

BUILDING APPROVALS, NEW SOUTH WALES, MARCH 1995

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

MAIN FEATURES

NUMBER OF DWELLING UNITS APPROVED

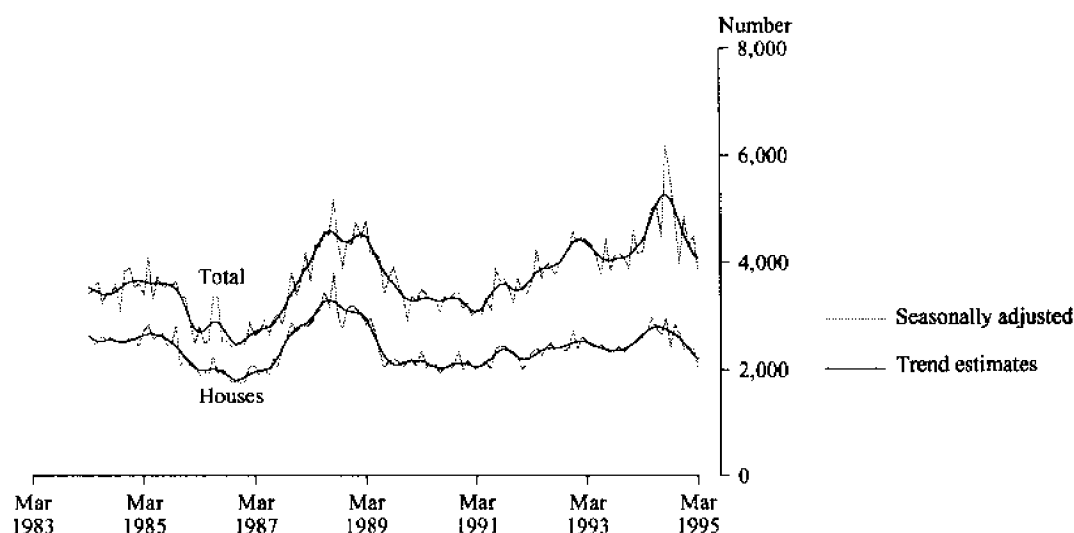
	March 1994	February 1995	March 1995	March 1994 to March 1995 change	February 1995 to March 1995 change
Original series	4,720	3,993	4,167	-12%	4%
Seasonally adjusted	4,210	4,487	3,804	-10%	-15%
Trend estimate	4,435	4,165	4,078	-8%	-2%

Trend estimates of the total number of dwelling units approved in New South Wales in March 1995 (4,078) showed a decrease of 2% from February 1995 (4,165), and a 8% decrease from March 1994 (4,435). The seasonally adjusted number of dwelling units approved would have to increase by 18% (to 4,476) in April 1995 for the trend to flatten out (at 4,226). The historical average monthly movement of this series, regardless of sign, is 8%. The seasonally adjusted number of new houses approved in March 1995 (1,991) is the lowest figure since July 1990.

Trend estimates of the value of new residential buildings approved in March 1995 (\$414.5m) represents the first increase since August 1994. The trend estimates value of alterations and additions to residential buildings approved in March 1995 (\$79.5m) is the lowest figure since December 1992 and has consecutively decreased since September 1994. There would need to be an decrease of 7% in the seasonally adjusted value of new residential buildings approved in April 1995 (to \$409.1m) for the trend to flatten out at \$414.8m (the historical average monthly movement of this series, regardless of sign, is 8%).

In original terms the number of new private sector houses approved in Sydney Statistical Division in March 1995 (912) is the lowest figure since December 1993. The value of public sector approvals for Offices in March 1995 (\$32.6m) is the highest figure since October 1993.

TOTAL DWELLING UNITS APPROVED, NSW



INQUIRIES

- for further information about statistics in this publication and the availability of unpublished statistics, contact Peter Samson on Sydney (02) 268 4176.
- 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.

Explanatory notes are provided at the back of this publication.

GREG BRAY
Deputy Commonwealth Statistician

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION										
1991-92	11,416	636	12,052	6,832	2,320	9,152	518	18,765	2,957	21,722
1992-93	12,915	462	13,377	10,752	1,742	12,494	1,011	24,670	2,212	26,882
1993-94	13,691	240	13,931	12,090	1,048	13,138	2,043	27,811	1,301	29,112
<i>July-March—</i>										
1993-94	9,799	116	9,915	8,718	624	9,342	1,649	20,163	743	20,906
1994-95	10,709	206	10,915	13,428	539	13,967	1,390	25,519	753	26,272
<i>1994—</i>										
January	946	21	967	1,161	20	1,181	249	2,356	41	2,397
February	966	11	977	803	55	858	158	1,925	68	1,993
March	1,318	18	1,336	756	54	810	372	2,446	72	2,518
April	1,067	55	1,122	655	112	767	194	1,912	171	2,083
May	1,574	23	1,597	1,306	223	1,529	143	3,017	252	3,269
June	1,251	46	1,297	1,411	89	1,500	57	2,719	135	2,854
July	1,265	32	1,297	985	95	1,080	26	2,276	127	2,403
August	1,439	41	1,480	2,541	72	2,613	121	4,101	113	4,214
September	1,220	28	1,248	2,022	115	2,137	719	3,961	143	4,104
October	1,433	26	1,459	1,198	36	1,234	77	2,708	62	2,770
November	1,415	12	1,427	1,154	17	1,171	82	2,651	29	2,680
December	979	4	983	1,513	69	1,582	85	2,577	73	2,650
<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
NEW SOUTH WALES										
1991-92	26,940	1,057	27,997	12,193	3,146	15,339	944	40,072	4,208	44,280
1992-93	28,653	869	29,522	16,308	2,667	18,975	1,365	46,318	3,544	49,862
1993-94	30,051	561	30,612	17,744	1,554	19,298	2,453	50,234	2,129	52,363
<i>July-March—</i>										
1993-94	21,523	350	21,873	12,732	958	13,690	1,894	36,145	1,312	37,457
1994-95	22,183	326	22,509	17,303	994	18,297	1,611	41,086	1,331	42,417
<i>1994—</i>										
January	1,995	44	2,039	1,484	47	1,531	289	3,767	92	3,859
February	2,143	25	2,168	1,227	140	1,367	189	3,557	167	3,724
March	2,878	97	2,975	1,255	86	1,341	404	4,537	183	4,720
April	2,423	82	2,505	1,191	112	1,303	276	3,886	198	4,084
May	3,232	57	3,289	1,832	312	2,144	187	5,245	375	5,620
June	2,873	72	2,945	1,989	172	2,161	96	4,958	244	5,202
July	2,628	61	2,689	1,434	218	1,652	62	4,121	282	4,403
August	2,985	61	3,046	3,078	100	3,178	139	6,202	161	6,363
September	2,728	34	2,762	2,545	145	2,690	758	6,031	179	6,210
October	2,809	33	2,842	1,613	50	1,663	104	4,526	83	4,609
November	2,865	21	2,886	1,564	40	1,604	99	4,528	61	4,589
December	2,029	11	2,040	1,946	113	2,059	104	4,079	124	4,203
<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

