

## BUILDING APPROVALS, NEW SOUTH WALES, APRIL 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

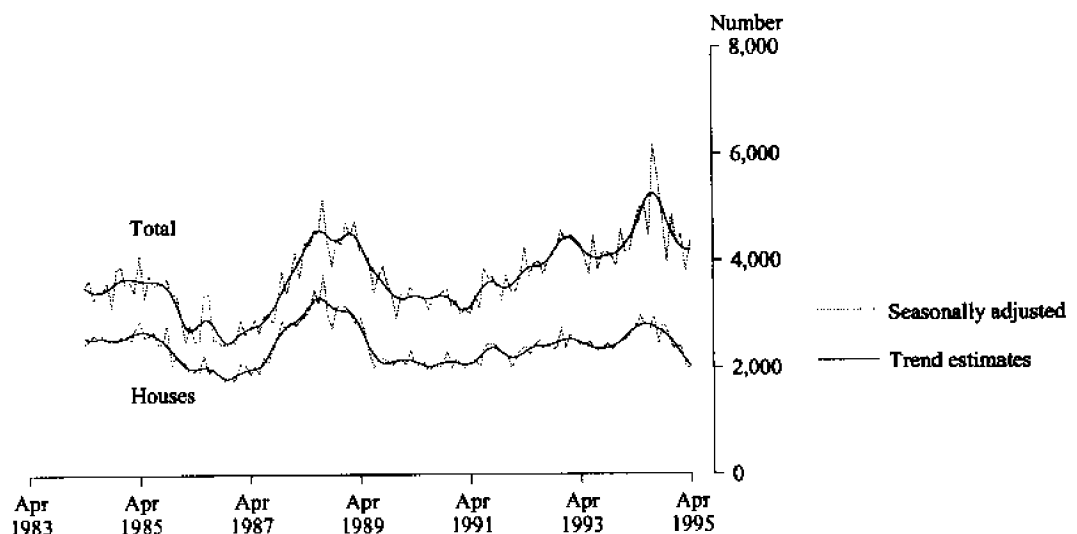
	April 1994	March 1995	April 1995	April 1994 to April 1995 change	March 1995 to April 1995 change
Original series	4,084	4,167	3,749	-8%	-10%
Seasonally adjusted	4,698	3,804	4,384	-7%	15%
Trend estimate	4,609	4,200	4,187	-9%	-0.3%

Trend estimates of the total number of dwelling units approved in New South Wales in April 1995 (4,187) showed a decrease of 0.3% from March 1995 (4,200), and a 9% decrease from April 1994 (4,609). The seasonally adjusted number of dwelling units approved would have to decrease by 3% (to 4,262) in May 1995 for the trend to flatten out (at 4,214). The historical average monthly movement of this series, regardless of sign, is 8%. The trend estimate of the number of new houses approved in April 1995 (2,035) is the lowest figure since July 1990. In original terms, the number of private sector new houses approved in April 1995 (1,802) is the lowest figure since January 1992.

Trend estimates of the value of new residential buildings approved in April 1995 (\$399.0m) represents the lowest figure since March 1994. There would need to be an increase of 16% in the seasonally adjusted value of new residential buildings approved in May 1995 (to \$431.0m) for the trend to flatten out at \$409.2m (the historical average monthly movement of this series, regardless of sign, is 8%).

In original terms the value of total private sector approvals in April 1995 (\$1.111.3m) is the highest figure since at least July 1970; the major contributor being the new Sydney casino. Further information about this project is contained on page 2 of this publication.

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- for further information about statistics in this publication and the availability of unpublished statistics, contact Peter Samson on Sydney (02) 268 4176.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

### **Changes in this issue**

The Sydney casino development was approved in April 1995 with an approval value of about \$550m and has contributed to the *Hotels, etc.*, *Entertainment and recreation* and *Other business premises* categories. This approval has caused a large and abrupt increase in the original and seasonally adjusted value of non-residential building and total building approved. It is unlikely that this increase will be sustained in future months, with the result that the May 1995 value of approvals is expected to record a large decline from the April 1995 level. Inclusion of this extraordinary April seasonally adjusted estimate in the calculation of the underlying trend would have resulted in the trend displaying strong short term growth which would have been significantly revised away over the following periods. Thus trend estimates for the value of non-residential building approved and total building approved have been calculated to discount the extraordinary movement in the April 1995 seasonally adjusted estimates.

