

BUILDING APPROVALS, NEW SOUTH WALES, MARCH 1994

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

MAIN FEATURES

NUMBER OF NEW DWELLING UNITS APPROVED

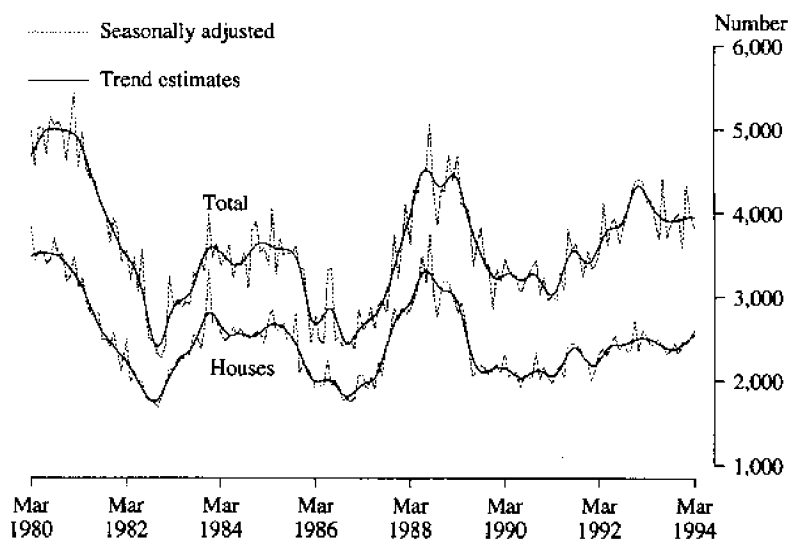
	March 1993	February 1994	March 1994	March 1993 to March 1994 change	February 1994 to March 1994 change
Original series	4,571	3,535	4,316	-6%	22%
Seasonally adjusted	4,139	3,965	3,806	-8%	-4%
Trend estimate	4,215	3,963	3,953	-6%	0%

Trend estimates of the total number of dwelling units approved in New South Wales in March 1994 (3,953) showed a decrease of less than 1% from February 1994 (3,963), and a 6% decrease from March 1993 (4,215). The seasonally adjusted number of dwelling units approved would have to increase by 6% (to 4,020) in April 1994 for the trend to flatten out (at 3,973). The historical average monthly movement of this series, regardless of sign, is 8%.

Trend estimates of the total number of new houses approved in March 1994 (2,549) in New South Wales showed an increase of 2% from February 1994 (2,511), and a 2% increase on that for March 1993 (2,507). There would need to be an decrease of 11% in the seasonally adjusted number of new houses approved in April 1994 (to 2,346) for the trend to flatten out at 2,489 (the historical average monthly movement of this series, regardless of sign, is 8%).

The value of building jobs approved in New South Wales in March 1994 (\$664.7m) was 10% higher than that for February 1994 (\$606.5m) and 9% lower than for March 1993 (\$731.5m).

TOTAL DWELLING UNITS APPROVED, NSW



INQUIRIES

- for further information about statistics in this publication and the availability of unpublished statistics, contact Geoff Howat on Sydney (02) 268 4610.
- for information about other ABS statistics and services, please refer to the back of this publication.

NOTES

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

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

Explanatory notes are provided at the back of this publication.

DENIS FARRELL

Deputy Commonwealth Statistician

Unpublished data

The ABS can make available certain building approvals data which are not published, such as floor area, type of other residential building, sub-council area data and material of roof and floor. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms:

- photocopy
- microfiche
- computer printout or floppy disk
- clerically extracted tabulation

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

For further details please telephone Geoff Howat on (02) 258 4610.

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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION									
1990-91	10,179	242	10,421	6,428	1,411	7,839	16,607	1,653	18,260
1991-92	11,416	636	12,052	6,832	2,320	9,152	18,248	2,956	21,204
1992-93	12,915	462	13,377	10,752	1,742	12,494	23,667	2,204	25,871
<i>July-March—</i>									
1992-93	9,654	332	9,986	8,570	1,473	10,043	18,224	1,805	20,029
1993-94	9,799	116	9,915	8,718	624	9,342	18,517	740	19,257
<i>1993—</i>									
January	809	71	880	1,293	109	1,402	2,102	180	2,282
February	1,041	15	1,056	1,105	164	1,269	2,146	179	2,325
March	1,104	93	1,197	954	303	1,257	2,058	396	2,454
April	944	61	1,005	721	87	808	1,665	148	1,813
May	1,198	22	1,220	822	58	880	2,020	80	2,100
June	1,119	47	1,166	639	124	763	1,758	171	1,929
July	1,176	6	1,182	1,073	147	1,220	2,249	153	2,402
August	949	2	951	834	83	917	1,783	85	1,868
September	1,279	28	1,307	1,167	41	1,208	2,446	69	2,515
October	1,055	12	1,067	896	51	947	1,951	63	2,014
November	1,249	6	1,255	1,259	157	1,416	2,508	163	2,671
December	861	12	873	769	16	785	1,630	28	1,658
<i>1994—</i>									
January	946	21	967	1,161	20	1,181	2,107	41	2,148
February	966	11	977	803	55	858	1,769	66	1,835
March	1,318	18	1,336	756	54	810	2,074	72	2,146
NEW SOUTH WALES									
1990-91	24,361	545	24,906	11,020	1,942	12,962	35,381	2,487	37,868
1991-92	26,940	1,057	27,997	12,193	3,146	15,339	39,133	4,203	43,336
1992-93	28,653	869	29,522	16,308	2,667	18,975	44,961	3,536	48,497
<i>July-March—</i>									
1992-93	21,446	571	22,017	12,566	2,146	14,712	34,012	2,717	36,729
1993-94	21,523	350	21,873	12,732	958	13,690	34,255	1,308	35,563
<i>1993—</i>									
January	1,807	98	1,905	1,638	131	1,769	3,445	229	3,674
February	2,163	80	2,243	1,480	206	1,686	3,643	286	3,929
March	2,618	129	2,747	1,458	366	1,824	4,076	495	4,571
April	2,236	145	2,381	1,279	167	1,446	3,515	312	3,827
May	2,490	67	2,557	1,370	155	1,525	3,860	222	4,082
June	2,481	86	2,567	1,093	199	1,292	3,574	285	3,859
July	2,530	41	2,571	1,588	281	1,869	4,118	322	4,440
August	2,378	12	2,390	1,363	90	1,453	3,741	102	3,843
September	2,603	40	2,643	1,570	49	1,619	4,173	89	4,262
October	2,321	38	2,359	1,372	68	1,440	3,693	106	3,799
November	2,608	17	2,625	1,759	157	1,916	4,367	174	4,541
December	2,067	36	2,103	1,114	40	1,154	3,181	76	3,257
<i>1994—</i>									
January	1,995	44	2,039	1,484	47	1,531	3,479	91	3,570
February	2,143	25	2,168	1,227	140	1,367	3,370	165	3,535
March	2,878	97	2,975	1,255	86	1,341	4,133	183	4,316

