Australian Bureau of Statistics

CATALOGUE NO. 8731.1

EMBARGOED UNTIL 11.30 AM 10 MAY 1996

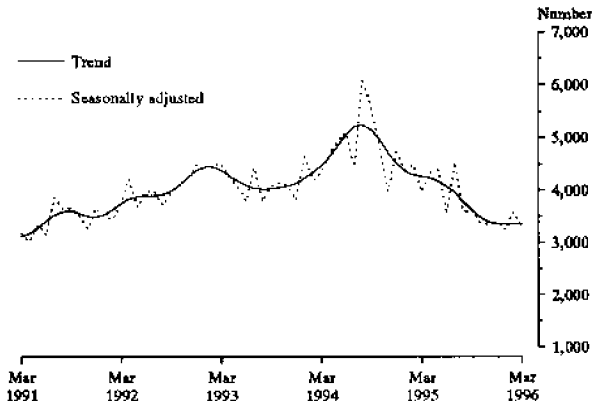
BUILDING APPROVALS, NEW SOUTH WALES, MARCH 1996

MAIN FEATURES

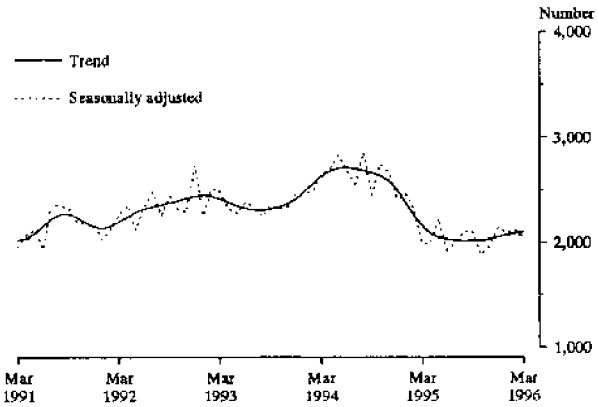
NUMBER OF DWELLING UNITS APPROVED

	March 1995	*February 1996*	*March 1996*	*March 1995 to March 1996 change*	*February 1996 to March 1996 change*
Original series	4,167	3,361	3,259	–21.8%	–3.0%
Seasonally adjusted	3,957	3,586	3,296	–16.7%	–8.1%
Trend estimate	4,271	3,359	3,361	–21.3%	0.1%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend estimate for the total number of dwelling units approved in March rose 0.1% to 3,361.
- The trend for the number of private sector houses approved (2,100) increased by 0.7% on the February estimate. This is the sixth consecutive increase in this series.
- The total number of dwelling units approved in original (unadjusted) terms was 3,259 which is a 3.0% decrease on last month. Of this total, 2,054 were private sector house approvals.
- The trend for the value of new residential building was $321.5 million, a decrease of 1.8% on last month.

Non-residential building

- The value of non-residential projects approved in March was $269.2 million.

NOTE: Estimates for the number and value of other residential dwelling units approved in New South Wales in October 1995 have been revised. The revision was due to the deletion of a private sector other residential building job, involving 111 dwelling units at a value of $31 million, which was found to be a duplicate of approval in an earlier month.

Corresponding totals for New South Wales affected by this amendment have also been revised. Where appropriate, seasonally adjusted and trend estimates and constant price data have also been revised.

INQUIRIES

- *for more information about statistics in this publication and the availability of related unpublished statistics,* contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.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

TABLE 1. DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION										
1992-93	12,915	462	13,377	10,752	1,742	12,494	1,011	24,670	2,212	26,882
1993-94	13,691	240	13,931	12,090	1,048	13,138	2,043	27,811	1,301	29,112
1994-95	13,834	255	14,089	16,919	1,012	17,931	1,778	32,513	1,285	33,798
July-March—										
1994-95	10,709	206	10,915	13,428	539	13,967	1,390	25,519	753	26,272
1995-96	9,469	213	9,682	9,646	581	10,227	350	19,461	798	20,259
1995—										
January	1,032	15	1,047	1,185	61	1,246	117	2,326	84	2,410
February	1,014	23	1,037	1,355	10	1,365	125	2,494	33	2,527
March	912	25	937	1,475	64	1,539	38	2,425	89	2,514
April	918	21	939	1,009	174	1,183	250	2,177	195	2,372
May	1,276	22	1,298	1,597	203	1,800	55	2,921	232	3,153
June	931	6	937	885	96	981	83	1,896	105	2,001
July	1,225	6	1,231	1,788	127	1,915	41	3,054	133	3,187
August	1,147	18	1,165	913	200	1,113	38	2,098	218	2,316
September	1,177	74	1,251	1,225	10	1,235	81	2,483	84	2,567
October	1,042	7	1,049	988	33	1,021	51	2,081	40	2,121
November	1,110	38	1,148	1,249	14	1,263	40	2,399	52	2,451
December	871	21	892	873	41	914	22	1,766	62	1,828
1996—										
January	829	26	855	701	78	779	37	1,567	104	1,671
February	986	13	999	954	46	1,000	31	1,967	63	2,030
March	1,082	10	1,092	955	32	987	9	2,046	42	2,088
NEW SOUTH WALES										
1992-93	28,653	869	29,522	16,308	2,667	18,975	1,365	46,318	3,544	49,862
1993-94	30,051	561	30,612	17,744	1,554	19,298	2,453	50,234	2,129	52,363
1994-95	28,578	423	29,001	21,979	1,811	23,790	2,073	52,604	2,260	54,864
July-March—										
1994-95	22,183	326	22,509	17,303	994	18,297	1,611	41,086	1,331	42,417
1995-96	18,209	317	18,526	11,831	914	12,745	528	30,548	1,251	31,799
1995—										
January	2,041	17	2,058	1,527	161	1,688	134	3,694	186	3,880
February	1,998	30	2,028	1,755	60	1,815	150	3,903	90	3,993
March	2,100	58	2,158	1,841	107	1,948	61	4,002	165	4,167
April	1,802	27	1,829	1,410	251	1,661	259	3,471	278	3,749
May	2,526	38	2,564	2,073	327	2,400	85	4,677	372	5,049
June	2,067	32	2,099	1,193	239	1,432	118	3,370	279	3,649
July	2,132	10	2,142	2,049	174	2,223	73	4,254	184	4,438
August	2,264	32	2,296	1,236	249	1,485	53	3,553	281	3,834
September	2,205	81	2,286	1,427	56	1,483	99	3,731	137	3,868
October	1,992	34	2,026	1,269	75	1,344	63	3,324	109	3,433
November	2,164	49	2,213	1,472	14	1,486	88	3,724	63	3,787
December	1,707	26	1,733	1,095	69	1,164	26	2,828	95	2,923
1996—										
January	1,702	41	1,743	964	139	1,103	50	2,716	180	2,896
February	1,989	13	2,002	1,233	81	1,314	45	3,263	98	3,361
March	2,054	31	2,085	1,086	57	1,143	31	3,155	104	3,259

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

TABLE 2. VALUE OF BUILDING APPROVED
($ million)