### **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-April—</i>										
1993-94	10,866	171	11,037	9,373	736	10,109	1,843	22,075	914	22,989
1994-95	11,627	227	11,854	14,437	713	15,150	1,640	27,696	948	28,644
<i>1994—</i>										
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
April	918	21	939	1,009	174	1,183	250	2,177	195	2,372
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-April—</i>										
1993-94	23,946	432	24,378	13,923	1,070	14,993	2,170	40,031	1,510	41,541
1994-95	23,985	353	24,338	18,713	1,245	19,958	1,870	44,557	1,609	46,166
<i>1994—</i>										
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
April	1,802	27	1,829	1,410	251	1,661	259	3,471	278	3,749

(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-April—</i>														
1993-94	1,200.6	17.0	1,217.6	791.9	50.0	841.8	1,992.4	67.0	2,059.4	641.2	1,138.9	1,773.8	3,768.8	4,474.4
1994-95	1,368.9	23.6	1,392.6	1,506.1	52.8	1,558.9	2,875.1	76.4	2,951.5	718.4	1,778.1	2,419.4	5,365.6	6,089.3
<i>1994—</i>														
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
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
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-April—</i>														
1993-94	2,438.3	41.9	2,480.2	1,099.2	67.7	1,166.9	3,537.5	109.6	3,647.1	851.6	1,528.3	2,438.2	5,912.8	6,936.9
1994-95	2,587.4	36.3	2,623.6	1,811.3	83.7	1,895.0	4,398.7	120.0	4,518.6	921.7	2,269.7	3,116.3	7,583.8	8,556.6
<i>1994—</i>														
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
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

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						
1994—						
February	2,491	2,543	4,009	4,178	367.3	99.0
March	2,617	2,647	4,166	4,210	370.2	87.6
April	2,667	2,741	4,346	4,698	395.0	91.3
May	2,917	2,986	4,675	4,982	436.8	87.5
June	2,722	2,760	4,994	5,051	486.5	94.3
July	2,547	2,683	3,952	4,477	418.8	81.6
August	2,923	2,960	6,012	6,195	702.5	105.1
September	2,428	2,444	5,409	5,588	509.7	119.1
October	2,788	2,852	4,707	4,841	461.1	90.9
November	2,680	2,682	4,013	3,968	402.3	87.9
December	2,365	2,382	4,791	4,844	477.3	82.6
1995—						
January	2,396	2,408	4,022	4,338	395.4	81.6
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
April	1,968	2,021	3,902	4,384	371.6	111.3
TREND ESTIMATES						
1994—						
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 r	2,641	2,673	4,867	4,994	494.1	96.0
November r	2,576	2,600	4,657	4,752	463.8	91.5
December r	2,479	2,501	4,433	4,522	437.0	87.5
1995—						
January r	2,356	2,382	4,238	4,352	419.2	85.7
February r	2,230	2,262	4,103	4,257	409.8	86.7
March r	2,115	2,152	4,003	4,200	404.3	89.3
April	1,995	2,035	3,941	4,187	399.0	93.8

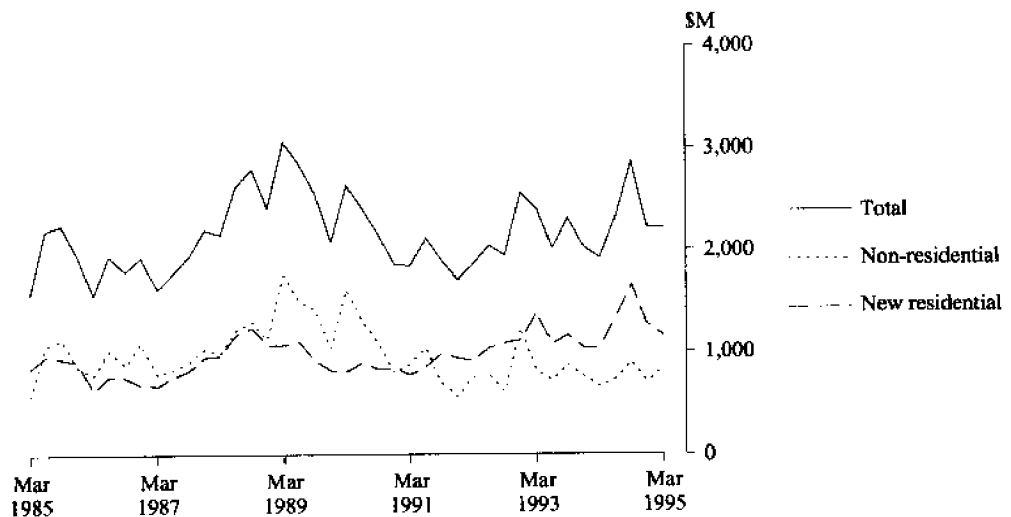
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average — see paragraphs 23–29 of the Explanatory Notes for a more detailed explanation. (b) Includes Conversions, etc. See paragraphs 9–11 of the Explanatory Notes.