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 372 such dwelling units approved in March 1994. This includes 186 dwelling units created as the result of the conversion of a motel to apartments.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
SYDNEY STATISTICAL DIVISION														
1990-91	1,096.8	19.3	1,116.0	596.5	121.3	717.9	1,693.3	140.6	1,833.9	646.2	2,185.9	2,898.7	4,516.0	5,378.8
1991-92	1,245.6	53.0	1,298.6	536.2	198.6	734.8	1,781.8	251.6	2,033.3	648.8	1,188.2	1,908.8	3,614.1	4,590.9
1992-93	1,389.5	43.3	1,432.7	1,148.8	124.2	1,273.0	2,538.3	167.4	2,705.7	708.4	1,663.3	2,407.3	4,903.1	5,821.4
<i>July-March—</i>														
1992-93	1,040.0	30.9	1,070.9	946.9	106.8	1,053.6	1,986.9	137.6	2,124.5	525.5	1,250.8	1,880.5	3,761.4	4,530.6
1993-94	1,080.9	10.7	1,091.5	738.2	43.3	781.5	1,819.1	54.0	1,873.0	578.2	983.9	1,586.1	3,377.8	4,037.3
<i>1993—</i>														
January	88.1	6.8	95.0	371.6	9.2	380.8	459.7	16.1	475.8	44.6	202.1	277.5	705.2	797.8
February	109.9	1.2	111.2	98.6	11.0	109.6	208.5	12.2	220.7	51.0	120.7	156.0	380.2	427.7
March	115.9	7.7	123.6	69.5	20.4	90.0	185.5	28.2	213.6	60.6	112.5	139.6	358.2	413.8
April	103.6	6.8	110.3	80.1	5.7	85.8	183.7	12.5	196.2	53.6	144.5	203.2	381.4	453.0
May	125.6	1.9	127.5	70.0	3.9	73.8	195.6	5.8	201.3	65.9	86.7	133.2	345.0	400.5
June	120.2	3.8	124.0	51.8	7.8	59.7	172.1	11.6	183.7	63.3	181.2	190.4	415.3	437.4
July	125.7	0.6	126.2	112.3	9.3	121.6	238.0	9.9	247.9	61.6	108.6	136.5	407.0	446.0
August	102.2	0.2	102.5	70.1	5.5	75.7	172.4	5.8	178.1	58.4	83.8	177.5	314.5	414.0
September	134.8	2.6	137.4	114.0	2.7	116.7	248.8	5.3	254.1	98.1	174.2	281.5	520.3	633.7
October	112.5	1.0	113.5	67.8	3.6	71.5	180.3	4.6	184.9	64.3	92.4	210.0	336.9	459.2
November	136.4	0.8	137.3	101.3	11.2	112.4	237.7	12.0	249.7	63.8	98.0	180.7	399.5	494.2
December	106.6	1.0	107.6	55.4	0.7	56.1	162.0	1.7	163.7	50.8	143.7	161.6	356.4	376.1
<i>1994—</i>														
January	110.8	1.8	112.6	92.1	2.1	94.2	202.9	3.9	206.8	48.2	99.1	198.8	350.0	453.8
February	106.1	1.3	107.3	65.0	4.1	69.0	171.0	5.3	176.3	65.7	75.6	114.8	311.6	356.8
March	145.7	1.5	147.2	60.1	4.1	64.2	205.9	5.5	211.4	67.3	108.5	124.7	381.7	403.4
NEW SOUTH WALES														
1990-91	2,336.7	45.9	2,382.5	863.8	161.3	1,025.1	3,200.4	207.2	3,407.7	900.4	2,752.2	3,750.2	6,842.7	8,058.2
1991-92	2,654.6	86.8	2,741.4	890.6	258.3	1,148.8	3,545.2	345.0	3,890.2	902.2	1,695.5	2,653.7	6,137.9	7,445.8
1992-93	2,852.9	80.9	2,933.9	1,516.6	181.7	1,698.3	4,369.5	262.7	4,632.2	965.0	2,126.4	3,178.2	7,452.4	8,775.4
<i>July-March—</i>														
1992-93	2,139.7	52.5	2,192.2	1,211.7	151.0	1,362.8	3,351.5	203.5	3,555.0	722.8	1,604.5	2,500.4	5,675.5	6,778.2
1993-94	2,184.0	33.4	2,217.4	1,009.3	61.0	1,070.3	3,193.3	94.4	3,287.7	767.6	1,347.5	2,181.2	5,304.6	6,236.5
<i>1993—</i>														
January	179.3	9.8	189.1	392.7	10.5	403.1	572.0	20.3	592.2	62.2	247.2	331.5	879.4	986.0
February	215.9	6.4	222.4	123.7	13.6	137.3	339.6	20.0	359.6	71.5	138.9	193.7	549.9	624.9
March	259.1	11.4	270.5	106.8	24.1	130.9	365.9	35.5	401.4	83.9	148.6	246.2	598.0	731.5
April	223.9	14.3	238.3	114.0	10.3	124.3	337.9	24.7	362.6	72.1	183.3	251.6	592.8	686.3
May	244.7	6.4	251.2	104.2	8.5	112.7	348.9	14.9	363.9	86.5	126.6	195.1	558.8	645.5
June	244.5	7.7	252.2	86.7	11.9	98.5	331.2	19.5	350.7	83.6	211.9	231.0	625.4	665.4
July	252.6	4.7	257.3	144.9	16.0	160.9	397.5	20.7	418.2	82.5	142.0	201.1	620.9	701.8
August	235.2	1.1	236.3	103.1	5.9	109.1	338.3	7.1	345.4	81.1	157.2	286.0	576.5	712.4
September	257.6	3.6	261.2	139.3	3.2	142.5	396.9	6.8	403.7	121.1	216.3	347.1	733.4	871.9
October	229.0	3.6	232.6	99.2	4.3	103.5	328.2	8.0	336.2	87.3	126.2	261.6	541.6	685.1
November	264.3	1.7	266.0	137.7	11.2	148.9	402.1	12.9	415.0	87.4	143.0	251.9	632.5	754.3
December	221.9	3.6	225.5	79.9	1.7	81.6	301.8	5.3	307.1	67.5	177.8	205.8	547.0	580.4
<i>1994—</i>														
January	210.3	4.5	214.7	115.5	3.9	119.4	325.8	8.3	334.1	66.6	127.6	258.8	519.7	659.5
February	217.3	2.6	219.9	95.4	8.5	103.9	312.7	11.1	323.8	83.1	126.1	199.7	521.0	606.5
March	295.8	8.0	303.8	94.3	6.3	100.6	390.1	14.3	404.4	91.1	131.2	169.3	612.0	664.7