Period	New residential building: Houses: Private sector	Houses: Public sector	Houses: Total	Other residential buildings: Private sector	Other residential buildings: Public sector	Other residential buildings: Total	Total: Private sector	Total: Public sector	Total: Total	Alterations and additions to residential buildings	Non-residential building: Private sector	Non-residential building: Total	Total building: Private sector	Total building: Total
SYDNEY STATISTICAL DIVISION														
1992-93	1,389.5	43.3	1,432.7	1,148.8	124.2	1,273.0	2,538.3	167.4	2,705.7	708.4	1,663.3	2,407.3	4,903.1	5,821.4
1993-94	1,510.3	23.1	1,533.3	1,040.6	70.9	1,111.4	2,550.8	94.0	2,644.8	782.9	1,376.9	2,065.7	4,703.5	5,493.3
1994-95	1,639.9	26.4	1,666.3	1,745.0	76.7	1,821.7	3,384.9	103.0	3,488.0	852.4	2,206.4	2,896.8	6,437.1	7,237.2
July-March—														
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
1995-96	1,147.1	20.9	1,168.0	1,071.0	43.8	1,114.8	2,218.1	64.7	2,282.8	585.9	1,596.5	2,097.5	4,397.0	4,966.3
1995 —														
January	119.5	1.3	120.8	116.7	3.7	120.4	236.2	5.0	241.2	55.0	102.9	140.0	392.8	436.2
February	119.4	2.0	121.4	108.5	1.0	109.6	227.9	3.0	230.9	59.2	128.1	310.8	415.0	600.9
March	111.7	2.6	114.4	190.8	3.4	194.2	302.5	6.1	308.6	58.6	125.8	190.0	486.7	557.2
April	113.6	1.9	115.5	86.9	15.4	102.3	200.5	17.4	217.9	82.2	655.1	675.5	937.8	975.6
May	154.0	2.2	156.1	163.0	16.2	179.2	317.0	18.3	335.3	72.6	227.9	251.6	616.9	659.4
June	117.1	0.6	117.6	75.8	7.7	83.6	192.9	8.3	201.2	61.4	200.4	225.8	454.6	488.4
July	149.6	0.7	150.3	305.7	12.1	317.8	455.3	12.8	468.2	64.4	139.3	174.6	658.2	707.1
August	136.2	1.4	137.6	96.5	10.5	107.1	232.7	11.9	244.6	70.1	321.0	363.9	623.7	678.6
September	139.3	8.2	147.6	131.0	1.0	132.0	270.3	9.2	279.5	73.0	170.4	198.9	513.6	551.4
October	121.8	0.8	122.6	104.8	2.9	107.7	226.6	3.7	230.3	63.9	221.3	370.7	511.0	664.9
November	135.2	3.3	138.5	144.3	0.9	145.2	279.5	4.2	283.7	68.9	136.8	187.7	484.9	540.3
December	114.7	2.0	116.7	75.9	2.5	78.4	190.6	4.5	195.1	56.7	137.2	154.9	384.5	406.7
1996—														
January	104.1	2.4	106.5	63.9	7.8	71.6	168.0	10.1	178.1	64.6	161.1	187.5	393.6	430.2
February	116.0	1.2	117.2	74.7	3.8	78.5	190.8	5.0	195.7	58.9	187.8	276.7	436.4	531.4
March	130.1	0.9	131.0	74.2	2.4	76.5	204.3	3.3	207.6	65.5	121.5	182.7	391.0	455.8
NEW SOUTH WALES														
1992-93	2,852.9	80.9	2,933.9	1,516.6	181.7	1,698.3	4,369.5	262.7	4,632.2	965.0	2,126.4	3,178.2	7,452.4	8,775.4
1993-94	3,065.8	53.3	3,119.1	1,424.1	99.9	1,523.9	4,489.9	153.1	4,643.1	1,043.1	1,895.6	2,884.1	7,420.5	8,570.2
1994-95	3,101.6	43.2	3,144.8	2,106.8	125.0	2,231.8	5,208.3	168.3	5,376.6	1,101.0	2,812.5	3,733.4	9,114.5	10,211.0
July-March														
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
1995-96	2,026.0	32.0	2,058.0	1,227.9	67.0	1,294.8	3,253.9	99.0	3,352.9	772.4	2,132.8	2,836.1	6,154.7	6,961.3
1995														
January	220.4	1.5	221.8	143.2	8.1	151.2	363.5	9.5	373.1	70.5	146.1	209.3	578.8	652.9
February	215.6	2.6	218.1	137.3	3.5	140.8	352.9	6.1	359.0	76.1	161.6	363.7	590.4	798.8
March	230.8	5.7	236.5	218.7	6.0	224.7	449.4	11.8	461.2	78.7	167.9	258.5	695.8	798.4
April	202.8	2.7	205.5	113.9	20.6	134.5	316.7	23.3	340.0	99.6	695.1	724.5	1,111.3	1,164.0
May	281.0	3.4	284.4	197.7	23.6	221.3	478.7	27.0	505.7	94.6	280.5	313.2	853.1	913.5
June	233.2	3.5	236.8	97.8	17.8	115.5	331.0	21.3	352.3	84.7	262.3	303.9	677.6	740.9
July	244.4	1.2	245.6	323.0	14.9	337.9	567.4	16.1	583.5	84.7	172.1	213.2	823.2	881.3
August	247.2	2.5	249.7	120.2	14.9	135.1	367.4	17.4	384.8	90.8	418.3	481.0	876.3	956.6
September	242.1	9.3	251.3	148.4	4.1	152.4	390.5	13.3	403.8	95.3	219.3	255.6	705.0	754.6
October	213.7	3.4	217.0	124.9	5.4	130.3	338.6	8.8	347.4	86.3	271.1	431.9	695.1	865.5
November	239.3	4.5	243.8	161.8	0.9	162.7	401.1	5.5	406.5	95.1	200.7	310.3	696.7	812.0
December	199.2	2.5	201.7	91.3	4.3	95.6	290.5	6.8	297.3	73.2	190.3	219.9	554.0	590.4
1996														
January	191.6	4.0	195.6	80.6	11.7	92.3	272.3	15.6	287.9	82.1	240.9	281.9	595.1	651.9
February	221.4	1.2	222.6	92.3	6.6	98.9	313.6	7.8	321.5	79.4	260.9	373.1	652.8	774.0
March	227.2	3.5	230.7	85.3	4.1	89.5	312.6	7.6	320.2	85.5	159.1	269.2	556.4	674.9

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

Period	Number of dwelling units (b)				Value ($m)	
	Houses		Total			
	Private sector	Total	Private sector	Total	New residential building	Alterations and additions to residential buildings
SEASONALLY ADJUSTED						
1995—						
January	2,470	2,401	4,119	4,388	402.4	85.5
February	2,320	2,363	4,394	4,491	410.5	85.7
March	1,994	1,976	3,882	3,957	434.5	77.6
April	2,006	2,049	3,952	4,348	378.5	112.2
May	2,230	2,265	4,132	4,396	461.2	83.5
June	1,919	1,964	3,399	3,567	343.4	83.0
July	2,013	2,107	4,143	4,539	590.7	87.1
August	2,105	2,126	3,308	3,607	374.8	83.3
September	2,106	2,214	3,460	3,624	360.6	79.9
October	1,880	1,916	3,233	3,372	345.7	80.3
November	1,969	1,988	3,321	3,329	373.9	88.8
December	2,144	2,234	3,357	3,379	338.8	91.3
1996—						
January	2,094	2,033	3,020	3,243	316.9	97.7
February	2,122	2,123	3,464	3,586	344.8	84.0
March	2,046	2,068	3,222	3,296	310.2	90.2
TREND ESTIMATES						
1995						
January	2,386	2,376	4,244	4,358	421.6	86.8
February	2,266	2,262	4,133	4,285	413.0	86.9
March	2,159	2,166	4,075	4,271	413.9	88.4
April	2,082	2,106	3,996	4,236	421.9	89.6
May	2,047	2,088	3,892	4,167	430.2	89.1
June	2,033	2,086	3,777	4,068	433.8	87.3
July	2,027	2,088	3,667	3,948	429.5	84.8
August	2,023	2,088	3,545	3,787	414.6	83.0
September	2,020	2,082	3,431	3,619	393.3	82.9
October	2,022	2,074	3,340	3,481	370.2	84.6
November	2,037	2,075	3,290	3,399	351.2	87.0
December	2,054	2,078	3,262	3,356	338.7	88.9
1996—						
January	2,072	2,083	3,254	3,347	331.4	90.2
February	2,086	2,089	3,260	3,359	327.4	91.0
March	2,100	2,093	3,253	3,361	321.5	91.5

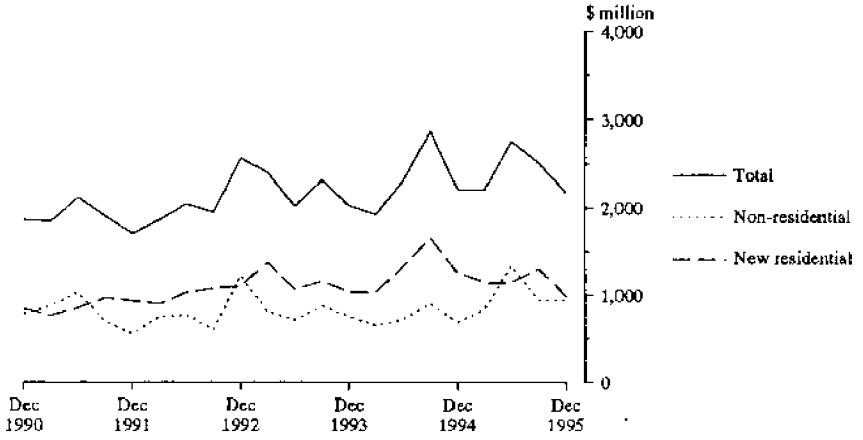
(a) See paragraphs 17-24 of the Explanatory Notes. (b) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