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

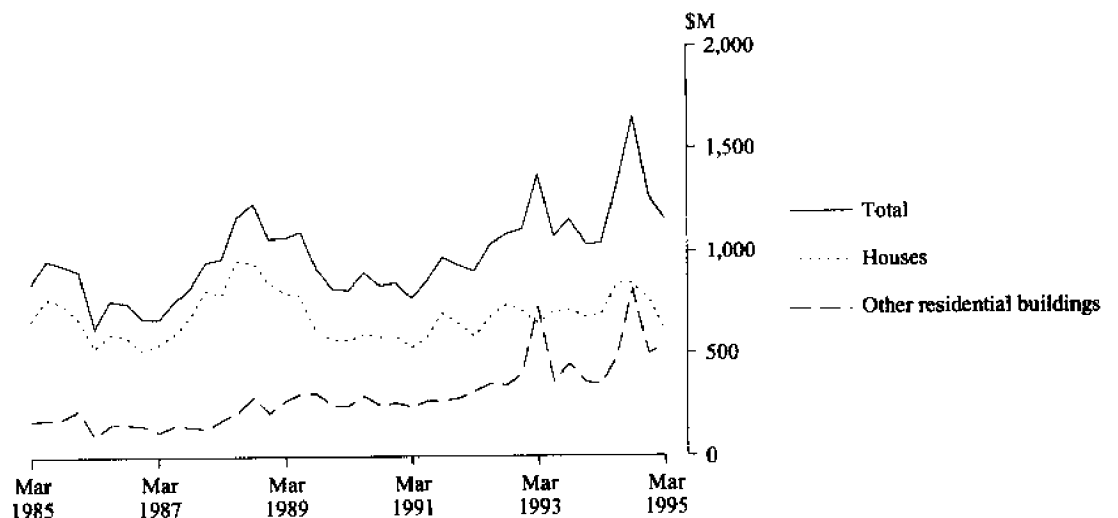
Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	2,533.1	2,615.6	1,228.9	3,844.6	860.7	1,786.7	2,798.6	6,174.1	7,503.9
1992-93	2,723.4	2,800.6	1,842.8	4,643.4	921.2	2,248.8	3,361.5	7,590.5	8,926.2
1993-94	2,870.6	2,920.5	1,640.7	4,561.2	977.0	1,984.8	3,021.2	7,424.4	8,559.4
1993--									
Dec. qtr	667.8	676.1	361.2	1,037.3	226.1	469.5	755.6	1,722.8	2,019.0
1994--									
Mar. qtr	677.3	691.4	348.2	1,039.6	225.4	402.2	656.0	1,646.1	1,920.9
June qtr	820.3	838.9	484.1	1,323.0	256.2	569.8	730.7	2,101.2	2,309.8
Sept. qtr	823.8	840.6	814.4	1,655.0	308.6	593.1	903.4	2,528.3	2,867.0
Dec. qtr	760.3	765.5	500.9	1,266.4	241.8	541.3	707.3	2,045.5	2,215.5
1995--									
Mar. qtr	605.5	614.4	543.4	1,157.9	204.7	488.3	853.7	1,839.2	2,216.3