(a) Includes Conversions, etc. See paragraphs 9-11 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														
1991-92	1,245.6	53.0	1,298.6	536.2	198.6	734.8	1,781.8	251.6	2,033.3	648.8	1,188.2	1,908.8	3,614.1	4,590.9
1992-93	1,389.5	43.3	1,432.7	1,148.8	124.2	1,273.0	2,538.3	167.4	2,705.7	708.4	1,663.3	2,407.3	4,903.1	5,821.4
1993-94	1,510.3	23.1	1,533.3	1,040.6	70.9	1,111.4	2,550.8	94.0	2,644.8	782.9	1,376.9	2,065.7	4,703.5	5,493.3
<i>July-March-</i>														
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
1994-95	1,255.3	21.7	1,277.0	1,419.2	37.4	1,456.6	2,674.6	59.0	2,733.6	636.1	1,123.0	1,743.9	4,427.8	5,113.6
<i>1994-</i>														
January	110.8	1.8	112.6	92.1	2.1	94.2	202.9	3.9	206.8	48.2	99.1	198.8	350.0	453.8
February	106.1	1.3	107.3	65.0	4.1	69.0	171.0	5.3	176.3	65.7	75.6	114.8	311.6	356.8
March	145.7	1.5	147.2	60.1	4.1	64.2	205.9	5.5	211.4	67.3	108.5	124.7	381.7	403.4
April	119.7	6.3	126.0	53.7	6.7	60.3	173.4	13.0	186.4	63.0	155.0	187.8	391.0	437.1
May	162.0	1.7	163.8	110.0	14.9	124.9	272.0	16.7	288.7	72.3	82.8	112.5	424.9	473.5
June	147.7	4.3	152.0	138.7	6.0	144.7	286.4	10.3	296.7	69.4	155.2	179.3	509.8	545.4
July	144.5	4.4	148.8	88.7	6.0	94.7	233.2	10.4	243.6	62.9	98.5	153.0	394.0	459.5
August	169.5	5.1	174.6	307.9	4.5	312.5	477.4	9.6	487.0	79.1	256.3	367.4	812.0	933.5
September	143.8	2.6	146.4	232.8	8.3	241.0	376.6	10.9	387.5	120.0	73.7	139.1	567.9	646.6
October	160.5	2.2	162.7	107.8	2.3	110.0	268.3	4.4	272.7	71.7	86.3	119.3	426.4	463.7
November	161.7	1.1	162.9	115.9	1.6	117.5	277.6	2.7	280.3	74.8	102.3	146.8	454.5	501.9
December	124.7	0.4	125.0	150.2	6.6	156.8	274.9	6.9	281.8	54.8	149.1	177.6	478.6	514.2
<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
NEW SOUTH WALES														
1991-92	2,654.6	86.8	2,741.4	890.6	258.3	1,148.8	3,545.2	345.0	3,890.2	902.2	1,695.5	2,653.7	6,137.9	7,445.8
1992-93	2,852.9	80.9	2,933.9	1,516.6	181.7	1,698.3	4,369.5	262.7	4,632.2	965.0	2,126.4	3,178.2	7,452.4	8,775.4
1993-94	3,065.8	53.3	3,119.1	1,424.1	99.9	1,523.9	4,489.9	153.1	4,643.1	1,043.1	1,895.6	2,884.1	7,420.5	8,570.2
<i>July-March-</i>														
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
1994-95	2,384.6	33.6	2,418.2	1,697.4	63.1	1,760.5	4,082.0	96.7	4,178.7	822.1	1,574.6	2,391.8	6,472.5	7,392.6
<i>1994-</i>														
January	210.3	4.5	214.7	115.5	3.9	119.4	325.8	8.3	334.1	66.6	127.6	258.8	519.7	659.5
February	217.3	2.6	219.9	95.4	8.5	103.9	312.7	11.1	323.8	83.1	126.1	199.7	521.0	606.5
March	295.8	8.0	303.8	94.3	6.3	100.6	390.1	14.3	404.4	91.1	131.2	169.3	612.0	664.7
April	254.3	8.5	262.9	89.9	6.7	96.6	344.2	15.2	359.4	83.9	180.8	257.0	608.3	700.3
May	319.7	4.7	324.4	145.4	20.7	166.1	465.1	25.3	490.4	98.1	143.0	183.5	704.0	772.1
June	307.8	6.7	314.5	179.5	11.5	191.0	487.3	18.2	505.5	93.4	224.3	262.4	803.6	861.3
July	278.5	7.5	285.9	124.1	13.1	137.2	402.6	20.5	423.1	85.2	144.7	206.1	631.7	714.3
August	325.2	7.2	332.4	345.6	6.9	352.5	670.7	14.2	684.9	106.1	304.1	460.3	1,080.2	1,251.3
September	287.8	3.5	291.2	268.9	10.2	279.2	556.7	13.7	570.4	142.6	124.7	207.2	821.5	920.2
October	295.6	2.7	298.4	136.5	3.3	139.8	432.2	6.0	438.1	93.4	157.5	209.3	683.1	740.8
November	301.6	1.9	303.5	143.5	3.0	146.5	445.2	4.9	450.1	97.1	169.8	239.1	711.9	786.3
December	229.2	1.0	230.2	179.6	9.0	188.6	408.8	10.1	418.9	72.3	198.2	238.4	679.2	729.6
<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

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>						
January	2,411	2,486	4,346	4,600	378.3	81.2
February	2,491	2,543	4,009	4,178	367.3	99.0
March	2,617	2,647	4,166	4,210	370.2	87.6
April	2,667	2,741	4,346	4,698	395.0	91.3
May	2,917	2,986	4,675	4,982	436.8	87.5
June	2,722	2,760	4,994	5,051	486.5	94.3
July	2,547	2,683	3,952	4,477	418.8	81.6
August	2,923	2,960	6,012	6,195	702.5	105.1
September	2,428	2,444	5,409	5,588	509.7	119.1
October	2,788	2,852	4,707	4,841	461.1	90.9
November	2,680	2,682	4,013	3,968	402.3	87.9
December	2,365	2,382	4,791	4,844	477.3	82.6
<i>1995—</i>						
January	2,396	2,408	4,022	4,338	395.4	81.6
February	2,328	2,386	4,409	4,487	407.8	90.8
March	1,967	1,991	3,817	3,804	440.8	77.9
TREND ESTIMATES						
<i>1994—</i>						
January	2,459	2,504	4,110	4,217	363.1	85.2
February	2,533	2,583	4,168	4,318	369.0	86.9
March	2,616	2,673	4,243	4,435	380.9	88.3
April	2,686	2,749	4,377	4,609	405.7	89.7
May	2,728	2,796	4,580	4,845	442.6	91.2
June	2,744	2,813	4,799	5,079	481.8	93.5
July	2,738	2,804	4,979	5,243	512.4	96.5
August	2,714	2,771	5,057	5,282	525.9	98.6
September	2,683	2,727	5,012	5,189	517.8	98.9
October	2,637	2,669	4,861	4,997	492.8	96.5
November	2,569	2,594	4,650	4,761	462.1	92.4
December	2,475	2,498	4,431	4,528	436.4	88.0
<i>1995—</i>						
January	2,365	2,389	4,242	4,334	420.3	84.3
February	2,251	2,278	4,074	4,165	409.1	81.5
March	2,165	2,196	3,997	4,078	414.5	79.5

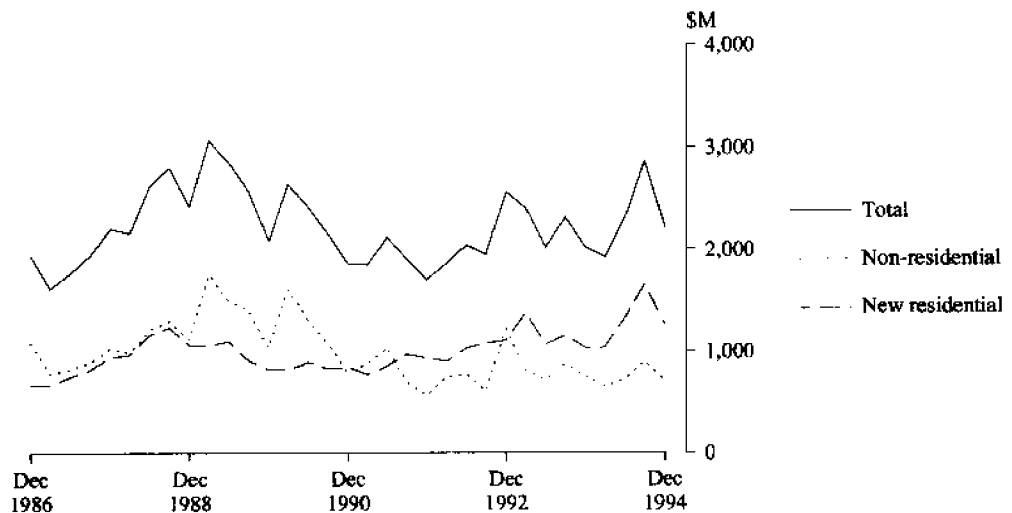
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average — see paragraphs 23–29 of the Explanatory Notes for a more detailed explanation. (b) Includes Conversions, etc. See paragraphs 9–11 of the Explanatory Notes.