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

	New residential building				*Alterations and additions to residential buildings*	*Non-residential building*		***Total building***	
	Houses								
Period	*Private sector*	*Total*	*Other residential buildings*	*Total*		*Private sector*	*Total*	*Private sector*	*Total*
1992-93	2,723.4	2,800.6	1,842.8	4,643.4	921.2	2,248.8	3,361.5	7,590.5	8,926.2
1993-94	2,870.6	2,920.5	1,640.7	4,561.2	977.0	1,984.8	3,021.2	7,424.4	8,559.4
1994-95	2,849.3	2,889.0	2,334.3	5,223.2	1,011.7	2,851.1	3,789.3	8,981.6	10,024.2
1994—									
Sept. qtr	823.8	840.6	814.4	1,655.0	308.6	591.2	900.6	2,525.8	2,864.2
Dec. qtr	760.3	765.5	498.8	1,264.3	241.8	536.9	701.5	2,037.4	2,207.6
1995—									
Mar. qtr	605.5	614.4	536.7	1,151.1	204.7	481.4	841.6	1,823.1	2,197.4
June qtr	659.6	668.4	484.4	1,152.8	256.6	1,241.6	1,345.5	2,595.3	2,754.9
Sept. qtr	665.2	676.9	638.2	1,315.0	245.4	806.4	946.0	2,336.7	2,506.5
Dec. qtr	583.3	592.6	395.0	987.6	227.7	657.6	955.4	1,869.2	2,170.7

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

VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES



VALUE OF RESIDENTIAL BUILDING APPROVED AT AVERAGE 1989-90 PRICES

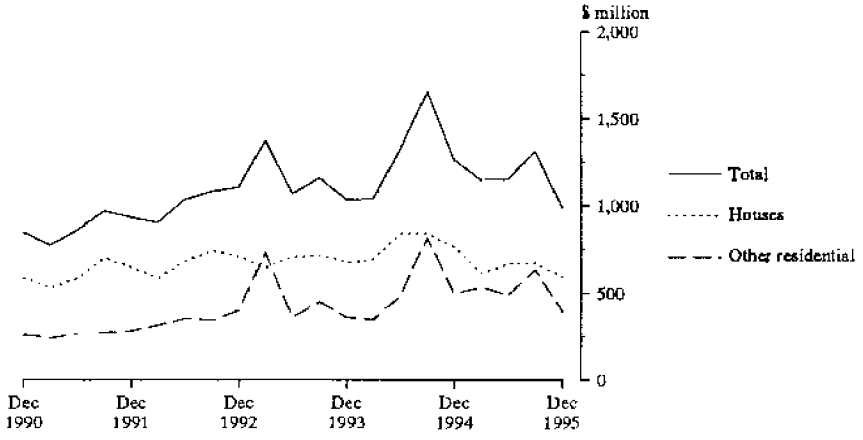


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
($ million)

Class of building	1993-94	1994-95	July-March		1996		
			1994-95	1995-96	January	February	March
PRIVATE SECTOR							
New houses	3,065.8	3,101.6	2,384.6	2,026.0	191.6	221.4	227.2
New other residential buildings	1,424.1	2,106.8	1,697.4	1,227.9	80.6	92.3	85.3
Total new residential building	*4,489.9*	*5,208.3*	*4,082.0*	*3,253.9*	*272.3*	*313.6*	*312.6*
Alterations and additions to residential buildings	1,034.9	1,093.7	815.9	768.0	81.9	78.3	84.7
Hotels, etc.	75.2	284.4	78.6	56.3	1.0	11.6	14.5
Shops	301.4	587.5	422.2	440.4	59.1	46.2	18.3
Factories	272.9	381.2	217.1	292.8	19.6	39.1	25.5
Offices	362.5	348.1	255.9	367.6	24.4	52.1	27.4
Other business premises	287.5	354.2	187.5	447.1	77.3	68.7	11.3
Educational	102.2	99.2	73.8	134.2	21.7	7.6	13.0
Religious	34.2	33.7	21.7	30.4	1.6	0.5	1.0
Health	208.2	75.5	63.7	51.7	7.5	3.1	18.8
Entertainment and recreational	151.0	574.8	201.2	239.7	17.8	28.7	18.2
Miscellaneous	100.5	73.7	52.8	72.6	10.9	3.2	11.1
Total non-residential building	*1,895.6*	*2,812.5*	*1,574.6*	*2,132.8*	*240.9*	*260.9*	*159.1*
Total	**7,420.5**	**9,114.5**	**6,472.5**	**6,154.7**	**595.1**	**652.8**	**556.4**
PUBLIC SECTOR							
New houses	53.3	43.2	33.6	32.0	4.0	1.2	3.5
New other residential buildings	99.9	125.0	63.1	67.0	11.7	6.6	4.1
Total new residential building	*153.1*	*168.3*	*96.7*	*99.0*	*15.6*	*7.8*	*7.6*
Alterations and additions to residential buildings	8.1	7.3	6.2	4.4	0.2	1.1	0.8
Hotels, etc.	2.7	2.3	2.3	0.8	—	0.7	—
Shops	21.2	19.4	14.6	25.5	1.5	3.7	4.0
Factories	21.2	8.3	8.3	2.8	0.1		0.9
Offices	208.9	157.1	122.2	124.4	7.6	19.4	7.2
Other business premises	106.8	85.2	71.2	112.0	1.3	32.1	7.1
Educational	326.2	237.7	205.2	188.8	21.7	42.0	40.6
Religious	—	—	—	—	—	—	—
Health	187.8	239.7	230.4	148.5	3.0	7.5	16.5
Entertainment and recreational	33.6	51.7	46.6	71.2	4.0	3.7	30.0
Miscellaneous	80.0	119.5	116.5	29.2	1.7	3.2	3.7
Total non-residential building	*988.5*	*920.9*	*817.2*	*703.3*	*40.9*	*112.2*	*110.1*
Total	**1,149.8**	**1,096.5**	**920.1**	**806.6**	**56.8**	**121.1**	**118.5**
TOTAL							
New houses	3,119.1	3,144.8	2,418.2	2,058.0	195.6	222.6	230.7
New other residential buildings	1,523.9	2,231.8	1,760.5	1,294.8	92.3	98.9	89.5
Total new residential building	*4,643.1*	*5,376.6*	*4,178.7*	*3,352.9*	*287.9*	*321.5*	*320.2*
Alterations and additions to residential buildings	1,043.1	1,101.0	822.1	772.4	82.1	79.4	85.5
Hotels, etc.	78.0	286.7	80.9	57.1	1.0	12.3	14.5
Shops	322.6	607.0	436.8	465.8	60.7	49.9	22.3
Factories	294.0	389.5	225.4	295.6	19.7	39.1	26.4
Offices	571.4	505.2	378.1	492.0	32.0	71.5	34.6
Other business premises	394.3	439.4	258.7	559.1	78.6	100.8	18.5
Educational	428.5	336.9	279.0	323.0	43.4	49.6	53.7
Religious	34.2	33.7	21.7	30.4	1.6	0.5	1.0
Health	396.0	315.2	294.1	200.3	10.5	10.7	35.3
Entertainment and recreational	184.5	626.5	247.8	310.9	21.8	32.4	48.2
Miscellaneous	180.5	193.3	169.3	101.8	12.6	6.4	14.8
Total non-residential building	*2,884.1*	*3,733.4*	*2,391.8*	*2,836.1*	*281.9*	*373.1*	*269.2*
Total	**8,570.2**	**10,211.0**	**7,392.6**	**6,961.3**	**651.9**	**774.0**	**674.9**