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

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



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



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

Class of building	1992-93	1993-94	July-April		1995		
			1993-94	1994-95	February	March	April
<b>PRIVATE SECTOR</b>							
New houses	2,852.9	3,065.8	2,438.3	2,587.4	215.6	230.8	202.8
New other residential buildings	1,516.6	1,424.1	1,099.2	1,811.3	137.3	218.7	113.9
<i>Total new residential building</i>	<i>4,369.5</i>	<i>4,489.9</i>	<i>3,537.5</i>	<i>4,398.7</i>	<i>352.9</i>	<i>449.4</i>	<i>316.7</i>
Alterations and additions to residential buildings	956.6	1,034.9	847.1	915.5	75.9	78.4	99.6
Hotels, etc.	122.7	75.2	68.9	232.0	2.5	2.6	153.4
Shops	385.2	301.4	238.2	496.2	40.8	26.6	74.0
Factories	280.9	272.9	210.2	231.3	20.4	22.1	14.2
Offices	534.5	362.5	313.2	274.9	24.5	27.3	19.0
Other business premises	212.4	287.5	196.3	267.4	16.1	31.5	79.9
Educational	120.8	102.2	89.0	78.6	6.4	11.9	4.7
Religious	41.9	34.2	32.1	28.5	0.7	2.3	6.8
Health	73.3	208.2	185.4	69.0	26.6	4.1	5.4
Entertainment and recreational	303.6	151.0	114.5	535.1	17.3	34.5	333.9
Miscellaneous	51.1	100.5	80.7	56.8	6.3	5.0	3.9
<i>Total non-residential building</i>	<i>2,126.4</i>	<i>1,895.6</i>	<i>1,528.3</i>	<i>2,269.7</i>	<i>161.6</i>	<i>167.9</i>	<i>695.1</i>
<b>Total</b>	<b>7,452.4</b>	<b>7,420.5</b>	<b>5,912.8</b>	<b>7,583.8</b>	<b>598.4</b>	<b>695.8</b>	<b>1,111.3</b>
<b>PUBLIC SECTOR</b>							
New houses	80.9	53.3	41.9	36.3	2.6	5.7	2.7
New other residential buildings	181.7	99.9	67.7	83.7	3.5	6.0	20.6
<i>Total new residential building</i>	<i>262.7</i>	<i>153.1</i>	<i>109.6</i>	<i>120.0</i>	<i>6.1</i>	<i>11.8</i>	<i>23.3</i>
Alterations and additions to residential buildings	8.5	8.1	4.5	6.2	0.2	0.3	—
Hotels, etc.	2.2	2.7	2.7	2.3	—	0.2	—
Shops	13.9	21.2	17.7	16.0	1.2	2.1	1.4
Factories	2.2	21.2	20.9	8.3	—	0.1	0.1
Offices	142.0	208.9	192.5	133.0	21.4	32.6	10.8
Other business premises	62.1	106.8	102.0	74.8	1.2	19.4	3.7
Educational	304.0	326.2	305.6	213.2	31.3	14.8	8.0
Religious	—	—	—	—	—	—	—
Health	410.3	187.8	178.2	232.7	62.5	10.1	2.3
Entertainment and recreational	62.5	33.6	26.0	48.2	0.4	5.1	1.6
Miscellaneous	52.7	80.0	64.1	118.2	84.1	6.2	1.7
<i>Total non-residential building</i>	<i>1,051.9</i>	<i>988.5</i>	<i>909.9</i>	<i>846.6</i>	<i>202.1</i>	<i>90.5</i>	<i>29.4</i>
<b>Total</b>	<b>1,323.0</b>	<b>1,149.8</b>	<b>1,024.8</b>	<b>972.8</b>	<b>288.4</b>	<b>102.6</b>	<b>52.7</b>
<b>TOTAL</b>							
New houses	2,933.9	3,119.1	2,480.2	2,623.6	218.1	236.5	205.5
New other residential buildings	1,698.3	1,523.9	1,166.9	1,895.0	140.8	224.7	134.5
<i>Total new residential building</i>	<i>4,632.2</i>	<i>4,643.1</i>	<i>3,647.1</i>	<i>4,518.6</i>	<i>359.0</i>	<i>461.2</i>	<i>340.0</i>
Alterations and additions to residential buildings	965.0	1,043.1	851.6	921.7	76.1	78.7	99.6
Hotels, etc.	124.8	78.0	71.6	234.2	2.5	2.8	153.4
Shops	399.1	322.6	255.9	512.2	42.0	28.7	75.4
Factories	283.2	294.0	231.1	239.6	20.4	22.2	14.2
Offices	676.5	571.4	505.7	407.9	45.9	59.9	29.8
Other business premises	274.5	394.3	298.3	342.2	17.3	50.9	83.5
Educational	424.7	428.5	394.6	291.7	37.7	26.7	12.7
Religious	41.9	34.2	32.1	28.5	0.7	2.3	6.8
Health	483.6	396.0	363.6	301.7	89.1	14.2	7.7
Entertainment and recreational	366.1	184.5	140.5	583.2	17.8	39.6	335.4
Miscellaneous	103.8	180.5	144.8	174.9	90.4	11.2	5.6
<i>Total non-residential building</i>	<i>3,178.2</i>	<i>2,884.1</i>	<i>2,438.2</i>	<i>3,116.3</i>	<i>363.7</i>	<i>258.5</i>	<i>724.5</i>
<b>Total</b>	<b>8,775.4</b>	<b>8,570.2</b>	<b>6,936.9</b>	<b>8,556.6</b>	<b>798.8</b>	<b>798.4</b>	<b>1,164.0</b>