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	2,533.0	2,615.7	1,229.0	3,844.7	860.8	1,786.8	2,798.6	6,174.1	7,504.1
1992-93	2,723.5	2,800.6	1,842.8	4,643.4	921.3	2,248.8	3,361.5	7,590.5	8,926.1
1993-94	2,870.6	2,920.5	1,640.8	4,561.3	977.1	1,984.8	3,021.2	7,424.3	8,559.6
<i>1993--</i>									
Sept. qtr	705.2	714.1	447.3	1,161.4	269.4	543.2	878.9	1,954.2	2,309.8
Dec. qtr	667.8	676.1	361.1	1,037.3	226.1	469.6	755.6	1,722.8	2,019.0
<i>1994--</i>									
Mar. qtr	677.3	691.4	348.2	1,039.6	225.4	402.2	656.0	1,646.1	1,921.0
June qtr	820.3	838.8	484.1	1,323.0	256.2	569.8	730.6	2,101.2	2,309.8
Sept. qtr	823.8	840.6	814.4	1,655.0	308.6	593.0	903.4	2,528.3	2,867.0
Dec. qtr	760.3	765.5	499.9	1,265.4	241.8	541.3	707.3	2,043.5	2,214.6

(a) See paragraphs 30-35 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES



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

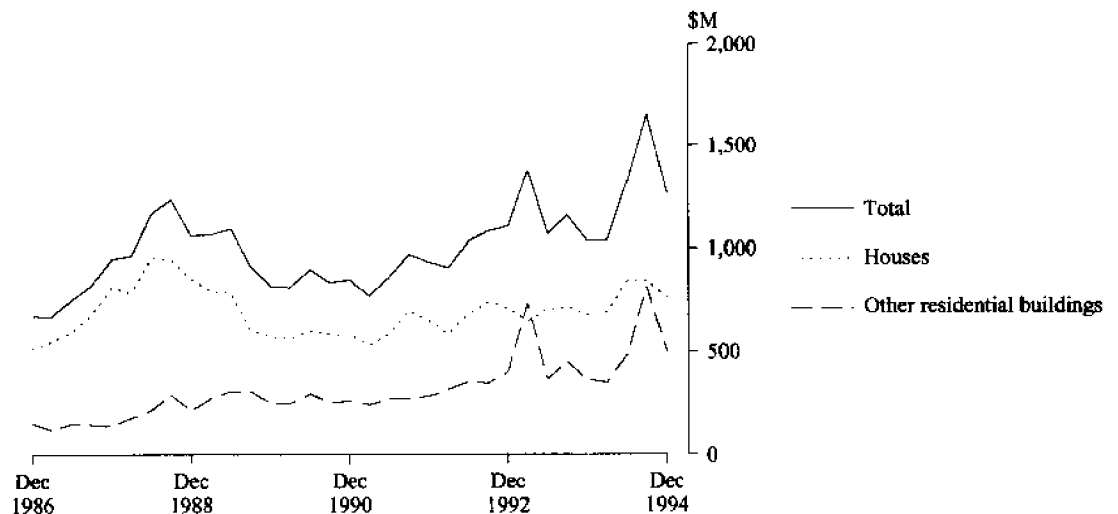


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Class of building	1992-93	July-March		1995			
		1993-94	1993-94	1994-95	January	February	March
PRIVATE SECTOR							
New houses	2,852.9	3,065.8	2,184.0	2,384.6	220.4	215.6	230.8
New other residential buildings	1,516.6	1,424.1	1,009.3	1,697.4	143.2	137.3	218.7
<i>Total new residential building</i>	<i>4,369.5</i>	<i>4,489.9</i>	<i>3,193.3</i>	<i>4,082.0</i>	<i>363.5</i>	<i>352.9</i>	<i>449.4</i>
Alterations and additions to residential buildings	956.6	1,034.9	763.8	815.9	69.2	75.9	78.4
Hotels, etc.	122.7	75.2	67.1	78.6	8.3	2.5	2.6
Shops	385.2	301.4	206.3	422.2	32.1	40.8	26.6
Factories	280.9	272.9	134.9	217.1	17.7	20.4	22.1
Offices	534.5	362.5	303.4	255.9	31.5	24.5	27.3
Other business premises	212.4	287.5	179.5	187.5	19.3	16.1	31.5
Educational	120.8	102.2	84.9	73.8	2.6	6.4	11.9
Religious	41.9	34.2	30.2	21.7	1.9	0.7	2.3
Health	73.3	208.2	152.5	63.7	3.8	26.6	4.1
Entertainment and recreational	303.6	151.0	111.9	201.2	24.9	17.3	34.5
Miscellaneous	51.1	100.5	76.8	52.8	4.0	6.3	5.0
<i>Total non-residential building</i>	<i>2,126.4</i>	<i>1,895.6</i>	<i>1,347.5</i>	<i>1,574.6</i>	<i>146.1</i>	<i>161.6</i>	<i>167.9</i>
Total	7,452.4	7,420.5	5,304.6	6,472.5	578.8	590.4	695.8
PUBLIC SECTOR							
New houses	80.9	53.3	33.4	33.6	1.5	2.6	5.7
New other residential buildings	181.7	99.9	61.0	63.1	8.1	3.5	6.0
<i>Total new residential building</i>	<i>262.7</i>	<i>153.1</i>	<i>94.4</i>	<i>96.7</i>	<i>9.5</i>	<i>6.1</i>	<i>11.8</i>
Alterations and additions to residential buildings	8.5	8.1	3.8	6.2	1.3	0.2	0.3
Hotels, etc.	2.2	2.7	1.1	2.3	0.2	—	0.2
Shops	13.9	21.2	16.8	14.6	0.2	1.2	2.1
Factories	2.2	21.2	5.3	8.3	1.6	—	0.1
Offices	142.0	208.9	184.3	122.2	17.8	21.4	32.6
Other business premises	62.1	106.8	96.5	71.2	8.7	1.2	19.4
Educational	304.0	326.2	267.7	205.2	24.6	31.3	14.8
Religious	—	—	—	—	—	—	—
Health	410.3	187.8	174.5	230.4	6.0	62.5	10.1
Entertainment and recreational	62.5	33.6	25.2	46.6	2.6	0.4	5.1
Miscellaneous	52.7	80.0	62.3	116.5	1.7	84.1	6.2
<i>Total non-residential building</i>	<i>1,051.9</i>	<i>988.5</i>	<i>833.7</i>	<i>817.2</i>	<i>63.3</i>	<i>202.1</i>	<i>90.5</i>
Total	1,323.0	1,149.8	932.0	920.1	74.1	208.4	102.6
TOTAL							
New houses	2,933.9	3,119.1	2,217.4	2,418.2	221.8	218.1	236.5
New other residential buildings	1,698.3	1,523.9	1,070.3	1,760.5	151.2	140.8	224.7
<i>Total new residential building</i>	<i>4,632.2</i>	<i>4,643.1</i>	<i>3,287.7</i>	<i>4,178.7</i>	<i>373.1</i>	<i>359.0</i>	<i>461.2</i>
Alterations and additions to residential buildings	965.0	1,043.1	767.6	822.1	70.5	76.1	78.7
Hotels, etc.	124.8	78.0	68.2	80.9	8.4	2.5	2.8
Shops	399.1	322.6	223.1	436.8	32.3	42.0	28.7
Factories	283.2	294.0	140.2	225.4	19.3	20.4	22.2
Offices	676.5	571.4	487.6	378.1	49.3	45.9	59.9
Other business premises	274.5	394.3	276.0	258.7	27.9	17.3	50.9
Educational	424.7	428.5	352.7	279.0	27.2	37.7	26.7
Religious	41.9	34.2	30.2	21.7	1.9	0.7	2.3
Health	483.6	396.0	327.0	294.1	9.8	89.1	14.2
Entertainment and recreational	366.1	184.5	137.1	247.8	27.5	17.8	39.6
Miscellaneous	103.8	180.5	139.0	169.3	5.7	90.4	11.2
<i>Total non-residential building</i>	<i>3,178.2</i>	<i>2,884.1</i>	<i>2,181.2</i>	<i>2,391.8</i>	<i>209.3</i>	<i>363.7</i>	<i>258.5</i>
Total	8,775.4	8,570.2	6,236.5	7,392.6	652.9	798.8	798.4