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

Period	Number of dwelling units				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1993—						
January	2,103	2,342	4,061	4,407	662.3	71.0
February	2,493	2,597	4,068	4,390	409.2	85.3
March	2,442	2,518	3,796	4,139	381.3	83.0
April	2,303	2,409	3,687	4,167	381.3	79.9
May	2,368	2,480	3,635	3,897	337.9	80.3
June	2,414	2,490	3,572	3,692	333.2	83.6
July	2,413	2,421	3,943	4,425	402.6	76.5
August	2,298	2,326	3,559	3,717	341.7	79.5
September	2,351	2,352	3,754	3,870	382.8	107.1
October	2,358	2,450	3,840	3,945	333.6	83.1
November	2,334	2,301	3,912	3,999	376.2	77.5
December	2,449	2,458	3,666	3,556	355.0	75.9
1994—						
January	2,262	2,439	4,107	4,348	378.4	77.9
February	2,470	2,510	3,774	3,965	369.8	99.3
March	2,599	2,623	3,725	3,806	367.0	87.9
TREND ESTIMATES						
1993—						
January	2,396	2,505	4,029	4,331	458.6	78.9
February	2,393	2,514	3,967	4,300	449.6	80.0
March	2,387	2,507	3,866	4,215	423.1	80.4
April	2,383	2,487	3,767	4,114	390.6	80.5
May	2,378	2,461	3,694	4,023	363.8	81.0
June	2,373	2,435	3,670	3,969	351.7	82.4
July	2,368	2,410	3,683	3,935	352.9	84.2
August	2,357	2,386	3,719	3,915	359.1	85.3
September	2,350	2,372	3,765	3,907	361.1	85.4
October	2,345	2,372	3,805	3,909	362.4	84.6
November	2,354	2,392	3,833	3,918	363.2	83.6
December	2,378	2,427	3,848	3,931	364.5	83.3
1994—						
January	2,411	2,468	3,851	3,948	367.0	83.9
February	2,450	2,511	3,847	3,963	369.7	85.4
March	2,487	2,549	3,821	3,953	369.9	86.4

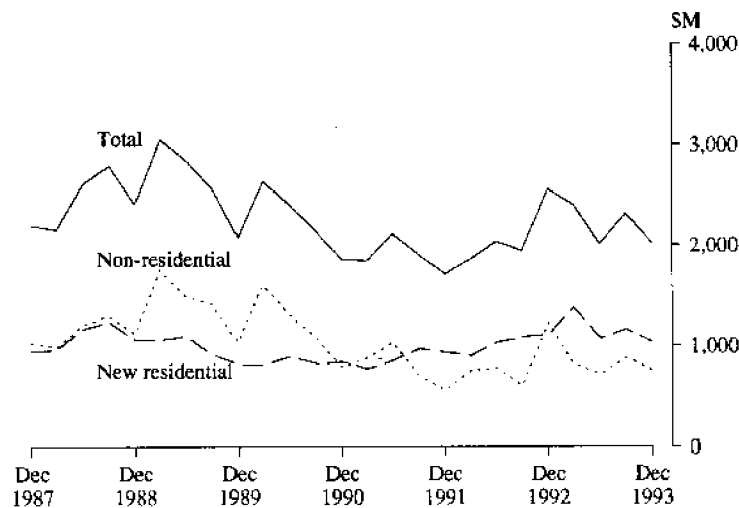
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see paragraphs 20-26 of the Explanatory Notes for a more detailed explanation.

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1990-91	2,244.7	2,289.0	1,026.4	3,315.4	865.2	2,785.0	3,796.1	6,775.8	7,976.7
1991-92	2,532.4	2,614.9	1,228.9	3,843.9	860.5	1,786.7	2,798.6	6,170.8	7,503.0
1992-93	2,724.0	2,801.3	1,842.8	4,644.0	921.4	2,248.8	3,361.5	7,592.6	8,927.0
1992—									
Sept. qtr	729.3	739.4	345.8	1,085.2	255.6	437.2	606.9	1,725.4	1,947.7
Dec. qtr	692.8	706.6	403.8	1,110.4	228.0	695.3	1,223.4	1,979.4	2,561.8
1993—									
Mar. qtr	622.0	648.3	728.9	1,377.2	206.8	565.2	815.5	2,085.7	2,399.5
June qtr	679.9	707.0	364.3	1,071.2	231.0	551.1	715.7	1,802.1	2,017.9
Sept. qtr	705.9	714.8	447.3	1,162.1	269.6	543.8	879.8	1,956.2	2,311.5
Dec. qtr	667.8	676.1	361.6	1,037.7	226.1	471.0	758.0	1,724.5	2,021.8