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

Period	$50,000 to less than $200,000		$200,000 to less than $500,000		$500,000 to less than $1m		$1m to less than $5m		$5m and over		Total	
	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)
HOTELS, ETC.												
1996—												
January	7	0.7	1	0.3	—	—	—	—	—	—	8	1.0
February	8	0.8	7	1.8	1	0.7	1	3.0	—	—	18	12.3
March	7	0.8	4	1.4	4	2.5	—	—	1	9.8	16	14.5
SHOPS												
1996												
January	72	5.9	14	4.2	8	5.3	4	6.7	2	38.6	100	60.7
February	96	8.9	23	6.8	5	3.3	4	5.4	2	25.5	130	49.9
March	103	8.9	19	5.8	7	4.8	2	2.8	—	—	131	22.3
FACTORIES												
1996												
January	35	3.4	12	4.0	10	6.7	2	5.6	—	—	59	19.7
February	32	3.1	18	5.4	4	2.2	4	9.6	3	18.9	61	39.1
March	26	2.4	20	6.7	9	5.5	6	11.8	—	—	61	26.4
OFFICES												
1996—												
January	64	6.3	31	9.9	6	3.5	6	12.3	—	—	107	32.0
February	43	4.8	34	11.9	7	4.4	8	17.8	2	32.5	94	71.5
March	48	4.2	25	7.4	9	6.0	8	16.9	—	—	90	34.6
OTHER BUSINESS PREMISES												
1996—												
January	31	3.1	15	4.8	5	3.4	2	3.6	2	63.6	55	78.6
February	41	4.1	14	4.5	11	7.2	10	25.2	4	59.8	80	100.8
March	28	2.8	13	4.1	2	1.1	3	4.1	1	6.4	47	18.5
EDUCATIONAL												
1996—												
January	16	1.8	7	2.0	4	2.9	6	8.8	3	27.9	36	43.4
February	15	1.9	8	3.2	5	3.4	5	13.4	3	27.7	36	49.6
March	24	2.5	11	3.7	5	2.9	5	9.9	3	34.7	48	53.7

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												
1996—												
January	3	0.3	4	1.3	—	—	—	—	—	—	7	1.6
February	4	0.5	—	—	—	—	—	—	—	—	4	0.5
March	3	0.3	—	—	1	0.7	—	—	—	—	4	1.0
HEALTH												
1996—												
January	9	0.8	2	0.5	1	0.8	4	8.5		—	16	10.5
February	11	1.1	8	2.4	2	1.5	2	5.7	—	—	23	10.7
March	17	1.6	10	3.0	6	4.2	4	7.8	2	18.7	39	35.3
ENTERTAINMENT AND RECREATIONAL												
1996—												
January	10	1.1	6	2.2	6	4.1	4	6.4	1	8.0	27	21.8
February	18	2.1	11	3.4	8	5.4	9	15.8	1	5.7	47	32.4
March	17	1.7	5	1.3	8	5.1	9	14.1	1	26.0	40	48.2
MISCELLANEOUS												
1996												
January	14	1.3	11	3.1	4	2.5	2	5.7	-	—	31	12.6
February	15	1.8	7	1.7	4	2.9	—	—	—	—	26	6.4
March	16	1.8	4	1.5	2	1.7	2	4.6	1	5.2	25	14.8
TOTAL NON-RESIDENTIAL BUILDING												
1996—												
January	261	24.5	103	32.5	44	29.2	30	57.6	8	138.1	446	281.9
February	283	29.0	130	41.2	47	31.0	43	95.8	16	176.1	519	373.1
March	289	27.0	111	34.8	53	34.6	39	72.0	9	100.8	501	269.2

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value ($'000)	Number	Value ($'000)	Number	Value ($'000)
SYDNEY STATISTICAL DIVISION						
Houses	*1,082*	*130,133*	*10*	*914*	*1,092*	*131,047*
Brick, stone, or concrete	134	21,379	—	—	134	21,379
Brick-veneer	803	87,398	3	294	806	87,692
Timber	28	2,424	—	—	28	2,424
Fibre cement	12	1,197	—	—	12	1,197
Other materials	105	17,734	7	620	112	18,354
Other residential buildings	955	74,185	32	2,351	987	76,536
Total residential buildings	**2,037**	**204,319**	**42**	**3,265**	**2,079**	**207,583**
HUNTER STATISTICAL DIVISION						
Houses	*195*	*18,703*	*7*	*766*	*202*	*19,469*
Brick, stone, or concrete	8	817	—	—	8	817
Brick-veneer	150	15,285	6	695	156	15,980
Timber	11	695	—	—	11	695
Fibre cement	10	673	—	—	10	673
Other materials	16	1,234	1	71	17	1,305
Other residential buildings	34	3,992	7	522	41	4,513
Total residential buildings	**229**	**22,695**	**14**	**1,288**	**243**	**23,982**
ILLAWARRA STATISTICAL DIVISION						
Houses	*202*	*19,707*	*9*	*1,075*	*211*	*20,782*
Brick, stone, or concrete	7	1,153	—	—	7	1,153
Brick-veneer	180	17,080	9	1,075	189	18,155
Timber	6	716	—	—	6	716
Fibre cement	5	404	—	—	5	404
Other materials	4	354	—	—	4	354
Other residential buildings	46	3,454	—	—	46	3,454
Total residential buildings	**248**	**23,161**	**9**	**1,075**	**257**	**24,236**
BALANCE OF NEW SOUTH WALES						
Houses	*575*	*58,700*	*5*	*732*	*580*	*59,432*
Brick, stone, or concrete	44	4,538	—	—	44	4,538
Brick-veneer	380	42,530	3	269	383	42,798
Timber	57	4,566	1	399	58	4,965
Fibre cement	60	4,175	—	—	60	4,175
Other materials	34	2,891	1	65	35	2,956
Other residential buildings	51	3,707	18	1,274	69	4,981
Total residential buildings	**626**	**62,407**	**23**	**2,006**	**649**	**64,414**
NEW SOUTH WALES						
Houses	*2,054*	*227,243*	*31*	*3,487*	*2,085*	*230,730*
Brick, stone, or concrete	193	27,887	—	—	193	27,887
Brick-veneer	1,513	162,293	21	2,332	1,534	164,626
Timber	102	8,401	1	399	103	8,800
Fibre cement	87	6,449	—	—	87	6,449
Other materials	159	22,213	9	756	168	22,969
Other residential buildings	1,086	85,338	57	4,147	1,143	89,485
Total residential buildings	**3,140**	**312,582**	**88**	**7,634**	**3,228**	**320,215**

(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, MARCH 1996

Statistical division	New houses	New other residential building: Semi-detached, row or terrace houses, townhouses, etc. of: 1 storey	2 or more storeys	Total	New other residential building: Flats, units or apartments in a building of: 1-2 storeys	3 storeys	4 or more storeys	Total	Total new residential building: Total	Total new residential building
					NUMBER OF DWELLING UNITS					
Sydney	1,092	174	185	359	114	217	297	628	987	2,079
Hunter	202	21	20	41	—	—	—	—	41	243
Illawarra	211	28	18	46	—	—	—	—	46	257
Richmond — Tweed	115	10	8	18	3	—	—	3	21	136
Mid-North Coast	141	19	—	19	3	—	—	3	22	163
Northern	29	2	—	2	4	—	—	4	6	35
North Western	25	6	—	6	—	—	—	—	6	31
Central West	64	4	—	4	—	—	—	—	4	68
South Eastern	115	6	—	6	—	—	—	—	6	121
Murrumbidgee	41	4	—	4	—	—	—	—	4	45
Murray	48	—	—	—	—	—	—	—	—	48
Far West	2	—	—	—	—	—	—	—	—	2
New South Wales	**2,085**	**274**	**231**	**505**	**124**	**217**	**297**	**638**	**1,143**	**3,228**
					VALUE ($'000)					
Sydney	131,047	13,803	15,325	29,128	8,919	17,720	20,769	47,409	76,536	207,583
Hunter	19,469	1,573	2,940	4,513	—	—	—	—	4,513	23,982
Illawarra	20,782	2,017	1,437	3,454	—	—	—	—	3,454	24,236
Richmond — Tweed	10,949	759	580	1,339	220	—	—	220	1,559	12,508
Mid-North Coast	14,518	1,522	—	1,522	175	—	—	175	1,697	16,215
Northern	3,094	161	—	161	267	—	—	267	427	3,521
North Western	2,342	395	—	395	—	—	—	—	395	2,737
Central West	6,283	300	—	300	—	—	—	—	300	6,583
South Eastern	12,114	344	—	344	—	—	—	—	344	12,457
Murrumbidgee	4,620	260	—	260	—	—	—	—	260	4,880
Murray	5,273	—	—	—	—	—	—	—	—	5,273
Far West	240	—	—	—	—	—	—	—	—	240
New South Wales	**230,730**	**21,133**	**20,282**	**41,415**	**9,581**	**17,720**	**20,769**	**48,070**	**89,485**	**320,215**

(a) Excludes Conversions, etc.