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—												
January	6	0.7	5	1.4	2	1.4	—	—	1	5.0	14	8.4
February	5	0.6	3	0.8	2	1.1	—	—	—	—	10	2.5
March	7	0.9	4	1.2	1	0.8	—	—	—	—	12	2.8
SHOPS												
1995—												
January	58	4.9	17	4.7	7	4.3	3	4.7	2	13.8	87	32.3
February	96	8.9	22	6.3	6	4.6	5	9.6	2	12.6	131	42.0
March	78	6.8	21	6.3	2	1.1	5	7.9	1	6.5	107	28.7
FACTORIES												
1995—												
January	21	2.0	15	4.1	1	0.6	9	12.6	—	—	46	19.3
February	29	3.0	12	3.6	8	5.6	3	8.2	—	—	52	20.4
March	42	4.0	17	4.9	7	4.4	6	8.8	—	—	72	22.2
OFFICES												
1995—												
January	50	4.6	27	7.9	6	4.3	5	11.1	3	21.5	91	49.3
February	69	6.9	28	7.9	8	5.6	6	10.5	1	15.0	112	45.9
March	74	7.5	48	15.5	13	8.5	7	12.6	1	15.7	143	59.9
OTHER BUSINESS PREMISES												
1995—												
January	36	3.7	10	3.1	4	2.6	9	18.5	—	—	59	27.9
February	24	2.6	8	2.7	6	4.1	4	7.9	—	—	42	17.3
March	27	2.6	18	5.8	6	3.8	4	9.9	3	28.8	58	50.9
EDUCATIONAL												
1995—												
January	17	1.8	4	1.1	1	0.8	8	17.9	1	5.5	31	27.2
February	21	2.2	10	3.2	4	2.6	11	29.7	—	—	46	37.7
March	18	2.1	10	3.2	6	4.0	5	12.4	1	5.0	40	26.7
RELIGIOUS												
1995—												
January	1	0.1	2	0.8	—	—	1	1.1	—	—	4	1.9
February	3	0.2	1	0.5	—	—	—	—	—	—	4	0.7
March	4	0.4	3	1.2	1	0.7	—	—	—	—	8	2.3
HEALTH												
1995—												
January	5	0.6	1	0.4	2	1.4	5	7.4	—	—	13	9.8
February	4	0.6	6	1.7	1	0.5	2	6.6	2	79.7	15	89.1
March	10	1.1	4	1.1	2	1.2	3	4.6	1	6.2	20	14.2

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
ENTERTAINMENT AND RECREATIONAL												
1995—												
January	12	1.2	5	1.3	5	3.1	3	4.9	1	17.0	26	27.5
February	20	2.1	4	1.2	5	3.4	3	6.0	1	5.0	33	17.8
March	17	1.5	8	2.1	2	1.1	5	16.4	2	18.5	34	39.6
MISCELLANEOUS												
1995—												
January	12	1.7	2	0.5	1	0.7	1	2.9	—	—	16	5.7
February	9	0.7	10	2.5	—	—	3	5.2	1	82.0	23	90.4
March	14	1.5	13	3.4	2	1.4	3	4.9	—	—	32	11.2
TOTAL NON-RESIDENTIAL BUILDING												
1995—												
January	218	21.1	88	25.2	29	19.1	44	81.1	8	62.7	387	209.3
February	280	27.7	104	30.4	40	27.6	37	83.7	7	194.3	468	363.7
March	291	28.4	146	44.7	42	27.0	38	77.6	9	80.8	526	258.5

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
SYDNEY STATISTICAL DIVISION						
Houses	912	111,744	25	2,646	937	114,390
Brick, stone, or concrete	208	33,004	—	—	208	33,004
Brick-veneer	657	74,484	25	2,646	682	77,130
Timber	33	2,975	—	—	33	2,975
Fibre cement	5	540	—	—	5	540
Other materials	9	742	—	—	9	742
Other residential buildings	1,475	190,775	64	3,410	1,539	194,185
Total residential buildings	2,387	302,520	89	6,056	2,476	308,576
HUNTER STATISTICAL DIVISION						
Houses	296	30,892	19	1,809	315	32,701
Brick, stone, or concrete	35	4,415	—	—	35	4,415
Brick-veneer	226	23,695	19	1,809	245	25,504
Timber	16	1,203	—	—	16	1,203
Fibre cement	17	1,449	—	—	17	1,449
Other materials	2	130	—	—	2	130
Other residential buildings	108	9,324	29	1,756	137	11,080
Total residential buildings	404	40,216	48	3,565	452	43,781
ILLAWARRA STATISTICAL DIVISION						
Houses	206	20,519	2	173	208	20,692
Brick, stone, or concrete	7	1,197	—	—	7	1,197
Brick-veneer	176	17,762	2	173	178	17,935
Timber	11	689	—	—	11	689
Fibre cement	8	511	—	—	8	511
Other materials	4	360	—	—	4	360
Other residential buildings	67	5,244	—	—	67	5,244
Total residential buildings	273	25,763	2	173	275	25,936
BALANCE OF NEW SOUTH WALES						
Houses	686	67,641	12	1,094	698	68,734
Brick, stone, or concrete	124	13,975	—	—	124	13,975
Brick-veneer	412	43,522	10	835	422	44,357
Timber	71	4,990	—	—	71	4,990
Fibre cement	66	4,530	—	—	66	4,530
Other materials	13	624	2	259	15	882
Other residential buildings	191	13,307	14	871	205	14,179
Total residential buildings	877	80,948	26	1,965	903	82,913
NEW SOUTH WALES						
Houses	2,100	230,796	58	5,722	2,158	236,518
Brick, stone, or concrete	374	52,590	—	—	374	52,590
Brick-veneer	1,471	159,463	56	5,463	1,527	164,926
Timber	131	9,857	—	—	131	9,857
Fibre cement	96	7,030	—	—	96	7,030
Other materials	28	1,856	2	259	30	2,114
Other residential buildings	1,841	218,651	107	6,037	1,948	224,688
Total residential buildings	3,941	449,447	165	11,759	4,106	461,206

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

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

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	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Sydney	937	440	312	752	115	228	444	787	1,539	2,476
Hunter	315	69	2	71	38	10	18	66	137	452
Illawarra	208	38	29	67	—	—	—	—	67	275
Richmond-Tweed	128	26	—	26	35	4	—	39	65	193
Mid-North Coast	146	20	2	22	—	10	—	10	32	178
Northern	52	13	—	13	5	—	—	5	18	70
North Western	50	4	—	4	16	—	—	16	20	70
Central West	79	10	—	10	—	—	—	—	10	89
South Eastern	125	35	—	35	—	—	—	—	35	160
Murrumbidgee	64	8	—	8	9	—	—	9	17	81
Murray	53	5	—	5	3	—	—	3	8	61
Far West	1	—	—	—	—	—	—	—	—	1
New South Wales	2,158	668	345	1,013	221	252	462	935	1,948	4,106
VALUE (\$'000)										
Sydney	114,390	32,775	31,153	63,928	7,491	16,766	106,000	130,257	194,185	308,576
Hunter	32,701	4,782	280	5,062	2,318	1,000	2,700	6,018	11,080	43,781
Illawarra	20,692	2,564	2,680	5,244	—	—	—	—	5,244	25,936
Richmond-Tweed	13,181	1,788	—	1,788	2,660	600	—	3,260	5,048	18,229
Mid-North Coast	14,032	1,457	200	1,657	—	870	—	870	2,527	16,558
Northern	4,718	975	—	975	330	—	—	330	1,305	6,023
North Western	4,247	263	—	263	844	—	—	844	1,107	5,354
Central West	7,769	797	—	797	—	—	—	—	797	8,566
South Eastern	12,639	1,750	—	1,750	—	—	—	—	1,750	14,389
Murrumbidgee	6,529	556	—	556	570	—	—	570	1,126	7,655
Murray	5,538	369	—	369	150	—	—	150	519	6,057
Far West	81	—	—	—	—	—	—	—	—	81
New South Wales	236,518	48,076	34,313	82,389	14,363	19,236	108,700	142,299	224,688	461,206

(a) Excludes Conversions, etc.