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

**VALUE OF BUILDING APPROVED
AT AVERAGE 1989-90 PRICES**



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

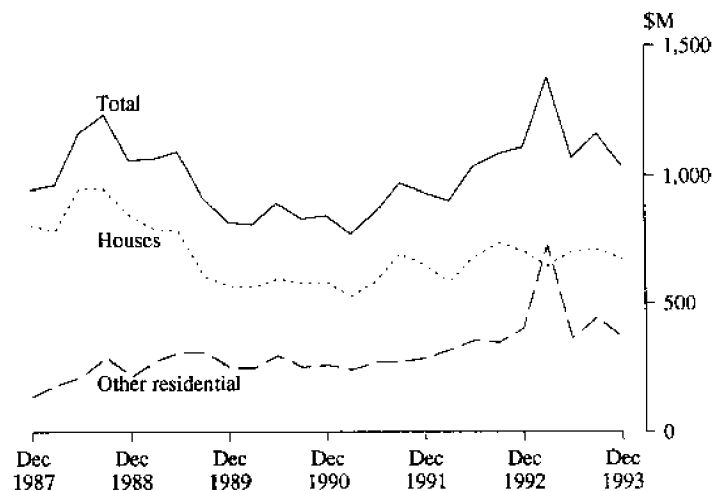


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Class of building	1991-92	1992-93	July-March		1994		
			1992-93	1993-94	January	February	March
PRIVATE SECTOR							
New houses	2,654.6	2,852.9	2,139.7	2,184.0	210.3	217.3	295.8
New other residential buildings	890.6	1,516.6	1,211.7	1,009.3	115.5	95.4	94.3
<i>Total new residential building</i>	<i>3,545.2</i>	<i>4,369.5</i>	<i>3,351.5</i>	<i>3,193.3</i>	<i>325.8</i>	<i>312.7</i>	<i>390.1</i>
Alterations and additions to residential buildings	897.1	956.6	719.5	763.8	66.4	82.3	90.7
Hotels, etc.	76.2	122.7	101.0	67.1	6.1	7.4	2.4
Shops	273.6	385.2	274.6	206.3	14.9	18.2	21.2
Factories	262.8	280.9	212.3	134.9	11.6	11.9	15.5
Offices	461.6	534.5	394.9	303.4	49.5	38.3	20.7
Other business premises	189.7	212.4	143.4	179.5	6.2	31.5	18.4
Educational	71.9	120.8	90.1	84.9	6.6	4.9	30.5
Religious	28.0	41.9	31.2	30.2	1.1	2.6	0.1
Health	69.8	73.3	54.5	152.5	3.3	4.4	7.1
Entertainment and recreational	198.0	303.6	259.4	111.9	17.3	5.0	3.0
Miscellaneous	63.9	51.1	43.1	76.8	11.1	1.9	12.3
<i>Total non-residential building</i>	<i>1,695.5</i>	<i>2,126.4</i>	<i>1,604.5</i>	<i>1,347.5</i>	<i>127.6</i>	<i>126.1</i>	<i>131.2</i>
Total	6,137.9	7,452.4	5,675.5	5,304.6	519.7	521.0	612.0
PUBLIC SECTOR							
New houses	86.8	80.9	52.5	33.4	4.5	2.6	8.0
New other residential buildings	258.3	181.7	151.0	61.0	3.9	8.5	6.3
<i>Total new residential building</i>	<i>345.0</i>	<i>262.7</i>	<i>203.5</i>	<i>94.4</i>	<i>8.3</i>	<i>11.1</i>	<i>14.3</i>
Alterations and additions to residential buildings	5.1	8.5	3.3	3.8	0.2	0.8	0.4
Hotels, etc.	0.8	2.2	1.4	1.1	0.4	—	—
Shops	75.4	13.9	9.9	16.8	0.4	0.2	1.5
Factories	12.3	2.2	1.8	5.3	0.3	0.5	1.8
Offices	280.3	142.0	101.1	184.3	5.3	1.1	9.6
Other business premises	42.1	62.1	52.7	96.5	3.4	2.9	0.4
Educational	219.6	304.0	235.8	267.7	36.4	28.7	21.5
Religious	—	—	—	—	—	—	—
Health	67.0	410.3	405.4	174.5	75.6	32.0	0.3
Entertainment and recreational	210.2	62.5	47.7	25.2	2.2	2.5	1.3
Miscellaneous	50.2	52.7	40.2	62.3	7.4	5.6	1.7
<i>Total non-residential building</i>	<i>957.9</i>	<i>1,051.9</i>	<i>895.9</i>	<i>833.7</i>	<i>131.3</i>	<i>73.6</i>	<i>38.0</i>
Total	1,308.0	1,323.0	1,102.7	932.0	139.8	85.5	52.7
TOTAL							
New houses	2,741.4	2,933.9	2,192.2	2,217.4	214.7	219.9	303.8
New other residential buildings	1,148.8	1,698.3	1,362.8	1,070.3	119.4	103.9	100.6
<i>Total new residential building</i>	<i>3,890.2</i>	<i>4,632.2</i>	<i>3,555.0</i>	<i>3,287.7</i>	<i>334.1</i>	<i>323.8</i>	<i>404.4</i>
Alterations and additions to residential buildings	902.2	965.0	722.8	767.6	66.6	83.1	91.1
Hotels, etc.	77.0	124.8	102.3	68.2	6.5	7.4	2.4
Shops	349.0	399.1	284.5	223.1	15.3	18.5	22.7
Factories	275.1	283.2	214.0	140.2	11.8	12.4	17.2
Offices	741.9	676.5	496.0	487.6	54.8	39.5	30.3
Other business premises	231.8	274.5	196.1	276.0	9.5	34.4	18.8
Educational	291.5	424.7	325.9	352.7	43.0	33.6	52.0
Religious	28.0	41.9	31.2	30.2	1.1	2.6	0.1
Health	136.8	483.6	460.0	327.0	78.8	36.4	7.4
Entertainment and recreational	408.1	366.1	307.1	137.1	19.6	7.5	4.3
Miscellaneous	114.1	103.8	83.3	139.0	18.4	7.5	14.1
<i>Total non-residential building</i>	<i>2,653.7</i>	<i>3,178.2</i>	<i>2,500.4</i>	<i>2,181.2</i>	<i>258.8</i>	<i>199.7</i>	<i>169.3</i>
Total	7,445.8	8,775.4	6,778.2	6,236.5	659.5	606.5	664.7

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—												
January	10	1.1	6	2.0	2	1.3	1	2.2	—	—	19	6.5
February	7	0.7	4	1.2	2	1.3	2	4.3	—	—	15	7.4
March	8	0.7	—	—	2	1.7	—	—	—	—	10	2.4
SHOPS												
1994—												
January	47	3.8	16	4.6	2	1.3	3	5.6	—	—	68	15.3
February	57	4.6	9	2.6	2	1.4	1	4.0	1	6.0	70	18.5
March	72	5.9	13	3.6	9	5.4	4	7.8	—	—	98	22.7
FACTORIES												
1994—												
January	21	2.0	12	3.5	2	1.5	3	5.0	—	—	38	11.8
February	15	1.6	15	4.7	6	3.7	2	2.4	—	—	38	12.4
March	29	3.2	14	4.2	4	2.7	4	7.3	—	—	51	17.2
OFFICES												
1994—												
January	35	3.5	9	2.4	9	6.3	4	7.6	1	35.0	58	54.8
February	48	4.7	10	2.9	5	3.5	8	15.4	1	13.0	72	39.5
March	58	5.0	16	4.5	6	3.8	7	11.5	1	5.5	88	30.3
OTHER BUSINESS PREMISES												
1994—												
January	25	2.4	9	2.5	4	3.2	1	1.4	—	—	39	9.5
February	21	2.0	8	1.8	6	4.6	3	9.4	1	16.7	39	34.4
March	22	2.1	9	2.4	3	2.1	5	12.2	—	—	39	18.8
EDUCATIONAL												
1994—												
January	22	1.8	8	2.6	3	2.0	11	23.1	2	13.6	46	43.0
February	24	2.3	9	2.4	6	4.0	5	11.6	1	13.2	45	33.6
March	15	1.4	15	4.7	8	5.7	9	16.1	1	24.0	48	52.0

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

—continued

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
RELIGIOUS												
1994—												
January	2	0.2	—	—	1	0.9	—	—	—	—	3	1.1
February	5	0.7	2	0.6	2	1.3	—	—	—	—	9	2.6
March	1	0.1	—	—	—	—	—	—	—	—	1	0.1
HEALTH												
1994—												
January	17	1.9	2	0.6	2	1.3	—	—	1	75.0	22	78.8
February	8	0.8	4	1.5	3	2.2	4	10.4	1	21.6	20	36.4
March	7	0.7	5	1.4	5	3.3	1	2.0	—	—	18	7.4
ENTERTAINMENT AND RECREATIONAL												
1994—												
January	12	1.2	2	0.6	3	2.0	5	8.8	1	7.0	23	19.6
February	17	1.9	6	1.9	6	3.6	—	—	—	—	29	7.5
March	9	0.9	6	1.5	1	0.8	1	1.2	—	—	17	4.3
MISCELLANEOUS												
1994—												
January	18	1.9	4	1.3	4	2.3	5	13.0	—	—	31	18.4
February	9	1.2	6	2.0	2	1.6	2	2.8	—	—	19	7.5
March	18	1.7	3	1.2	3	2.4	5	8.8	—	—	29	14.1
TOTAL NON-RESIDENTIAL BUILDING												
1994—												
January	209	19.7	68	20.1	32	22.0	33	66.5	5	130.6	347	258.8
February	211	20.4	73	21.6	40	27.0	27	60.3	5	70.5	356	199.7
March	239	21.6	81	23.5	41	27.8	36	66.9	2	29.5	399	169.3