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE

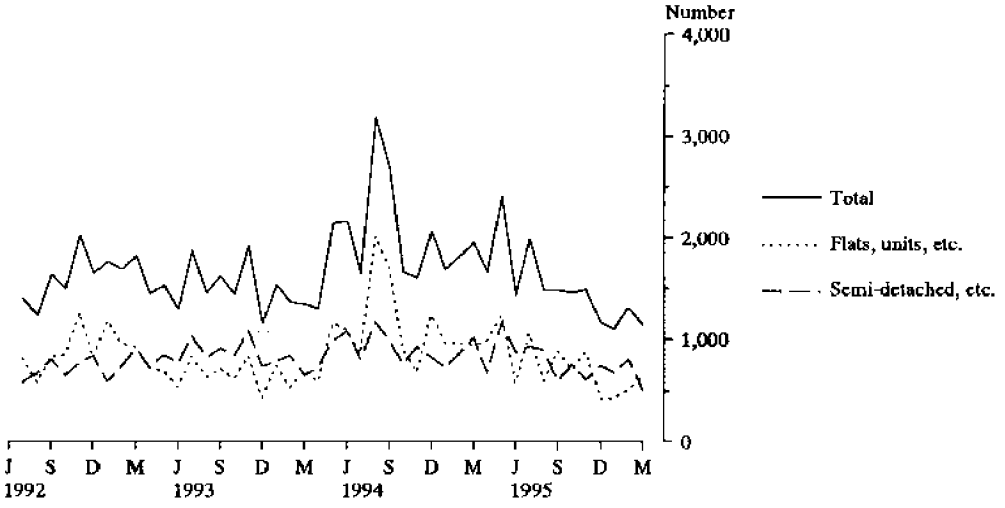


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, MARCH 1996

Statistical area	New residential building (a)						Alterations and additions to residential buildings ($'000)	Non-residential building		Total building ($'000)
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
SYDNEY STATISTICAL DIVISION										
Botany (A)	3	—	291	—		—	134	150	210	635
Leichhardt (A)	1	—	98	4	—	350	1,525	105	105	2,078
Marrickville (A)	1	—	110	..	—	—	764	505	2,130	3,004
South Sydney (C)	2	—	143	12	—	920	1,643	1,990	2,427	5,133
Sydney (C) Inner & Remainder	..	—	—	163	..	17,209		17,420	18,108	35,317
Inner Sydney (SSD)	*7*	—	*642*	*179*	.	*18,479*	*4,065*	*20,170*	*22,980*	*46,167*
Randwick (C)	3	—	370	38	—	3,781	2,079		30,121	36,351
Waverley (A)	3	—	750	—	—	..	2,018	390	390	3,158
Woollahra (A)	8	—	4,215	—	—	—	7,185	2,580	3,073	14,473
Eastern Suburbs (SSD)	*14*	—	*5,335*	*38*	-	*3,781*	*11,283*	*2,970*	*33,584*	*53,983*
Hurstville (C)	12	—	1,770	111	—	8,400	362	610	695	11,227
Kogarah (A)	10	—	1,794	19	—	1,910	1,550	14,990	14,990	20,244
Rockdale (C)	7	—	1,273	17	—	1,195	612	1,824	2,784	5,864
Sutherland Shire (A)	47	—	6,310	50	—	2,745	3,613	617	617	13,285
St George – Sutherland (SSD)	*76*	—	*11,147*	*197*	.	*14,250*	*6,138*	*18,041*	*19,086*	*50,621*
Bankstown (C)	20	3	2,886	45	—	2,858	1,565	5,560	5,889	13,198
Canterbury (A)	5	—	703	18	—	1,310	1,013	935	935	3,961
Canterbury Bankstown (SSD)	*25*	*3*	*3,590*	*63*	—	*4,168*	*2,578*	*6,495*	*6,824*	*17,160*
Fairfield (C)	16	—	2,125	12	—	869	998	5,409	7,269	11,261
Liverpool (C)	141	—	15,513	27	8	2,325	834	575	575	19,247
Fairfield – Liverpool (SSD)	*157*	.	*17,638*	*39*	*8*	*3,194*	*1,832*	*5,984*	*7,844*	*30,507*
Camden (A)	115	—	11,868	6	—	676	776	7,149	7,149	20,470
Campbelltown (C)	92	—	7,517	2	—	94	821	4,600	9,458	17,889
Wollondilly (A)	23	—	2,389	2	—	100	651	385	630	3,771
Outer South Western Sydney (SSD)	*230*	—	*21,774*	*10*	—	*870*	*2,248*	*12,134*	*17,237*	*42,129*
Ashfield (A)	—	—	...	—	—	—	433	8,200	8,200	8,633
Burwood (A)		—	—	.	—	—	73	—	1,769	1,842
Concord (A)	2	—	568	—	—	—	285	—	224	1,077
Drummoyne (A)	1	—	156	14	—	1,120	669	50	50	1,995
Strathfield (A)	2	7	1,190	12	24	2,914	399	810	7,294	11,797
Inner Western Sydney (SSD)	*5*	*7*	*1,914*	*26*	*24*	*4,034*	*1,859*	*9,060*	*17,537*	*25,344*

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings ($'000)	Non-residential building		Total building ($'000)
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
SYDNEY STATISTICAL DIVISION —*continued*										
Auburn (A)	6	—	785	6	—	460	375	800	1,211	2,831
Holroyd (C)	7	—	980	34	—	2,180	745	2,810	2,810	6,715
Parramatta (C)	10	—	1,211	33	—	2,225	517	1,738	3,648	7,600
Central Western Sydney (SSD)	*23*	—	*2,976*	*73*	—	*4,865*	*1,636*	*5,348*	*7,669*	*17,147*
Blue Mountains (C)	18	—	2,022				1,207	670	670	3,899
Hawkesbury (C)	26	—	2,329	2	—	132	650	—	377	3,488
Penrith (C)	60	—	6,221	26	—	1,691	1,841	2,131	4,874	14,627
Outer Western Sydney (SSD)	*104*	—	*10,572*	*28*	—	*1,823*	*3,699*	*2,801*	*5,921*	*22,015*
Baulkham Hills (A)	39	—	6,393	10	—	790	1,326	6,065	6,065	14,574
Blacktown (C)	142	—	13,443	20	—	1,252	2,249	5,778	6,030	22,974
Blacktown — Baulkham Hills (SSD)	*181*	—	*19,836*	*30*	—	*2,042*	*3,575*	*11,843*	*12,095*	*37,548*
Hunter's Hill (A)	1	—	900	11	—	2,200	1,070	—	168	4,338
Lane Cove (A)	1	—	197	—	—	—	374	780	780	1,351
Mosman (A)	7	—	1,810	110	—	2,000	3,176	665	665	7,651
North Sydney (A)	2	—	153	5	—	850	1,448	3,560	3,904	6,355
Ryde (C)	10	—	1,631	13	—	1,194	1,419	3,830	4,108	8,351
Willoughby (C)	11	—	1,909	26	—	3,675	2,270	1,153	2,153	10,006
Lower Northern Sydney (SSD)	*32*	—	*6,600*	*165*	—	*9,919*	*9,756*	*9,988*	*11,778*	*38,053*
Hornsby (A)	48	—	7,016	6	—	425	2,812	845	1,177	11,430
Ku-ring-gai (A)	11	—	2,789	—	—	—	2,543	2,315	2,565	7,897
Hornsby — Ku-ring-gai (SSD)	*59*	—	*9,805*	*6*	—	*425*	*5,356*	*3,160*	*3,742*	*19,327*
Manly (A)	1	—	200	—	—	—	4,268	167	167	4,635
Pittwater (A)	6	—	1,398	4	—	454	1,883	390	390	4,125
Warringah (A)	18	—	3,822	47	—	4,391	2,325	830	830	11,369
Northern Beaches (SSD)	*25*	—	*5,420*	*51*	—	*4,845*	*8,476*	*1,387*	*1,387*	*20,128*
Gosford (C)	38	—	4,106	25	—	1,929	1,641	5,229	7,716	15,392
Wyong (A)	106	—	9,692	25	—	1,913	1,343	6,899	7,286	20,234
Gosford – Wyong (SSD)	*144*	—	*13,798*	*50*	—	*3,842*	*2,984*	*12,128*	*15,002*	*35,626*
Sydney (SD)	**1,082**	**10**	**131,047**	**955**	**32**	**76,536**	**65,485**	**121,510**	**182,687**	**455,754**