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE, NSW

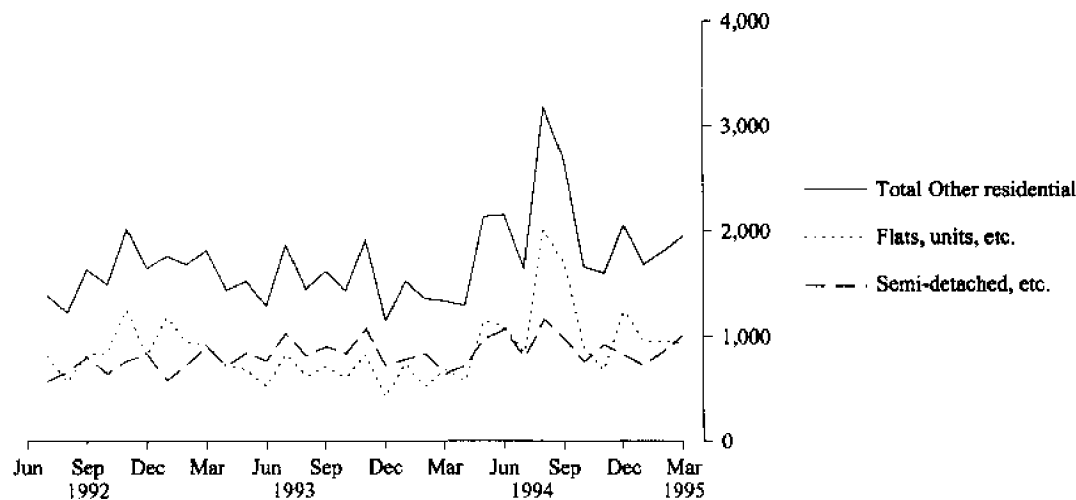


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, MARCH 1995

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)	1	—	77	—	—	—	454	1,050	1,200	1,731
Leichhardt (A)	—	—	—	13	—	1,200	1,290	2,210	2,513	5,004
Marrickville (A)	—	—	—	—	—	—	916	315	315	1,231
South Sydney (C)	2	—	160	225	—	51,530	1,530	19,332	19,710	72,929
Sydney (C)— Inner and Remainder	—	—	—	—	—	—	685	8,469	32,690	33,375
Inner Sydney (SSD)	3	—	237	238	—	52,730	4,875	31,376	56,428	114,269
Randwick (C)	17	—	3,033	44	—	4,536	2,517	830	2,235	12,322
Waverley (A)	1	—	300	2	—	150	2,969	670	739	4,158
Woolahra (A)	3	—	1,960	46	—	27,400	1,211	699	699	31,270
Eastern Suburbs (SSD)	21	—	5,293	92	—	32,086	6,697	2,199	3,673	47,749
Hurstville (C)	14	—	1,992	50	—	3,860	503	220	1,073	7,428
Kogarah (A)	10	—	1,719	49	—	4,052	1,635	57	744	8,149
Rockdale (A)	7	—	910	25	—	2,085	1,284	165	789	5,068
Sutherland Shire (A)	62	—	9,822	34	—	2,728	3,847	7,847	8,947	25,344
St George—Sutherland (SSD)	93	—	14,442	158	—	12,725	7,269	8,289	11,553	45,990
Bankstown (C)	30	—	3,066	170	—	11,289	2,192	4,252	5,673	22,221
Canterbury (A)	5	—	539	50	—	3,150	430	240	358	4,477
Canterbury—Bankstown (SSD)	35	—	3,605	220	—	14,439	2,622	4,492	6,031	26,698
Fairfield (C)	24	—	2,861	48	28	4,906	1,050	15,662	15,734	24,551
Liverpool (C)	126	7	14,137	69	—	4,686	510	1,315	1,315	20,648
Fairfield—Liverpool (SSD)	150	7	16,998	117	28	9,592	1,559	16,977	17,049	45,199
Camden (A)	31	—	2,949	—	—	—	22	400	670	3,641
Campbelltown (C)	34	—	3,558	26	—	1,529	1,076	9,520	9,650	15,812
Wollondilly (A)	29	—	3,066	2	—	230	179	—	—	3,475
Outer South Western Sydney (SSD)	94	—	9,573	28	—	1,759	1,277	9,920	10,320	22,929
Ashfield (A)	1	—	150	2	—	250	357	52	599	1,356
Burwood (A)	—	—	—	5	—	330	431	11,000	11,000	11,761
Concord (A)	3	—	626	—	—	—	765	—	—	1,391
Drummoyne (A)	3	—	680	25	—	3,200	975	110	490	5,345
Strathfield (A)	7	—	1,444	—	—	—	678	2,820	6,939	9,060
Inner Western Sydney (SSD)	14	—	2,900	32	—	3,780	3,205	13,982	19,028	28,912

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, MARCH 1995—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)	3	—	292	13	—	765	157	855	1,005	2,218
Holroyd (C)	9	—	982	35	—	2,647	899	1,750	2,644	7,172
Parramatta (C)	11	—	927	14	—	1,085	823	6,815	10,589	13,423
Central Western Sydney (SSD)	23	—	2,200	62	—	4,497	1,878	9,420	14,238	22,813
Blue Mountains (C)	39	—	3,167	17	—	1,071	991	460	460	5,689
Hawkesbury (C)	20	16	4,892	14	—	975	291	1,300	8,693	14,850
Penrith (C)	63	—	5,666	24	—	1,907	1,879	2,297	6,571	16,022
Outer Western Sydney (SSD)	122	16	13,725	55	—	3,953	3,160	4,057	15,724	36,562
Baulkham Hills (A)	37	—	6,203	8	—	811	1,205	796	796	9,015
Blacktown (C)	67	2	5,774	32	16	2,807	701	1,466	4,430	13,712
Blacktown—Baulkham Hills (SSD)	104	2	11,977	40	16	3,618	1,906	2,262	5,226	22,728
Hunter's Hill (A)	—	—	—	—	—	—	140	—	477	617
Lane Cove (A)	2	—	692	—	—	—	917	412	412	2,020
Mosman (A)	1	—	350	—	—	—	3,777	—	340	4,467
North Sydney (A)	3	—	415	163	—	28,277	4,322	3,509	5,535	38,549
Ryde (C)	16	—	2,501	28	—	2,489	579	1,276	1,276	6,846
Willoughby (C)	16	—	3,353	26	—	2,861	1,868	902	1,132	9,214
Lower Northern Sydney (SSD)	38	—	7,311	217	—	33,627	11,602	6,099	9,173	61,713
Hornsby (A)	46	—	5,350	65	—	6,653	1,599	696	3,644	17,246
Ku-ring-gai (A)	15	—	3,170	8	—	1,202	3,594	355	769	8,735
Hornsby—Ku-ring-gai (SSD)	61	—	8,520	73	—	7,855	5,194	1,051	4,413	25,982
Manly (A)	3	—	682	5	—	608	845	—	457	2,592
Pittwater (A)	11	—	2,497	10	—	1,325	2,108	—	—	5,929
Warringah (A)	21	—	2,855	59	8	6,354	2,481	6,398	6,398	18,089
Northern Beaches (SSD)	35	—	6,034	74	8	8,287	5,434	6,398	6,855	26,611
Gosford (C)	46	—	5,648	57	—	3,655	843	835	1,798	11,944
Wyong (A)	73	—	5,925	12	12	1,583	1,107	8,417	8,470	17,086
Gosford—Wyong (SSD)	119	—	11,573	69	12	5,238	1,950	9,252	10,268	29,030
Sydney (SD)	912	25	114,390	1,475	64	194,185	58,629	125,774	189,978	557,183