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
SYDNEY STATISTICAL DIVISION						
Houses	1,317	145,661	18	1,466	1,335	147,127
Brick, stone, or concrete	150	24,464	—	—	150	24,464
Brick-veneer	1,096	114,869	18	1,466	1,114	116,335
Timber	51	4,366	—	—	51	4,366
Fibre cement	8	750	—	—	8	750
Other materials	12	1,212	—	—	12	1,212
Other residential buildings	756	60,144	54	4,062	810	64,206
Total residential buildings	2,074	205,880	72	5,528	2,146	211,408
HUNTER STATISTICAL DIVISION						
Houses	293	29,534	29	2,760	322	32,294
Brick, stone, or concrete	26	3,019	—	—	26	3,019
Brick-veneer	234	24,288	29	2,760	263	27,048
Timber	14	1,025	—	—	14	1,025
Fibre cement	16	952	—	—	16	952
Other materials	3	250	—	—	3	250
Other residential buildings	102	6,869	—	—	102	6,869
Total residential buildings	395	36,403	29	2,760	424	39,164
ILLAWARRA STATISTICAL DIVISION						
Houses	269	26,782	21	1,539	290	28,321
Brick, stone, or concrete	12	2,480	—	—	12	2,480
Brick-veneer	217	20,852	21	1,539	238	22,391
Timber	13	1,323	—	—	13	1,323
Fibre cement	19	1,319	—	—	19	1,319
Other materials	8	808	—	—	8	808
Other residential buildings	45	2,948	—	—	45	2,948
Total residential buildings	314	29,730	21	1,539	335	31,269
BALANCE OF NEW SOUTH WALES						
Houses	998	93,757	29	2,223	1,027	95,979
Brick, stone, or concrete	145	14,921	—	—	145	14,921
Brick-veneer	677	66,410	29	2,223	706	68,633
Timber	91	6,272	—	—	91	6,272
Fibre cement	64	4,469	—	—	64	4,469
Other materials	21	1,684	—	—	21	1,684
Other residential buildings	352	24,301	32	2,255	384	26,556
Total residential buildings	1,350	118,058	61	4,478	1,411	122,535
NEW SOUTH WALES						
Houses	2,877	295,733	97	7,989	2,974	303,722
Brick, stone, or concrete	333	44,884	—	—	333	44,884
Brick-veneer	2,224	226,419	97	7,989	2,321	234,408
Timber	169	12,986	—	—	169	12,986
Fibre cement	107	7,489	—	—	107	7,489
Other materials	44	3,955	—	—	44	3,955
Other residential buildings	1,255	94,262	86	6,316	1,341	100,579
Total residential buildings	4,133	390,070	183	14,305	4,316	404,375

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

**TABLE 8. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION, NSW
MARCH 1994**

Statistical division	Other residential building									Total residential building
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Sydney	1,336	266	133	399	152	162	97	411	810	2,146
Hunter	322	44	8	52	50	—	—	50	102	424
Illawarra	290	38	3	41	4	—	—	4	45	335
Richmond-Tweed	241	46	6	52	64	10	—	74	126	367
Mid North Coast	231	67	4	71	64	—	—	64	135	366
Northern	87	3	3	6	8	—	—	8	14	101
North Western	61	2	6	8	—	—	—	—	8	69
Central West	89	—	—	—	34	—	—	34	34	123
South Eastern	179	12	—	12	13	—	—	13	25	204
Murrumbidgee	63	4	—	4	26	—	—	26	30	93
Murray	73	—	—	—	12	—	—	12	12	85
Far West	3	—	—	—	—	—	—	—	—	3
New South Wales	2,975	482	163	645	427	172	97	696	1,341	4,316
VALUE (\$'000)										
Sydney	147,202	19,796	13,782	33,577	11,323	10,815	8,490	30,628	64,206	211,408
Hunter	32,294	2,900	565	3,465	3,404	—	—	3,404	6,869	39,164
Illawarra	28,321	2,398	300	2,698	250	—	—	250	2,948	31,269
Richmond-Tweed	22,391	3,036	465	3,501	4,401	650	—	5,051	8,552	30,943
Mid North Coast	20,687	4,744	270	5,014	5,024	—	—	5,024	10,038	30,726
Northern	7,748	235	380	615	506	—	—	506	1,121	8,869
North Western	5,362	146	450	596	—	—	—	—	596	5,958
Central West	7,960	—	—	—	1,881	—	—	1,881	1,881	9,841
South Eastern	18,904	917	—	917	938	—	—	938	1,855	20,759
Murrumbidgee	6,076	230	—	230	1,584	—	—	1,584	1,814	7,890
Murray	6,560	—	—	—	699	—	—	699	699	7,259
Far West	291	—	—	—	—	—	—	—	—	291
New South Wales	303,797	34,402	16,212	50,614	30,010	11,465	8,490	49,965	100,579	404,375

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE

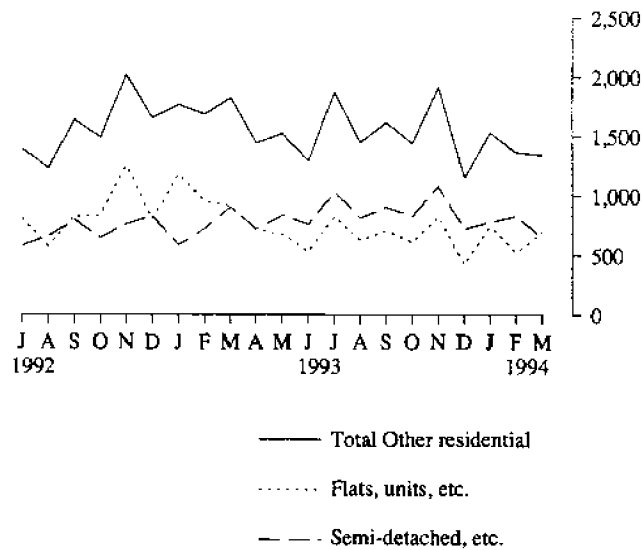


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, MARCH 1994

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION										
Botany (A)	—	—	—	—	—	—	129	3,845	3,845	3,974
Leichhardt (A)	3	—	430	—	2	269	1,713	470	470	2,881
Marrickville (A)	—	—	—	—	—	—	486	60	60	546
South Sydney (C)	—	—	—	59	8	4,220	6,393	29,860	34,000	44,613
Sydney (C) — Inner & Remainder	—	—	—	—	—	—	—	11,585	12,500	12,500
Inner Sydney (SSD)	3	—	430	59	10	4,489	8,721	45,820	50,875	64,515
Randwick (C)	5	—	620	—	—	—	1,483	1,855	4,297	6,400
Waverley (A)	2	—	185	—	—	—	1,410	1,154	1,154	2,749
Woolahra (A)	8	—	2,950	—	—	—	3,005	130	130	6,085
Eastern Suburbs (SSD)	15	—	3,755	—	—	—	5,897	3,139	5,581	15,233
Hurstville (C)	12	—	1,600	11	—	755	599	—	—	2,954
Kogarah (A)	14	—	1,997	27	—	2,140	813	250	250	5,199
Rockdale (A)	8	—	963	16	2	1,580	806	—	—	3,349
Sutherland Shire (A)	49	—	6,017	36	8	3,702	1,988	2,870	3,257	14,965
St George — Sutherland (SSD)	83	—	10,577	90	10	8,177	4,206	3,120	3,507	26,468
Bankstown (C)	34	—	4,049	15	—	896	1,279	1,346	2,546	8,770
Canterbury (A)	6	—	772	24	—	1,670	1,056	315	315	3,813
Canterbury — Bankstown (SSD)	40	—	4,821	39	—	2,566	2,335	1,661	2,861	12,583
Fairfield (C)	26	—	3,517	17	—	1,308	953	2,160	2,160	7,937
Liverpool (C)	102	2	10,267	19	—	1,299	570	4,535	5,934	18,069
Fairfield — Liverpool (SSD)	128	2	13,783	36	—	2,607	1,523	6,695	8,094	26,007
Camden (A)	57	4	5,864	2	—	160	78	770	857	6,959
Campbelltown (C)	43	—	4,119	10	—	724	1,030	1,803	1,803	7,675
Wollondilly (A)	30	2	3,486	7	—	540	384	—	—	4,410
Outer South Western Sydney (SSD)	130	6	13,468	19	—	1,424	1,492	2,573	2,660	19,044
Ashfield (A)	1	—	80	—	—	—	627	—	—	707
Burwood (A)	1	—	110	4	—	300	266	332	332	1,008
Concord (A)	2	—	271	12	—	3,000	799	985	985	5,055
Drummoyne (A)	1	—	94	2	—	200	1,008	635	635	1,938
Strathfield (A)	4	—	941	—	—	—	250	150	150	1,341
Inner Western Sydney (SSD)	9	—	1,496	18	—	3,500	2,950	2,102	2,102	10,049