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings ($'000)	Non-residential building		Total building ($'000)
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
HUNTER STATISTICAL DIVISION										
Cessnock (C)	16	—	1,295	—	—	—	255	—	—	1,550
Lake Macquarie (C)	64	1	6,863	2	—	155	1,273	4,345	5,680	13,972
Maitland (C)	27	1	2,535	2	—	116	611	350	822	4,084
Newcastle (C) — Inner & Remainder	19	1	1,961	20	2	2,898	1,402	5,669	9,123	15,384
Port Stephens (A)	38	—	3,861	6	5	1,047	518	50	50	5,476
Newcastle (SSD)	*164*	*3*	*16,516*	*30*	*7*	*4,216*	*4,059*	*10,414*	*15,675*	*40,466*
Dungog (A)	1	—	49	—	—	—	114	—	—	163
Gloucester (A)	1	—	80	—	—	—	82	—	—	162
Great Lakes (A)	18	—	1,545	2	—	160	286	345	605	2,596
Merriwa (A)	1	—	124	—	—	—	—	—	—	124
Murrurundi (A)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (A)	2	—	170	—	—	—	64	—	—	234
Scone (A)	4	—	255	—	—	—	128	1,445	1,445	1,828
Singleton (A)	4	4	731	2	—	137	166	533	533	1,566
Hunter SD Balance (SSD)	*31*	*4*	*2,953*	*4*	—	*297*	*839*	*2,323*	*2,583*	*6,672*
Hunter (SD)	**195**	**7**	**19,469**	**34**	**7**	**4,513**	**4,899**	**12,737**	**18,258**	**47,139**
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	5	—	588	9	—	672	143	880	1,166	2,569
Shellharbour (A)	41	—	3,496	4	—	265	474	160	260	4,495
Wollongong (C)	56	—	5,411	19	—	1,459	2,455	950	27,819	37,145
Wollongong (SSD)	*102*	—	*9,496*	*32*	—	*2,396*	*3,072*	*1,990*	*29,245*	*44,209*
Shoalhaven (C)	75	9	8,516	14	—	1,058	1,050	1,025	9,239	19,863
Wingecarribee (A)	25	—	2,771	—	—	—	826	100	185	3,781
Illawarra SD Balance (SSD)	*100*	*9*	*11,286*	*14*	—	*1,058*	*1,875*	*1,125*	*9,424*	*23,644*
Illawarra (SD)	**202**	**9**	**20,782**	**46**	—	**3,454**	**4,947**	**3,115**	**38,669**	**67,853**
RICHMOND — TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	36	—	3,284	—	—	—	85	813	1,150	4,519
Tweed Heads (SSD)	*36*	—	*3,284*	—	—	—	*85*	*813*	*1,150*	*4,519*
Ballina (A)	14	—	1,597	3	—	220	266	100	100	2,183
Byron (A)	16	—	1,616	8	—	580	136	145	145	2,477
Casino (A)	3	—	373	—	—	—	50	—	—	424
Kyogle (A)	5	—	434	—	—	—	28	—	—	461
Lismore (C)	18	—	1,619	—	2	194	187	75	613	2,613
Richmond River (A)	9	—	740	2	—	130	60	—	—	930
Tweed (A) Pt B	14	—	1,285	4	2	435	176	450	625	2,520
Richmond Tweed SD Balance (SSD)	*79*	—	*7,665*	*17*	*4*	*1,559*	*902*	*770*	*1,483*	*11,608*
Richmond — Tweed (SD)	**115**	**—**	**10,949**	**17**	**4**	**1,559**	**987**	**1,583**	**2,632**	**16,128**

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, MARCH 1996 *continued*

Statistical area	New residential building (a)						Alterations and additions to residential buildings ($'000)	Non-residential building		Total building ($'000)
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
MID-NORTH COAST STATISTICAL DIVISION										
Bellingen (A)	3	—	139	2	—	132	51	—	—	322
Coffs Harbour (C)	37	—	3,878	—	—	—	509	120	641	5,028
Copmanhurst (A)	2		201	—	—	—	—	—	—	201
Grafton (C)	1		165	—	—	—	209	—	737	1,110
Maclean (A)	11	—	1,070	—	—	—	365	—	—	1,436
Nambucca (A)	8	—	703	—	—	—	78	—	—	781
Nymboida (A)	6	1	627	—	—	—	—	418	418	1,045
Ulmarra (A)	9	—	594	—	—	—	37	—	—	631
Clarence (SSD)	*77*	*1*	*7,377*	*2*	—	*132*	*1,249*	*538*	*1,795*	*10,553*
Greater Taree (C)	13	—	1,639	3	—	175	175	2,240	2,240	4,228
Hastings (A)	41	—	4,745	10	2	1,150	375	636	1,486	7,756
Kempsey (A)	9	—	757	5	—	240	133	510	510	1,640
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	*63*	—	*7,141*	*18*	*2*	*1,565*	*683*	*3,386*	*4,236*	*13,624*
Mid-North Coast (SD)	**140**	**1**	**14,518**	**20**	**2**	**1,697**	**1,932**	**3,923**	**6,031**	**24,178**
NORTHERN STATISTICAL DIVISION										
Barraba (A)	1	—	22	—		—	—	—		22
Bingara (A)	1	—	80	—		—	—	—	—	80
Gunnedah (A)	1	—	90	—	—	—	35	480	480	605
Inverell (A) Pt A	1	—	80	—	—	—	137	—	—	217
Manilla (A)	—	—	—	—	—	—	—	—	—	—
Nundle (A)	1	—	150	—	—	—	—	—	—	150
Parry (A)	4	—	407	—	—	—	40	—	—	447
Quirindi (A)	—	—	—	—	—	—	—	—	—	—
Tamworth (C)	5	—	601	—	2	161	190	1,235	1,235	2,186
Yallaroi (A)	—	—	—	—	—		—	—	245	245
Northern Slopes (SSD)	*14*	—	*1,430*	—	*2*	*161*	*401*	*1,715*	*1,960*	*3,951*
Armidale (C)	3	—	285	—	—	—	278	50	50	613
Dumaresq (A)	1	—	55	—	—	—	—	—	—	55
Glen Innes (A)	3		288	—	—	—	222	—	492	1,001
Guyra (A)	—		—	—	—	—	139	—	—	139
Inverell (A) Pt B	—	—	—	—	—	—	—	—	—	—
Severn (A)	2	—	102	—	—	—	16	—	—	118
Tenterfield (A)	1	—	50	—	—	—	—	—	—	50
Uralla (A)	1	—	60	—	—	—	70	—	—	130
Walcha (A)		—	—		—	—	55	—	—	55
Northern Tablelands (SSD)	*11*	—	*840*	—	—	—	*780*	*50*	*542*	*2,161*
Moree Plains (A)	3	—	426	—	4	267	20	1,400	1,483	2,196
Narrabri (A)	—	1	399	—	—	—	37	—	—	436
North Central Plain (SSD)	*3*	*1*	*825*	—	*4*	*267*	*57*	*1,400*	*1,483*	*2,632*
Northern (SD)	**28**	**1**	**3,094**	—	**6**	**427**	**1,238**	**3,165**	**3,985**	**8,744**

