if March 1996 seasonally adjusted estimate			
			is up 8% on February 1996		is down 8% on February 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
September	82.9	-0.1	82.9	-0.1	83.1	0.2
October	84.8	2.2	84.6	2.1	85.0	2.3
November	87.0	2.6	87.0	2.8	87.2	2.6
December	88.9	2.2	88.9	2.2	88.3	1.2
1996—						
January	90.3	1.6	90.3	1.6	88.4	0.1
February	91.5	1.3	91.1	1.0	87.5	1.0
March	n.y.a.	n.y.a.	91.6	0.5	86.1	-1.6



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