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION—continued										
Auburn (A)	3	—	210	7	—	428	55	1,430	1,842	2,535
Holroyd (C)	6	—	559	25	—	1,560	662	90	90	2,872
Parramatta (C)	41	—	3,785	14	—	889	1,113	5,377	5,797	11,584
Central Western Sydney (SSD)	50	—	4,554	46	—	2,877	1,831	6,897	7,729	16,991
Blue Mountains (C)	49	—	4,395	2	—	180	2,151	300	300	7,025
Hawkesbury (C)	34	—	4,207	5	—	1,160	807	1,685	1,685	7,860
Penrith (C)	63	4	6,531	52	—	3,569	1,444	1,665	1,665	13,209
Outer Western Sydney (SSD)	146	4	15,133	59	—	4,909	4,402	3,650	3,650	28,094
Baulkham Hills (A)	59	—	11,278	26	—	2,578	2,116	3,553	4,813	20,786
Blacktown (C)	281	2	23,503	58	—	4,276	1,985	5,176	5,778	35,542
Blacktown—Baulkham Hills (SSD)	340	2	34,781	84	—	6,854	4,102	8,729	10,591	56,327
Hunter's Hill (A)	5	—	674	8	—	652	1,013	908	908	3,247
Lane Cove (A)	3	—	379	—	—	—	3,912	870	870	5,160
Mosman (A)	—	—	—	—	—	—	2,000	—	—	2,000
North Sydney (A)	6	—	995	5	—	900	1,432	2,241	2,932	6,259
Ryde (C)	20	2	3,545	21	—	1,808	1,197	820	820	7,370
Willoughby (C)	12	—	1,776	6	—	550	2,328	6,005	6,005	10,659
Lower Northern Sydney (SSD)	46	2	7,369	40	—	3,910	11,881	10,844	11,535	34,695
Hornsby (A)	67	—	7,600	151	—	11,207	2,326	2,830	2,830	23,963
Ku-ring-gai (A)	16	—	4,323	—	—	—	4,631	2,200	2,300	11,254
Hornsby—Ku-ring-gai (SSD)	83	—	11,923	151	—	11,207	6,957	5,030	5,130	35,216
Manly (A)	1	—	200	—	—	—	675	677	677	1,552
Pittwater (A)	10	—	1,945	21	—	2,600	1,603	980	2,153	8,300
Warringah (A)	32	—	4,485	20	34	4,109	3,766	3,940	4,202	16,562
Northern Beaches (SSD)	43	—	6,629	41	34	6,709	6,044	5,597	7,031	26,414
Gosford (C)	70	—	6,995	27	—	2,129	3,275	1,936	2,284	14,683
Wyong (A)	132	2	11,487	47	—	2,848	1,719	715	1,022	17,076
Gosford—Wyong (SSD)	202	2	18,482	74	—	4,977	4,994	2,651	3,306	31,759
Sydney (SD)	1,318	18	147,202	756	54	64,206	67,333	108,508	124,653	403,394

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
HUNTER STATISTICAL DIVISION										
Cessnock (C)	15	—	1,010	—	—	—	475	710	710	2,195
Lake Macquarie (C)	78	3	8,142	16	—	1,063	1,832	380	3,177	14,214
Maitland (C)	32	1	3,455	13	—	738	376	288	288	4,857
Newcastle (C) — Inner & Remainder	35	—	3,493	32	—	2,092	2,075	1,516	3,779	11,439
Port Stephens (A)	57	20	8,107	16	—	1,038	492	230	2,204	11,841
Newcastle (SSD)	217	24	24,207	77	—	4,930	5,250	3,124	10,158	44,546
Dungog (A)	14	—	1,236	—	—	—	113	—	—	1,349
Gloucester (A)	3	—	195	—	—	—	—	—	—	195
Great Lakes (A)	28	—	3,080	20	—	1,620	260	332	332	5,292
Merrima (A)	1	—	131	—	—	—	—	—	—	131
Murrumbidgee (A)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (A)	9	2	1,129	—	—	—	51	90	90	1,270
Scone (A)	4	3	561	—	—	—	99	—	336	995
Singleton (A)	17	—	1,756	5	—	319	232	302	302	2,608
Hunter SD Balance (SSD)	76	5	8,087	25	—	1,939	755	723	1,059	11,840
Hunter (SD)	293	29	32,294	102	—	6,869	6,005	3,848	11,217	56,386
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	17	—	2,042	2	—	188	198	—	—	2,428
Shellharbour (A)	43	8	4,157	2	—	110	263	675	3,803	8,333
Wollongong (C)	67	—	7,371	28	—	1,665	2,610	1,830	1,919	13,565
Wollongong (SSD)	127	8	13,569	32	—	1,963	3,071	2,505	5,722	24,325
Shoalhaven (C)	100	2	8,614	4	—	250	1,578	552	552	10,994
Wingecarribee (A)	42	11	6,137	9	—	735	848	1,280	1,700	9,420
Illawarra SD Balance (SSD)	142	13	14,751	13	—	985	2,425	1,832	2,252	20,414
Illawarra (SD)	269	21	28,321	45	—	2,948	5,497	4,337	7,974	44,739
RICHMOND TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	61	—	5,807	45	—	2,914	315	1,070	1,410	10,445
Tweed Heads (SSD)	61	—	5,807	45	—	2,914	315	1,070	1,410	10,445
Ballina (A)	41	—	4,795	42	—	3,017	382	—	1,916	10,110
Byron (A)	55	—	4,691	12	—	770	387	60	60	5,908
Casino (A)	3	—	251	4	—	237	—	100	100	588
Kyogle (A)	—	—	—	—	—	—	—	—	—	—
Lismore (C)	33	—	3,335	13	2	1,161	274	463	829	5,599
Richmond River (A)	4	—	265	—	—	—	68	102	102	435
Tweed (A) Pt B	42	2	3,247	8	—	453	152	—	—	3,851
Richmond — Tweed SD Balance (SSD)	178	2	16,584	79	2	5,638	1,263	725	3,007	26,492
Richmond — Tweed (SD)	239	2	22,391	124	2	8,552	1,578	1,795	4,417	36,937