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)
<b>HOTELS, ETC.</b>												
1995—												
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
April	9	0.8	4	1.0	—	—	1	1.5	1	150.0	15	153.4
<b>SHOPS</b>												
1995—												
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
April	47	4.0	17	5.1	7	4.4	5	14.8	2	47.2	78	75.4
<b>FACTORIES</b>												
1995—												
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
April	29	3.0	12	3.8	3	2.2	3	5.2	—	—	47	14.2
<b>OFFICES</b>												
1995—												
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
April	46	4.7	24	7.6	6	3.4	4	8.1	1	6.0	81	29.8
<b>OTHER BUSINESS PREMISES</b>												
1995—												
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
April	27	2.8	11	2.9	3	2.4	3	5.4	1	70.0	45	83.5
<b>EDUCATIONAL</b>												
1995—												
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
April	12	1.4	6	2.2	2	1.8	4	7.3	—	—	24	12.7
<b>RELIGIOUS</b>												
1995—												
February	3	0.2	1	0.5	—	—	—	—	—	—	4	0.7
March	4	0.4	3	1.2	1	0.7	—	—	—	—	8	2.3
April	4	0.4	—	—	—	—	—	—	1	6.4	5	6.8
<b>HEALTH</b>												
1995—												
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
April	8	0.8	3	1.1	3	1.9	3	3.9	—	—	17	7.7



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)
ENTERTAINMENT AND RECREATIONAL												
1995—												
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
April	13	1.4	3	1.0	4	2.5	2	3.6	1	327.0	23	335.4
MISCELLANEOUS												
1995—												
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
April	16	1.8	1	0.3	2	1.2	1	2.4	—	—	20	5.6
TOTAL NON-RESIDENTIAL BUILDING												
1995—												
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
April	211	21.2	81	24.9	30	19.7	26	52.1	7	606.6	355	724.5