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, MARCH 1995—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)	13	--	1,077	--	--	--	286	459	1,226	2,589
Lake Macquarie (C)	85	--	9,842	10	6	1,441	1,395	8,647	11,868	24,547
Maitland (C)	66	--	6,352	16	--	1,043	550	1,500	2,653	10,598
Newcastle (C) — Inner and Remainder	24	--	2,371	38	9	3,457	1,236	2,960	5,553	12,617
Port Stephens (A)	38	19	5,709	14	14	1,621	693	1,280	1,480	9,502
Newcastle (SSD)	226	19	25,351	78	29	7,562	4,160	14,846	22,780	59,852
Dungog (A)	8	--	754	--	--	--	55	--	--	809
Gloucester (A)	9	--	1,197	--	--	--	--	--	--	1,197
Great Lakes (A)	28	--	2,794	28	--	3,430	275	115	115	6,614
Merriwa (A)	1	--	47	--	--	--	27	--	--	74
Murrurundi (A)	--	--	--	--	--	--	--	--	--	--
Muswellbrook (A)	4	--	410	--	--	--	114	--	255	778
Scone (A)	8	--	855	2	--	88	160	--	3,629	4,731
Singleton (A)	12	--	1,293	--	--	--	171	--	120	1,584
Hunter SD Balance (SSD)	70	--	7,351	30	--	3,517	801	115	4,119	15,789
Hunter (SD)	296	19	32,701	108	29	11,080	4,961	14,961	26,899	75,641
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	9	--	767	6	--	404	438	500	800	2,409
Shellharbour (A)	28	--	3,072	6	--	352	342	130	130	3,896
Wollongong (C)	71	--	7,153	39	--	3,180	1,452	1,300	1,933	13,719
Wollongong (SSD)	108	--	10,992	51	--	3,936	2,233	1,930	2,863	20,024
Shoalhaven (C)	64	2	5,878	12	--	828	1,211	980	1,480	9,397
Wingecarribee (A)	34	--	3,822	4	--	480	663	239	439	5,404
Illawarra SD Balance (SSD)	98	2	9,701	16	--	1,308	1,874	1,219	1,919	14,801
Illawarra (SD)	206	2	20,692	67	--	5,244	4,106	3,149	4,782	34,825
RICHMOND-TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	33	--	3,819	26	--	1,704	111	393	393	6,027
Tweed Heads (SSD)	33	--	3,819	26	--	1,704	111	393	393	6,027
Ballina (A)	28	--	3,372	19	--	1,999	317	332	332	6,020
Byron (A)	18	--	1,939	9	--	695	326	1,550	1,699	4,658
Casino (A)	4	--	336	3	--	180	11	--	--	527
Kyogle (A)	5	--	348	--	--	--	20	--	--	368
Lismore (C)	19	--	1,583	6	--	340	120	3,650	3,650	5,692
Richmond River (A)	7	--	659	--	--	--	111	--	--	770
Tweed (A) Pt B	14	--	1,124	2	--	130	259	425	425	1,938
Richmond-Tweed SD Balance (SSD)	95	--	9,362	39	--	3,344	1,164	5,957	6,106	19,975
Richmond-Tweed (SD)	128	--	13,181	65	--	5,048	1,275	6,350	6,499	26,002

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, MARCH 1995—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)	22	—	2,150	—	—	—	373	335	335	2,858
Coffs Harbour (C)	22	—	2,469	14	—	1,024	282	1,113	1,113	4,888
Copmanhurst (A)	4	—	425	—	—	—	—	—	—	425
Grafton (C)	7	—	617	4	—	350	40	—	—	1,007
Maclean (A)	12	—	864	4	—	360	22	60	60	1,306
Nambucca (A)	6	—	512	—	—	—	87	120	120	719
Nymboida (A)	5	—	350	—	—	—	92	—	—	442
Ulmarra (A)	4	—	230	—	—	—	87	—	—	317
Clarence (SSD)	82	—	7,616	22	—	1,734	982	1,628	1,628	11,961
Greater Taree (C)	17	—	1,774	2	—	145	632	658	1,758	4,308
Hastings (A)	39	—	3,910	8	—	648	377	2,020	2,020	6,955
Kempsey (A)	8	—	732	—	—	—	144	390	390	1,266
Lord Howe Island Hastings (SSD)	64	—	6,415	10	—	793	1,133	3,068	4,168	12,529
Mid-North Coast (SD)	146	—	14,032	32	—	2,527	2,135	4,696	5,796	24,489
NORTHERN STATISTICAL DIVISION										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	1	—	80	—	—	—	—	—	—	80
Gunnedah (A)	—	—	—	10	—	800	37	975	1,825	2,662
Inverell (A) Pt A	—	—	—	—	—	—	—	—	75	75
Manilla (A)	2	—	192	—	—	—	15	—	—	207
Nundle (A)	3	—	173	—	—	—	15	—	—	188
Parry (A)	4	—	584	—	—	—	118	—	—	702
Quirindi (A)	—	—	—	—	—	—	—	—	—	—
Tamworth (C)	13	—	1,265	2	—	180	226	478	646	2,317
Yallaroi (A)	4	—	258	—	—	—	—	—	—	258
Northern Slopes (SSD)	27	—	2,551	12	—	980	409	1,453	2,546	6,487
Armidaie (C)	3	—	270	—	—	—	22	750	750	1,042
Dumaresq (A)	2	—	234	—	—	—	78	—	—	312
Glen Innes (A)	3	—	170	3	—	150	28	—	—	348
Guyra (A)	—	—	—	—	—	—	47	—	—	47
Inverell (A) Pt B	3	—	325	—	—	—	98	50	50	473
Severn (A)	1	—	35	—	—	—	—	—	—	35
Tenterfield (A)	5	—	425	—	—	—	—	—	118	543
Uralla (A)	—	—	—	—	—	—	18	148	148	166
Walcha (A)	—	—	—	—	—	—	—	—	—	—
Northern Tablelands (SSD)	17	—	1,458	3	—	150	291	948	1,066	2,965
Moree Plains (A)	2	—	170	—	—	—	333	660	660	1,163
Narrabri (A)	6	—	539	3	—	175	110	100	819	1,643
North Central Plain (SSD)	8	—	709	3	—	175	443	760	1,479	2,806
Northern (SD)	52	—	4,718	18	—	1,305	1,143	3,161	5,091	12,258