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MID NORTH COAST STATISTICAL DIVISION										
Bellingen (A)	10	—	845	—	—	—	108	200	200	1,153
Coffs Harbour (C)	57	2	5,787	59	8	5,481	1,150	748	1,742	14,159
Copmanhurst (A)	1	—	125	—	—	—	—	—	—	125
Grafton (C)	1	—	75	8	—	492	55	—	—	622
Macleay (A)	13	—	1,084	4	—	265	38	—	—	1,386
Nambucca (A)	9	3	924	—	—	—	134	—	—	1,058
Nymboida (A)	10	—	787	—	—	—	—	—	—	787
Ulmara (A)	5	—	296	—	—	—	63	—	—	360
Clarence (SSD)	106	5	9,922	71	8	6,237	1,548	948	1,942	19,650
Greater Taree (C)	21	—	2,199	15	—	830	411	270	270	3,711
Hastings (A)	81	2	7,423	29	12	2,971	180	911	911	11,486
Kempsey (A)	16	—	1,142	—	—	—	155	180	180	1,478
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	118	2	10,765	44	12	3,801	747	1,361	1,361	16,674
Mid-North Coast (SD)	224	7	20,687	115	20	10,038	2,295	2,309	3,303	36,323
NORTHERN STATISTICAL DIVISION										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	1	—	100	—	—	—	—	—	—	100
Gunnedah (A)	3	—	238	—	—	—	39	—	1,760	2,037
Inverell (A) Pt A	1	—	100	—	—	—	47	—	—	147
Manilla (A)	2	—	195	—	—	—	13	—	—	208
Nundle (A)	2	—	135	—	—	—	68	—	—	203
Parry (A)	7	—	635	—	—	—	16	2,460	2,460	3,111
Quirindi (A)	2	—	131	—	—	—	39	53	53	223
Tanworth (C)	18	2	1,998	3	—	120	275	80	80	2,473
Yallaroi (A)	2	—	190	—	—	—	45	—	—	235
Northern Slopes (SSD)	38	2	3,722	3	—	120	542	2,593	4,353	8,737
Armidale (C)	12	—	1,113	6	—	630	104	—	130	1,977
Dumaresq (A)	2	—	205	—	—	—	29	—	—	234
Glen Innes (A)	2	—	158	—	—	—	—	—	—	158
Guyra (A)	2	—	145	—	—	—	—	—	—	145
Inverell (A) Pt B	2	3	546	—	—	—	84	—	—	629
Severn (A)	3	—	256	—	—	—	—	—	—	256
Tenterfield (A)	6	—	259	—	—	—	84	—	—	343
Uralla (A)	7	—	653	—	—	—	71	—	—	724
Walcha (A)	1	—	87	—	—	—	24	—	—	111
Northern Tablelands (SSD)	37	3	3,421	6	—	630	395	—	130	4,576
Moree Plains (A)	3	1	386	5	—	371	79	50	50	886
Narrabri (A)	3	—	218	—	—	—	29	350	350	597
North Central Plain (SSD)	6	1	604	5	—	371	108	400	400	1,483
Northern (SD)	81	6	7,748	14	—	1,121	1,044	2,993	4,883	14,796

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
NORTH WESTERN STATISTICAL DIVISION										
Coonah (A)	3	—	208	—	—	—	20	—	—	228
Coonabarabran (A)	2	—	87	—	—	—	13	—	—	100
Dubbo (C)	30	2	3,178	8	—	596	90	600	1,344	5,208
Gulgandra (A)	4	—	257	—	—	—	26	50	50	333
Mudgee (A)	10	—	918	—	—	—	256	1,217	2,517	3,691
Narromine (A)	3	—	243	—	—	—	10	—	—	253
Wellington (A)	2	—	150	—	—	—	40	—	—	190
Central Macquarie (SSD)	54	2	5,041	8	—	596	455	1,867	3,911	10,003
Bogan (A)	—	—	—	—	—	—	24	—	—	24
Coonamble (A)	2	—	140	—	—	—	15	—	—	155
Walgett (A)	2	—	100	—	—	—	—	—	—	100
Warren (A)	—	—	—	—	—	—	—	—	—	—
Macquarie — Barwon (SSD)	4	—	240	—	—	—	39	—	—	279
Bourke (A)	—	—	—	—	—	—	10	—	—	10
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—
Cobar (A)	1	—	81	—	—	—	86	—	—	167
Upper Darling (SSD)	1	—	81	—	—	—	96	—	—	177
North Western (SD)	59	2	5,362	8	—	596	590	1,867	3,911	10,460
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	13	—	1,220	10	—	532	102	313	313	2,167
Blayney (A) Pt A	4	—	439	—	—	—	34	—	50	523
Cabonne (A) Pt A	6	—	596	—	—	—	60	—	—	656
Evans (A) Pt A	—	—	—	—	—	—	—	—	—	—
Orange (C)	13	2	1,326	—	—	—	452	880	996	2,774
Bathurst — Orange (SSD)	36	2	3,581	10	—	532	648	1,193	1,359	6,120
Blayney (A) Pt B	—	—	—	—	—	—	18	—	—	18
Cabonne (A) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt B	5	—	536	—	—	—	12	75	75	623
Greater Lithgow (C)	7	—	534	—	—	—	84	—	—	618
Oberon (A)	5	—	578	—	—	—	55	—	—	633
Rylstone (A)	1	—	116	—	—	—	—	—	—	116
Central Tablelands (excl. Bathurst — Orange) (SSD)	18	—	1,764	—	—	—	168	75	75	2,007
Bland (A)	1	—	105	—	—	—	20	55	55	180
Cabonne (A) Pt C	3	—	130	—	—	—	70	—	—	200
Cowra (A)	10	2	922	10	—	560	153	214	214	1,849
Forbes (A)	5	2	681	—	—	—	—	—	—	681
Lachlan (A)	2	—	210	—	—	—	15	50	50	275
Parkes (A)	6	—	429	4	10	789	101	—	—	1,318
Weddin (A)	2	—	138	—	—	—	—	—	—	138
Lachlan (SSD)	29	4	2,675	14	10	1,349	358	319	319	4,641
Central West (SD)	83	6	7,960	24	10	1,881	1,174	1,587	1,753	12,768

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	29	—	3,994	15	—	1,078	263	1,375	1,375	6,710
Queanbeyan (SSD)	29	—	3,994	15	—	1,078	263	1,375	1,375	6,710
Boorowa (A)	2	—	157	—	—	—	18	—	—	175
Crookwell (A)	1	—	66	—	—	—	15	—	—	81
Goulburn (C)	6	—	698	—	—	—	345	—	—	1,043
Gunning (A)	6	—	525	—	—	—	45	70	70	640
Harden (A)	2	—	204	—	—	—	83	—	—	287
Mulwaree (A)	7	—	505	—	—	—	436	—	—	941
Tallaganda (A)	4	—	360	—	—	—	43	—	—	403
Yarrowlumla (A)	10	—	1,149	—	—	—	377	240	240	1,766
Yass (A)	21	—	2,274	—	—	—	191	208	208	2,672
Young (A)	6	—	515	—	—	—	101	—	—	616
Southern Tablelands (excl. Queanbeyan) (SSD)	65	—	6,451	—	—	—	1,654	518	518	8,623
Bega Valley (A)	28	—	3,277	4	—	280	164	700	2,580	6,301
Eurobodalla (A)	37	2	3,562	2	—	180	503	70	70	4,315
Lower South Coast (SSD)	65	2	6,838	6	—	460	667	770	2,650	10,616
Bombala (A)	1	—	75	—	—	—	30	—	—	105
Cooma-Monaro (A)	7	—	487	—	—	—	164	—	—	651
Snowy River (A)	10	—	1,058	4	—	317	80	126	126	1,581
Snowy (SSD)	18	—	1,620	4	—	317	274	126	126	2,337
South Eastern (SD)	177	2	18,904	25	—	1,855	2,857	2,789	4,669	28,286
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	3	—	259	—	—	—	20	—	—	279
Cootamundra (A)	2	—	173	—	—	—	38	—	—	211
Gundagai (A)	1	—	100	—	—	—	40	200	200	340
Junee (A)	2	—	229	—	—	—	40	—	—	269
Lockhart (A)	—	—	—	—	—	—	51	—	—	51
Narrandera (A)	3	—	369	—	—	—	—	60	60	429
Temora (A)	2	—	125	—	—	—	42	—	—	167
Tumut (A)	3	—	176	7	—	380	83	290	290	929
Wagga Wagga (C)	24	2	2,468	4	—	230	840	230	763	4,301
Central Murrumbidgee (SSD)	40	2	3,899	11	—	610	1,154	780	1,313	6,976
Carrathool (A)	—	—	—	—	—	—	—	—	—	—
Griffith (C)	14	—	1,645	11	—	704	62	—	—	2,411
Hay (A)	2	—	80	—	—	—	12	—	—	92
Leeton (A)	5	—	452	8	—	500	125	—	590	1,667
Murrumbidgee (A)	—	—	—	—	—	—	30	—	—	30
Lower Murrumbidgee (SSD)	21	—	2,177	19	—	1,204	229	—	590	4,199
Murrumbidgee (SD)	61	2	6,076	30	—	1,814	1,382	780	1,903	11,175