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings ($'000)	Non-residential building		Total building ($'000)
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
NORTH WESTERN STATISTICAL DIVISION										
Coolah (A)	—	—	—	—	—	—	65	—	—	65
Coonabarabran (A)	—	—	—	—	—	—	—	—	—	—
Dubbo (C)	7	—	937	—	—	—	276	2,169	2,169	3,383
Gilgandra (A)	1	—	40	—	—	—	40	—	—	80
Mudgee (A)	8	—	631	—	4	220	95	200	286	1,232
Narromine (A)	2	—	122	—	—	—	—	500	500	622
Wellington (A)	1	—	82	—	—	—	51	—	—	133
Central Macquarie (SSD)	*19*	—	*1,812*	—	*4*	*220*	*527*	*2,869*	*2,955*	*5,514*
Bogan (A)	1	—	90	—	—	—		160	160	250
Coonamble (A)	—	—	—	—	—	—	—	—	—	—
Walgett (A)	—	—	—	—	—	—	10	—	—	10
Warren (A)	—	—	—	—	—	—	11	—	—	11
Macquarie — Barwon (SSD)	*1*	—	*90*	—	—	—	*21*	*160*	*160*	*271*
Bourke (A)	1	—	60	—	—	—	35		—	95
Brewarrina (A)	—	—	—	—	—	—	—	—	—	
Cobar (A)	2	2	380	2	—	175	131	82	82	768
Upper Darling (SSD)	*3*	*2*	*440*	*2*	—	*175*	*166*	*82*	*82*	*863*
North Western (SD)	**23**	**2**	**2,342**	**2**	**4**	**395**	**714**	**3,111**	**3,197**	**6,648**
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	9	1	1,132	—	—	—	188	350	350	1,670
Blayney (A) Pt A	2	—	208	—	—	—	66	—	—	274
Cabonne (A) Pt A	1	—	107	—	—	—	100	—		207
Evans (A) Pt A	—	—	—	—	—	—	—	—		—
Orange (C)	14	—	1,554	—	—	—	126	225	280	1,959
Bathurst — Orange (SSD)	*26*	*1*	*3,001*	—	—	—	*479*	*575*	*630*	*4,110*
Blayney (A) Pt B	2	—	95	—	—	—	50	—		145
Cabonne (A) Pt B	—	—	—	—	—	—		—	—	—
Evans (A) Pt B	1	—	90	—	—	—	28	—	—	118
Greater Lithgow (C)	21	—	1,803	4	—	300	30	96	156	2,289
Oberon (A)	1	—	60	—	—	—	48	—	—	108
Rylstone (A)	—	—		—	—	—	—		—	—
Central Tablelands (excl. Bathurst — Orange) (SSD)	*25*	—	*2,048*	*4*	—	*300*	*156*	*96*	*156*	*2,660*
Bland (A)	—	—	—	—	—	—	30	—	126	156
Cabonne (A) Pt C	3	—	215	—	—	—	90	—	—	305
Cowra (A)	3	—	354	—	—	—	147	482	482	983
Forbes (A)	3	—	374	—	—	—	82	—	—	456
Lachlan (A)	1	—	112	—	—	—	38	350	350	500
Parkes (A)	2	—	179	—	—	—	78	218	218	475
Weddin (A)	—	—	—	—	—	—	—		—	—
Lachlan (SSD)	*12*	—	*1,234*	—	—	—	*465*	*1,050*	*1,176*	*2,875*
Central West (SD)	**63**	**1**	**6,283**	**4**	—	**300**	**1,100**	**1,721**	**1,962**	**9,645**

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, MARCH 1996 *continued*

Statistical area	New residential building (a)						Alterations and additions to residential buildings ($'000)	Non-residential building		Total building ($'000)
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	9	—	1,337	—	—	—	74	836	836	2,247
Queanbeyan (SSD)	*9*		*1,337*	—	—	—	*74*	*836*	*836*	*2,247*
Boorowa (A)	—	—		—	—		—	320	1,644	1,644
Crookwell (A)	2	—	167	—	—	—	200		—	367
Goulburn (C)	6	—	593	—	—	—	242	1,350	1,813	2,648
Gunning (A)	2	—	256	—	—	—	28	—	—	284
Harden (A)	1	—	102	—	—	—	72		—	174
Mulwaree (A)	5	—	272	—	—	—	—	—	—	272
Tallaganda (A)	1	—	10	—	—	—	70	—		80
Yarrowlumla (A)	16	—	1,889	—	—	—	260	—	—	2,148
Yass (A)	8	—	854	—	—	—	178	129	129	1,161
Young (A)	—			—	—	—	130	380	380	510
Southern Tablelands (excl. Queanbeyan) (SSD)	*41*		*4,142*	—	—	—	*1,180*	*2,179*	*3,966*	*9,288*
Bega Valley (A)	15	—	1,708	—	—	—	140	410	410	2,258
Eurobodalla (A)	33	—	3,231	—	—	—	262	230	230	3,722
Lower South Coast (SSD)	*48*	—	*4,939*	—	—	—	*401*	*640*	*640*	*5,980*
Bombala (A)	—	—		—	—	—	20	58	58	78
Cooma-Monaro (A)	4	—	398	—	—	—	105	60	60	563
Snowy River (A)	13	—	1,298	6	—	344	398	60	60	2,099
Snowy (SSD)	*17*		*1,696*	*6*	—	*344*	*522*	*178*	*178*	*2,739*
South Eastern (SD)	**115**	—	**12,114**	**6**	—	**344**	**2,177**	**3,833**	**5,620**	**20,254**
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	—	—	—	—	—	—	—	—	—	—
Cootamundra (A)	1	—	149	—	—	—	—	—	587	736
Gundagai (A)	—	—	—	—	—	—	—	—	—	—
Junee (A)	1	—	85	—	—	—	54	—	—	139
Lockhart (A)	1	—	55	—	—	—	—	—	—	55
Narrandera (A)	4	—	426	—	—	—	15	—		441
Temora (A)	1	—	145	—	—	—	55			200
Tumut (A)	4	—	320	—	—	—	164	—	—	484
Wagga Wagga (C)	9	—	925	2	—	170	456	1,940	3,080	4,630
Central Murrumbidgee (SSD)	*21*	—	*2,104*	*2*	—	*170*	*744*	*1,940*	*3,667*	*6,685*
Carrathool (A)	1	—	57	—	—	—	—	—		57
Griffith (C)	11	—	1,485	—	2	90	234	790	790	2,599
Hay (A)	—	—	—	—	—	—	—	—		—
Leeton (A)	4	—	650	—	—	—	60	268	268	978
Murrumbidgee (A)	4		323	—	—	—	—	—		323
Lower Murrumbidgee (SSD)	*20*	—	*2,515*	—	*2*	*90*	*294*	*1,058*	*1,058*	*3,957*
Murrumbidgee (SD)	**41**	—	**4,620**	**2**	**2**	**260**	**1,038**	**2,998**	**4,725**	**10,642**

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings ($'000)	Non-residential building		Total building ($'000)
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
MURRAY STATISTICAL DIVISION										
Albury (C)	21	—	2,411	—	—	—	467	—	—	2,879
Hume (A)	3	—	286	—	—	—	—	—	—	286
Albury (SSD)	*24*	—	*2,697*	—	—	—	*467*	—	—	*3,164*
Corowa (A)	1	—	76	—	—	—	—	—	—	76
Culcairn (A)	—	—	—	—	—	—	—	—	—	—
Holbrook (A)	1	—	135	—	—	—	—	—	—	135
Tumbarumba (A)	—	—	—	—	—	—	15	—	—	15
Urana (A)	1	—	130	—	—	—	—	—	—	130
Upper Murray (excl. Albury) (SSD)	*3*	—	*341*	—	—	—	*15*	—	—	*356*
Berrigan (A)	5	—	629	—	—	—	42	50	50	721
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	1	—	82	—	—	—	—	—	—	82
Jerilderie (A)	1	—	109	—	—	—	22	—	—	131
Murray (A)	10	—	918	—	—	—	99	—	—	1,017
Wakool (A)	—	—	—	—	—	—	20	—	—	20
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	*17*	—	*1,739*	—	—	—	*183*	*50*	*50*	*1,972*
Balranald (A)	—	—	—	—	—	—	—	—	—	—
Wentworth (A)	4	—	497	—	—	—	38	503	503	1,038
Murray — Darling (SSD)	*4*	—	*497*	—	—	—	*38*	*503*	*503*	*1,038*
Murray (SD)	**48**	**—**	**5,273**	**—**	**—**	**—**	**703**	**553**	**553**	**6,530**
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	—	—	—	—	—	—	316	861	861	1,177
Central Darling (A)	2	—	240	—	—	—	—	—	—	240
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	**2**	**—**	**240**	**—**	**—**	**—**	**316**	**861**	**861**	**1,417**
NEW SOUTH WALES										
New South Wales	**2,054**	**31**	**230,730**	**1,086**	**57**	**89,485**	**85,537**	**159,110**	**269,179**	**674,931**

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

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

Scope and Coverage

3. Statistics of building work approved are compiled from:

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

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

(c) major building activity which takes place in areas not subject to the normal administrative approval processes (*e.g.* buildings on remote mine sites).