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, MARCH 1995—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)	—	—	—	—	—	—	60	—	—	60
Coonabarabran (A)	3	—	163	—	—	—	—	—	—	163
Dubbo (C)	13	1	1,371	8	—	528	244	525	525	2,668
Gilgandra (A)	2	—	165	—	—	—	19	—	—	184
Mudgee (A)	11	—	1,001	—	8	399	364	500	500	2,263
Narromine (A)	4	—	248	—	—	—	44	50	50	342
Wellington (A)	3	—	170	—	—	—	24	200	200	394
Central Macquarie (SSD)	36	1	3,117	8	8	927	755	1,275	1,275	6,074
Bogan (A)	—	—	—	—	—	—	—	—	—	—
Coonamble (A)	—	—	—	4	—	180	10	75	75	265
Waigett (A)	3	—	203	—	—	—	70	—	6,207	6,479
Warren (A)	1	—	95	—	—	—	20	—	—	115
Macquarie-Barwon (SSD)	4	—	298	4	—	180	100	75	6,282	6,859
Bourke (A)	1	2	317	—	—	—	—	—	—	317
Brewarrina (A)	1	—	86	—	—	—	32	—	—	118
Cobar (A)	5	—	430	—	—	—	59	—	—	489
Upper Darling (SSD)	7	2	832	—	—	—	91	—	—	923
North Western (SD)	47	3	4,247	12	8	1,107	946	1,350	7,557	13,857
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	10	—	1,083	—	—	—	—	—	660	1,743
Blayney (A) Pt A	1	—	68	—	—	—	20	—	—	88
Cabonne (A) Pt A	5	—	432	—	—	—	40	—	—	472
Evans (A) Pt A	—	—	—	—	—	—	19	—	—	19
Orange (C)	22	2	2,184	4	—	322	292	370	450	3,248
Bathurst-Orange (SSD)	38	2	3,767	4	—	322	371	370	1,110	5,570
Blayney (A) Pt B	—	—	—	—	—	—	10	—	—	10
Cabonne (A) Pt B	1	—	65	—	—	—	—	—	—	65
Evans (A) Pt B	—	—	—	—	—	—	140	—	—	140
Greater Lithgow (C)	5	—	509	2	—	162	175	306	306	1,152
Oberon (A)	3	—	225	—	—	—	143	—	—	368
Rylstone (A)	—	—	—	—	—	—	—	—	—	—
Central Tablelands (excl. Bathurst-Orange) (SSD)	9	—	799	2	—	162	468	306	306	1,735
Bland (A)	—	—	—	—	—	—	30	—	—	30
Cabonne (A) Pt C	—	—	—	—	—	—	84	—	—	84
Cowra (A)	11	—	1,362	—	2	161	56	—	—	1,579
Forbes (A)	3	—	336	—	2	152	68	65	65	621
Lachlan (A)	—	—	—	—	—	—	70	—	—	70
Parkes (A)	15	—	1,334	—	—	—	127	485	485	1,946
Weddin (A)	1	—	170	—	—	—	—	—	—	170
Lachlan (SSD)	30	—	3,202	—	4	313	435	550	550	4,500
Central West (SD)	77	2	7,769	6	4	797	1,273	1,226	1,966	11,805

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, MARCH 1995—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)	8	—	1,102	4	—	335	276	—	685	2,398
Queanbeyan (SSD)	8	—	1,102	4	—	335	276	—	685	2,398
Boorowa (A)	1	—	67	—	—	—	20	—	—	87
Crookwell (A)	3	—	154	—	—	—	165	217	217	536
Goulburn (C)	14	—	1,331	21	—	861	239	150	210	2,641
Gunning (A)	1	—	115	—	—	—	115	—	—	230
Harden (A)	2	—	145	—	—	—	—	—	—	145
Mulwaree (A)	8	—	648	—	—	—	104	120	120	872
Tallaganda (A)	2	—	197	—	—	—	—	—	—	197
Yarrowlumla (A)	8	—	950	—	—	—	137	—	—	1,087
Yass (A)	4	—	344	—	—	—	67	—	—	412
Young (A)	6	—	694	—	—	—	31	—	—	725
Southern Tablelands (excl. Queanbeyan) (SSD)	49	—	4,647	21	—	861	877	487	547	6,932
Bega Valley (A)	18	—	2,221	4	—	206	287	1,310	1,310	4,024
Eurobodalla (A)	44	—	4,229	4	—	278	375	425	695	5,576
Lower South Coast (SSD)	62	—	6,450	8	—	484	662	1,735	2,005	9,600
Bombala (A)	—	—	—	—	—	—	40	—	—	40
Cooma-Monaro (A)	3	—	200	—	—	—	—	—	—	200
Snowy River (A)	3	—	241	2	—	70	333	150	330	974
Snowy (SSD)	6	—	441	2	—	70	373	150	330	1,213
South Eastern (SD)	125	—	12,639	35	—	1,750	2,188	2,372	3,567	20,143
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	—	—	—	—	—	—	26	150	150	176
Cootamundra (A)	—	—	—	—	—	—	104	—	—	104
Gundagai (A)	—	—	—	—	—	—	—	—	—	—
Junee (A)	2	—	186	—	—	—	68	130	130	384
Lockhart (A)	1	—	63	—	—	—	15	—	—	78
Narrandera (A)	3	—	138	—	—	—	—	—	—	138
Temora (A)	2	—	138	—	—	—	52	50	50	240
Tumut (A)	3	—	262	—	—	—	175	182	264	700
Wagga Wagga (C)	18	6	2,298	6	—	420	310	1,790	1,875	4,903
Central Murrumbidgee (SSD)	29	6	3,084	6	—	420	750	2,302	2,469	6,722
Carrathool (A)	—	—	—	—	—	—	23	—	165	188
Griffith (C)	15	—	2,155	8	—	556	207	130	348	3,266
Hay (A)	1	—	69	—	—	—	30	—	—	99
Leeton (A)	11	—	1,080	3	—	150	63	399	399	1,692
Murrumbidgee (A)	2	—	141	—	—	—	10	—	—	151
Lower Murrumbidgee (SSD)	29	—	3,445	11	—	706	333	529	912	5,396
Murrumbidgee (SD)	58	6	6,529	17	—	1,126	1,082	2,831	3,380	12,118

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MURRAY STATISTICAL DIVISION										
Albury (C)	24	—	2,851	—	2	159	445	1,393	2,083	5,538
Hume (A)	5	—	515	—	—	—	35	—	—	550
Albury (SSD)	29	—	3,366	—	2	159	480	1,393	2,083	6,088
Corowa (A)	4	—	274	3	—	150	98	250	250	772
Culcairn (A)	—	—	—	—	—	—	20	—	—	20
Holbrook (A)	—	—	—	—	—	—	55	—	—	55
Tumbarumba (A)	2	—	128	—	—	—	—	—	—	128
Urana (A)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	6	—	402	3	—	150	173	250	250	974
Berrigan (A)	2	1	307	—	—	—	18	—	—	325
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	5	—	418	—	—	—	—	—	—	418
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	5	—	473	3	—	210	—	—	—	683
Wakool (A)	1	—	92	—	—	—	—	—	—	92
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	13	1	1,290	3	—	210	18	—	—	1,518
Balranald (A)	—	—	—	—	—	—	—	—	—	—
Wentworth (A)	4	—	481	—	—	—	115	178	178	774
Murray-Darling (SSD)	4	—	481	—	—	—	115	178	178	774
Murray (SD)	52	1	5,538	6	2	519	785	1,821	2,511	9,353
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	1	—	81	—	—	—	215	255	435	731
Central Darling (A)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	1	—	81	—	—	—	215	255	435	731
NEW SOUTH WALES										
New South Wales	2,100	58	236,518	1,841	107	224,688	78,739	167,946	258,460	798,406

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

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

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

Scope and coverage

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

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

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

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

Definitions

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

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

units of this type is included in the appropriate category of non-residential building approved.

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

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

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

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

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

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

Building classification

13. *Ownership*. The ownership of a building is classified at the time of approval as either private sector or public sector according to expected ownership of the completed

building. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

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

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

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

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

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

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

19. Examples of the types of individual building jobs in-

cluded under each main functional heading are shown in the following list:

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

Statistical areas of New South Wales

20. This publication 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 (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).

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

General

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

Seasonal adjustment

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

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

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

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

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

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

29. While this technique enables trend estimates for the latest period to be produced, it does result in revisions to

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

Estimates at constant prices

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

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

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

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

34. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the

national accounts aggregate 'Gross fixed capital expenditure'.

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

Related publications

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

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

Building Approvals, Australia (monthly) (8731.0)

Building Activity, Australia (quarterly) (8752.0)

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

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

Engineering Construction Survey (quarterly) (8762.0)

Symbols and other usages

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

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

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months October 1994 to March 1995.

2. Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 28 and 29 of the Explanatory Notes for a more detailed explanation.

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

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

4. For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 7 per cent in April 1995, the trend estimate for that month would be 2,050, a movement of -4.7 per cent. The monthly movements in the trend estimates for January, February and March 1995, which are currently estimated to be -4.5 per cent, -4.8 per cent and -3.8 per cent respectively, would be revised to -4.6 per cent, -4.8 per cent and -4.3 per cent. On the other hand, a 7 per cent seasonally adjusted decline in the number of private houses approved in April 1995 would produce a trend estimate for April 1995 of 1,938, a movement of -6.7 per cent, with the movements in the trend estimates for January, February and March 1995 being revised to -5.3 per cent, -6.0 per cent and -6.0 per cent, respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1995 seasonally adjusted estimate—			
			is up 7% on March 1995		is down 7% on March 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
October	2,637	-1.7	2,639	-1.6	2,644	-1.4
November	2,569	-2.6	2,572	-2.6	2,581	-2.4
December	2,475	-3.7	2,476	-3.7	2,481	-3.9
1995—						
January	2,365	-4.5	2,362	-4.6	2,350	-5.3
February	2,251	-4.8	2,250	-4.8	2,210	-6.0
March	2,165	-3.8	2,152	-4.3	2,078	-6.0
April	n.y.a.	n.y.a.	2,050	-4.7	1,938	-6.7

TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1995 seasonally adjusted estimate—			
			is up 7% on March 1995		is down 7% on March 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
October	2,669	-2.1	2,671	-2.1	2,676	-1.9
November	2,594	-2.8	2,596	-2.8	2,606	-2.6
December	2,498	-3.7	2,499	-3.8	2,504	-3.9
1995—						
January	2,389	-4.4	2,387	-4.5	2,375	-5.1
February	2,278	-4.6	2,277	-4.6	2,237	-5.8
March	2,196	-3.6	2,181	-4.2	2,106	-5.9
April	n.y.a.	n.y.a.	2,079	-4.7	1,966	-6.7

TOTAL NUMBER OF DWELLING UNITS APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1995 seasonally adjusted estimate—			
			is up 8% on March 1995		is down 8% on March 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
October	4,997	-3.7	4,999	-3.7	5,011	-3.4
November	4,761	-4.7	4,761	-4.8	4,783	-4.6
December	4,528	-4.9	4,527	-4.9	4,537	-5.1
1995—						
January	4,334	-4.3	4,340	-4.1	4,312	-5.0
February	4,165	-3.9	4,217	-2.8	4,125	-4.3
March	4,078	-2.1	4,125	-2.2	3,951	-4.2
April	n.y.a.	n.y.a.	4,074	-1.2	3,811	3.5

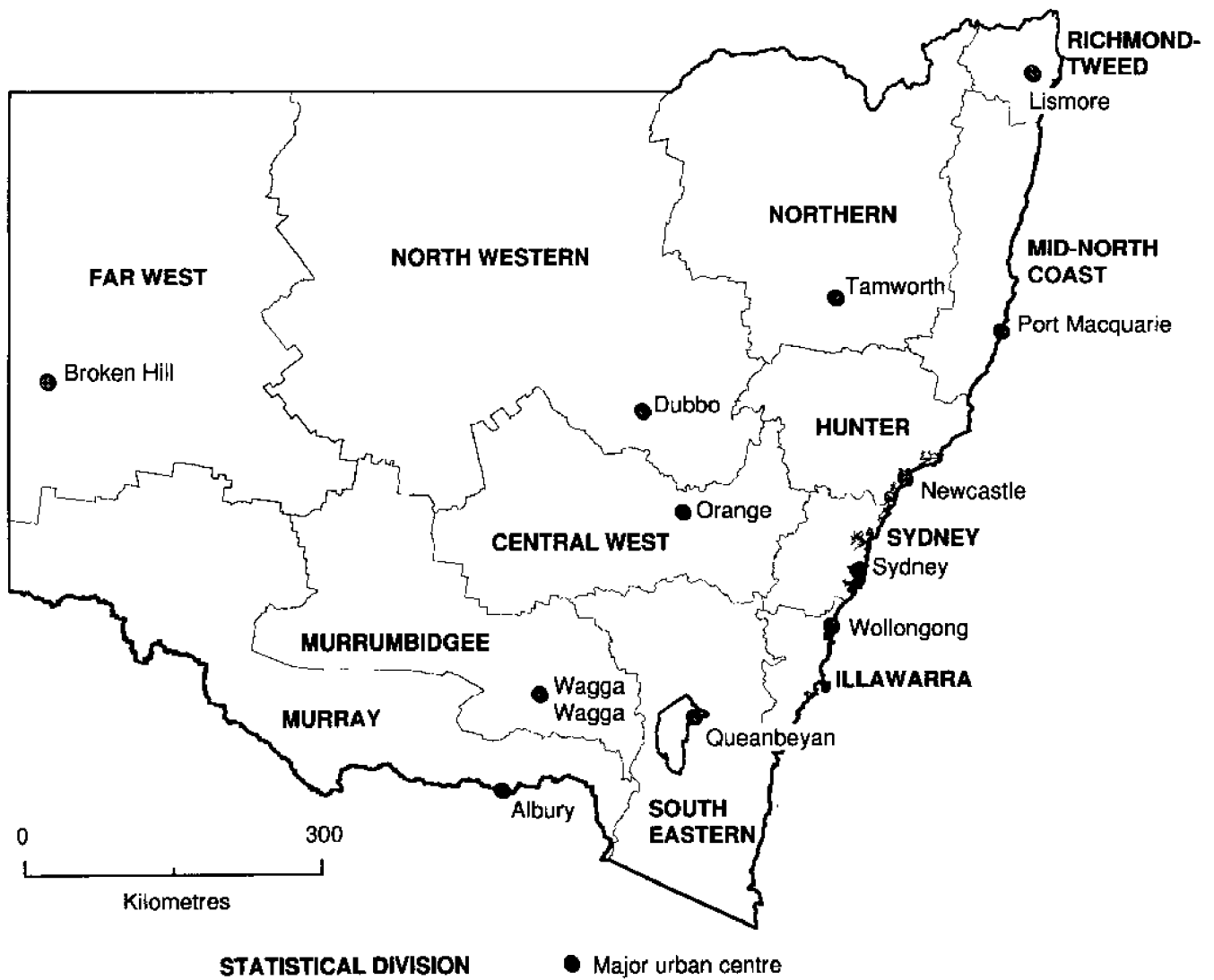
VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1995 seasonally adjusted estimate—			
			is up 8% on March 1995		is down 8% on March 1995	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
1994—						
October	492.8	-4.8	492.0	-5.0	493.4	-4.7
November	462.1	-6.2	460.2	-6.5	462.6	-6.2
December	436.4	-5.6	435.2	-5.4	436.4	-5.7
1995—						
January	420.3	-3.7	423.9	-2.6	420.7	-3.6
February	409.1	-2.7	425.3	0.3	414.8	-1.4
March	414.5	1.3	433.6	2.0	413.7	-0.3
April	n.y.a.	n.y.a.	443.1	2.2	413.2	-0.1

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

	Trend estimate		Revised trend estimate if April 1995 seasonally adjusted estimate—			
			is up 8% on March 1995		is down 8% on March 1995	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
1994—						
October	96.5	-2.4	96.5	-2.4	96.8	-2.1
November	92.4	-4.2	92.4	-4.3	92.8	-4.1
December	88.0	-4.8	88.0	-4.8	88.2	-5.1
1995—						
January	84.3	-4.2	84.5	-3.9	83.9	-4.8
February	81.5	-3.4	82.7	-2.1	80.8	-3.7
March	79.5	-2.5	81.7	-1.2	78.2	-3.3
April	n.y.a.	n.y.a.	82.4	0.9	77.1	-1.4

STATISTICAL DIVISIONS, NEW SOUTH WALES









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