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MURRAY STATISTICAL DIVISION										
Albury (C)	40	2	3,831	7	—	329	670	—	—	4,830
Hume (A)	6	—	484	3	—	250	91	—	—	825
Albury (SSD)	46	2	4,314	10	—	579	762	—	—	5,655
Corowa (A)	2	—	192	—	—	—	—	84	254	446
Culcairn (A)	1	—	123	—	—	—	15	170	170	308
Holbrook (A)	—	—	—	—	—	—	87	—	—	87
Tumbarumba (A)	2	—	115	—	—	—	40	—	—	155
Urana (A)	1	—	72	—	—	—	—	—	—	72
Upper Murray (excl. Albury) (SSD)	6	—	501	—	—	—	142	254	424	1,067
Berrigan (A)	5	—	466	—	—	—	81	72	72	619
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	4	—	437	—	—	—	10	100	100	547
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	7	—	610	—	—	—	—	—	—	610
Wakool (A)	—	—	—	—	—	—	53	—	—	53
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	16	—	1,513	—	—	—	144	172	172	1,829
Balranald (A)	—	—	—	—	—	—	17	—	—	17
Wentworth (A)	3	—	231	2	—	120	81	—	—	432
Murray—Darling (SSD)	3	—	231	2	—	120	97	—	—	448
Murray (SD)	71	2	6,560	12	—	699	1,145	426	596	8,999
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	3	—	291	—	—	—	176	—	—	468
Central Darling (A)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	3	—	291	—	—	—	176	—	—	468
NEW SOUTH WALES										
New South Wales	2,878	97	303,797	1,255	86	100,579	91,077	131,238	169,279	664,731

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

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

Building classification

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

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

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

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

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

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

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

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

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

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

Statistical areas of New South Wales

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

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

tifiable social and economic units within the region, under the unifying influence of one or more major towns or cities.

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

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

General

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

Seasonal adjustment

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

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

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

24. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the admin-

istrative arrangements of approving authorities. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

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

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

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

Estimates at constant prices

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

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

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

31. Estimates of the quarterly value of building approvals at average 1989–90 prices are presented for New South Wales in

Table 4. Monthly value data at constant prices are not available.

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

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

Related publications

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

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

Building Approvals, Australia (monthly) (8731.0)

Building Activity, Australia (quarterly) (8752.0)

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

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

Engineering Construction Survey (quarterly) (8762.0)

Symbols and other usages

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

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

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months October 1993 to March 1994.

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

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

estimates for next month (April 1994) 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 April 1994, the trend estimate for that month would be 2,635, a movement of 2.8 per cent. The monthly movements in the trend estimates for January, February and March 1994, which are currently estimated to be 1.4 per cent, 1.6 per cent and 1.5 per cent respectively, would be revised to 2.2 per cent, 2.7 per cent and 2.9 per cent. On the other hand, a 7 per cent seasonally adjusted decline in the number of private houses approved in April 1994 would produce a trend estimate for April of 2,491, a movement of 1.0 per cent, with the movements in the trend estimates for January, February and March 1994 being revised to 1.3 per cent, 1.3 per cent and 1.1 per cent, respectively.

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

	Trend estimate		Revised trend estimate if April 1994 seasonally adjusted estimate—			
			is up 7% on March 1994		is down 7% on March 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993—						
November	2,354	0.4	2,342	0.2	2,354	0.4
December	2,378	1.0	2,373	1.3	2,378	1.0
1994—						
January	2,411	1.4	2,424	2.2	2,409	1.3
February	2,450	1.6	2,490	2.7	2,440	1.3
March	2,487	1.5	2,563	2.9	2,467	1.1
April	n.y.a.	n.y.a.	2,635	2.8	2,491	1.0

TOTAL NUMBER OF NEW HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1994 seasonally adjusted estimate—			
			is up 6% on March 1994		is down 6% on March 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993—						
November	2,392	0.8	2,382	0.7	2,393	0.9
December	2,427	1.5	2,423	1.7	2,428	1.5
1994—						
January	2,468	1.7	2,479	2.3	2,465	1.5
February	2,511	1.7	2,544	2.6	2,496	1.3
March	2,549	1.5	2,612	2.7	2,521	1.0
April	n.y.a.	n.y.a.	2,674	2.4	2,537	0.6

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

	Trend estimate		Revised trend estimate if April 1994 seasonally adjusted estimate—			
			is up 8% on March 1994		is down 8% on March 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993—						
November	3,918	0.2	3,912	0.2	3,932	0.4
December	3,931	0.3	3,928	0.4	3,938	0.1
1994—						
January	3,948	0.4	3,958	0.8	3,931	-0.2
February	3,963	0.4	3,981	0.6	3,893	-1.0
March	3,953	-0.3	3,996	0.4	3,830	-1.6
April	n.y.a.	n.y.a.	4,007	0.3	3,758	-1.9

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1994 seasonally adjusted estimate—			
			is up 8% on March 1994		is down 8% on March 1994	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
1993—						
November	363.2	0.2	362.4	0.1	364.4	0.4
December	364.5	0.4	364.0	0.5	365.0	0.2
1994—						
January	367.0	0.7	368.4	1.2	365.8	0.2
February	369.7	0.8	373.3	1.3	364.5	-0.4
March	369.9	0.0	377.6	1.2	361.1	-0.9
April	n.y.a.	n.y.a.	383.9	1.7	358.9	-0.6

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

	Trend estimate		Revised trend estimate if April 1994 seasonally adjusted estimate—			
			is up 8% on March 1994		is down 8% on March 1994	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
1993—						
November	83.6	-1.2	83.4	-1.3	83.8	-1.0
December	83.3	-0.4	83.1	-0.3	83.4	-0.6
1994—						
January	83.9	0.8	84.2	1.3	83.6	0.3
February	85.4	1.8	86.7	2.9	84.6	1.2
March	86.4	1.3	89.4	3.2	85.5	1.0
April	n.y.a.	n.y.a.	93.4	4.4	87.4	2.3



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