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

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

6. From July 1990, the statistics cover:

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

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

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

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

Definitions

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

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

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

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

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

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

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

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

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

Building Classification

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

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

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

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

(a) *Houses:* includes cottages, bungalows, detached caretakers'/managers' cottages and granny flats, rectories;

(b) *Other residential buildings:* includes blocks of flats, home units, attached townhouses, duplexes, villa units, terrace houses, apartment buildings, semi-*detached houses, maisonettes;*

(c) *Hotels etc.:* includes motels, hostels, boarding houses, guest houses, holiday apartment buildings;

(d) *Shops:* includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades;

(e) *Factories:* includes paper mills, oil refinery buildings, brickworks, foundries, power-*houses, manufacturing laboratories, workshops as part of a manufacturing process;*

(f) *Offices:* includes banks, post offices, council chambers, head and regional offices;

(g) *Other business premises:* includes warehouses, storage depots, service stations, transport depots and terminals, electricity sub-*station buildings, telephone exchanges, mail sorting centres, broadcasting stations, film studios;*

(h) *Educational:* includes schools, colleges, kindergartens, libraries, museums, art galleries, research and teaching laboratories, theological colleges;

(i) *Religious:* includes churches, chapels, temples;

(j) *Health:* includes hospitals, nursing homes, surgeries, clinics, medical centres;

(k) *Entertainment and recreational:* includes clubs, theatres, cinemas, public halls, gymnasiums, grandstands, squash courts, recreation centres;

(l) *Miscellaneous:* includes law courts, homes for the aged (where medical care is not provided as a normal service), orphanages, gaols, barracks, mine buildings, glass houses, livestock sheds, shearing sheds, fruit and skin drying sheds, public toilets, and ambulance, fire and police stations.

Seasonal Adjustment

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

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

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

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

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

Trend Estimates

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

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

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

Estimates at Constant Prices

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

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

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

Australian Standard Geographical Classification (ASGC)

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

(a) *Statistical Local Areas (SLAs)* are in most cases either identical with, or have been aggregated to, the previously published whole or part of legal Local Government Areas (LGAs) as defined under the (State) *Local Government Act 1919* and comprising cities (C), municipalities (M) and shires (S). In other cases, they are identical to each previously published unincorporated area. The (State) *Local Government Act 1993* eliminated the titles of Shire and Municipality and instituted the concept of *Area* (A). With one exception — Sutherland (S) became Sutherland Shire (A) — names of the LGAs have remained unaltered. In aggregate, SLAs cover the whole of the State without gaps or overlaps. In some cases legal LGAs overlap Statistical Subdivision boundaries and therefore comprise two SLAs (Part A and Part B) or three SLAs in the case of Cabonne (A) (Part A, Part B and Part C).

(b) *Statistical Subdivisions (SSDs)*. These consist of one or more SLAs and form the intermediate size spatial unit for the presentation of regional data.

(c) *Statistical Divisions (SDs)*. These consist of one or more Statistical Subdivisions (SSDs). Where SSDs are not shown for statistical purposes, statistical local areas are shown ordered alphabetically within statistical divisions. The divisions are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region, under the unifying influence of one or more major towns or cities.

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

Unpublished Data and Related Publications

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

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

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

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

Symbols and Other Usages

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

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

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RELIABILITY OF CONTEMPORARY TREND ESTIMATES

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

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

3. To illustrate the possible impact of future months' observations on the trend estimates for the latest months, the tables show the revisions to the trend estimates that would result if the movements in the seasonally adjusted estimates for next month (April 1996) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

4. For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 7% in April 1996, the trend estimate for that month would be 2,149, a movement of 1.2%. The monthly movements in the trend estimates for January, February and March 1996, which are currently estimated to be 0.9%, 0.7% and 0.6% respectively, would be revised to 1.1%, 1.2% and 1.0%. On the other hand, a 7% seasonally adjusted decline in the number of private houses approved in April 1996 would produce a trend estimate for April 1996 of 2,034 a movement of –0.7%, with the movements in the trend estimates for January, February and March 1996 being revised to 0.3%, –0.1% and –0.7% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		*Revised trend estimate if April 1996 seasonally adjusted estimate is up 7% on March 1996*		*Revised trend estimate if April 1996 seasonally adjusted estimate is down 7% on March 1996*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1995—						
October	2,022	0.1	2,020	0.0	2,025	0.3
November	2,037	0.8	2,033	0.7	2,042	0.9
December	2,054	0.8	2,053	1.0	2,057	0.7
1996—						
January	2,072	0.9	2,076	1.1	2,064	0.3
February	2,086	0.7	2,102	1.2	2,061	–0.1
March	2,100	0.6	2,124	1.0	2,047	–0.7
April	n.y.a.	n.y.a.	2,149	1.2	2,034	–0.7

TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		*Revised trend estimate if April 1996 seasonally adjusted estimate is up 7% on March 1996*		*Revised trend estimate if April 1996 seasonally adjusted estimate is down 7% on March 1996*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1995—						
October	2,074	–0.4	2,071	–0.5	2,077	–0.3
November	2,075	0.1	2,070	–0.1	2,080	0.1
December	2,078	0.1	2,076	0.3	2,081	0.1
1996—						
January	2,083	0.3	2,089	0.6	2,077	–0.2
February	2,089	0.3	2,109	0.9	2,067	–0.5
March	2,093	0.2	2,127	0.9	2,049	–0.9
April	n.y.a.	n.y.a.	2,156	1.4	2,039	–0.5

TOTAL NUMBER OF DWELLING UNITS APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		*Revised trend estimate if April 1996 seasonally adjusted estimate*			
			is up 8% on March 1996		*is down 8% on March 1996*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1995—						
October	3,481	–3.8	3,471	–4.1	3,482	–3.8
November	3,399	–2.4	3,384	–2.5	3,402	–2.3
December	3,356	–1.3	3,350	–1.0	3,359	–1.3
1996—						
January	3,347	–0.3	3,367	0.5	3,342	–0.5
February	3,359	0.4	3,397	0.9	3,316	–0.8
March	3,362	0.1	3,427	0.9	3,274	–1.3
April	n.y.a.	n.y.a.	3,469	1.2	3,237	–1.1

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		*Revised trend estimate if April 1996 seasonally adjusted estimate*			
			is up 9% on March 1996		*is down 9% on March 1996*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1995—						
October	370.2	–5.9	369.7	–6.0	370.7	–5.7
November	351.2	–5.1	349.8	–5.4	351.7	–5.1
December	338.7	–3.6	338.0	–3.4	338.9	–3.6
1996—						
January	331.4	–2.1	334.0	–1.2	331.6	–2.2
February	327.4	–1.2	330.4	–1.1	322.4	–2.8
March	321.5	–1.8	326.5	–1.2	311.5	–3.4
April	n.y.a.	n.y.a.	324.1	–0.7	301.5	–3.2

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

	Trend estimate		*Revised trend estimate if April 1996 seasonally adjusted estimate*			
			is up 8% on March 1996		*is down 8% on March 1996*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1995—						
October	84.6	2.1	84.4	1.8	84.7	2.2
November	87.0	2.8	86.8	2.8	87.3	3.1
December	88.9	2.1	88.8	2.3	89.0	2.0
1996—						
January	90.2	1.6	90.5	2.0	89.9	1.0
February	91.0	0.9	91.8	1.4	89.7	–0.2
March	91.5	0.5	92.8	1.1	88.9	–0.9
April	n.y.a.	n.y.a.	93.5	0.8	87.6	–1.4

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