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
<b>SYDNEY STATISTICAL DIVISION</b>						
Houses	918	113,592	21	1,945	939	115,537
Brick, stone, or concrete	161	27,914	1	259	162	28,172
Brick-veneer	711	81,348	20	1,687	731	83,035
Timber	31	2,848	—	—	31	2,848
Fibre cement	4	404	—	—	4	404
Other materials	11	1,078	—	—	11	1,078
Other residential buildings	1,009	86,898	174	15,443	1,183	102,341
<b>Total residential buildings</b>	<b>1,927</b>	<b>200,490</b>	<b>195</b>	<b>17,389</b>	<b>2,122</b>	<b>217,878</b>
<b>HUNTER STATISTICAL DIVISION</b>						
Houses	194	19,676	—	—	194	19,676
Brick, stone, or concrete	18	2,086	—	—	18	2,086
Brick-veneer	156	15,977	—	—	156	15,977
Timber	12	873	—	—	12	873
Fibre cement	6	400	—	—	6	400
Other materials	2	340	—	—	2	340
Other residential buildings	49	3,517	16	964	65	4,481
<b>Total residential buildings</b>	<b>243</b>	<b>23,193</b>	<b>16</b>	<b>964</b>	<b>259</b>	<b>24,156</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>						
Houses	161	16,272	—	—	161	16,272
Brick, stone, or concrete	7	841	—	—	7	841
Brick-veneer	141	14,401	—	—	141	14,401
Timber	7	606	—	—	7	606
Fibre cement	4	224	—	—	4	224
Other materials	2	200	—	—	2	200
Other residential buildings	30	2,183	26	1,717	56	3,900
<b>Total residential buildings</b>	<b>191</b>	<b>18,455</b>	<b>26</b>	<b>1,717</b>	<b>217</b>	<b>20,172</b>
<b>BALANCE OF NEW SOUTH WALES</b>						
Houses	529	53,269	6	717	535	53,986
Brick, stone, or concrete	99	10,994	3	400	102	11,394
Brick-veneer	329	35,091	3	317	332	35,408
Timber	54	3,778	—	—	54	3,778
Fibre cement	35	2,401	—	—	35	2,401
Other materials	12	1,004	—	—	12	1,004
Other residential buildings	322	21,284	35	2,482	357	23,766
<b>Total residential buildings</b>	<b>851</b>	<b>74,553</b>	<b>41</b>	<b>3,199</b>	<b>892</b>	<b>77,752</b>
<b>NEW SOUTH WALES</b>						
Houses	1,802	202,808	27	2,662	1,829	205,471
Brick, stone, or concrete	285	41,834	4	659	289	42,493
Brick-veneer	1,337	146,817	23	2,004	1,360	148,821
Timber	104	8,105	—	—	104	8,105
Fibre cement	49	3,429	—	—	49	3,429
Other materials	27	2,623	—	—	27	2,623
Other residential buildings	1,410	113,882	251	20,606	1,661	134,488
<b>Total residential buildings</b>	<b>3,212</b>	<b>316,690</b>	<b>278</b>	<b>23,268</b>	<b>3,490</b>	<b>339,958</b>

(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  
APRIL 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	939	267	145	412	233	106	432	771	1,183	2,122
Hunter	194	42	7	49	16	—	—	16	65	259
Illawarra	161	19	11	30	26	—	—	26	56	217
Richmond-Tweed	93	106	13	119	43	28	—	71	190	283
Mid-North Coast	112	20	17	37	30	—	—	30	67	179
Northern	44	2	—	2	3	—	—	3	5	49
North Western	41	4	—	4	—	—	—	—	4	45
Central West	66	8	—	8	3	—	—	3	11	77
South Eastern	98	4	—	4	38	—	—	38	42	140
Murrumbidgee	38	—	2	2	21	—	—	21	23	61
Murray	39	4	—	4	11	—	—	11	15	54
Far West	4	—	—	—	—	—	—	—	—	4
<b>New South Wales</b>	<b>1,829</b>	<b>476</b>	<b>195</b>	<b>671</b>	<b>424</b>	<b>134</b>	<b>432</b>	<b>990</b>	<b>1,661</b>	<b>3,490</b>
VALUE (\$'000)										
Sydney	115,537	21,906	14,464	36,371	14,851	9,178	41,942	65,971	102,341	217,878
Hunter	19,676	2,922	670	3,592	889	—	—	889	4,481	24,156
Illawarra	16,272	1,263	920	2,183	1,717	—	—	1,717	3,900	20,172
Richmond-Tweed	8,487	4,941	1,477	6,417	3,030	2,360	—	5,390	11,807	20,294
Mid-North Coast	11,403	1,508	1,830	3,338	1,846	—	—	1,846	5,184	16,587
Northern	4,707	144	—	144	180	—	—	180	324	5,031
North Western	4,029	256	—	256	—	—	—	—	256	4,285
Central West	7,151	440	—	440	180	—	—	180	620	7,771
South Eastern	10,280	360	—	360	3,000	—	—	3,000	3,360	13,640
Murrumbidgee	3,680	—	80	80	1,165	—	—	1,165	1,245	4,925
Murray	4,037	215	—	215	755	—	—	755	970	5,007
Far West	213	—	—	—	—	—	—	—	—	213
<b>New South Wales</b>	<b>205,471</b>	<b>33,954</b>	<b>19,441</b>	<b>53,395</b>	<b>27,612</b>	<b>11,538</b>	<b>41,942</b>	<b>81,092</b>	<b>134,488</b>	<b>339,958</b>

(a) Excludes Conversions, etc.

**NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE, NSW**

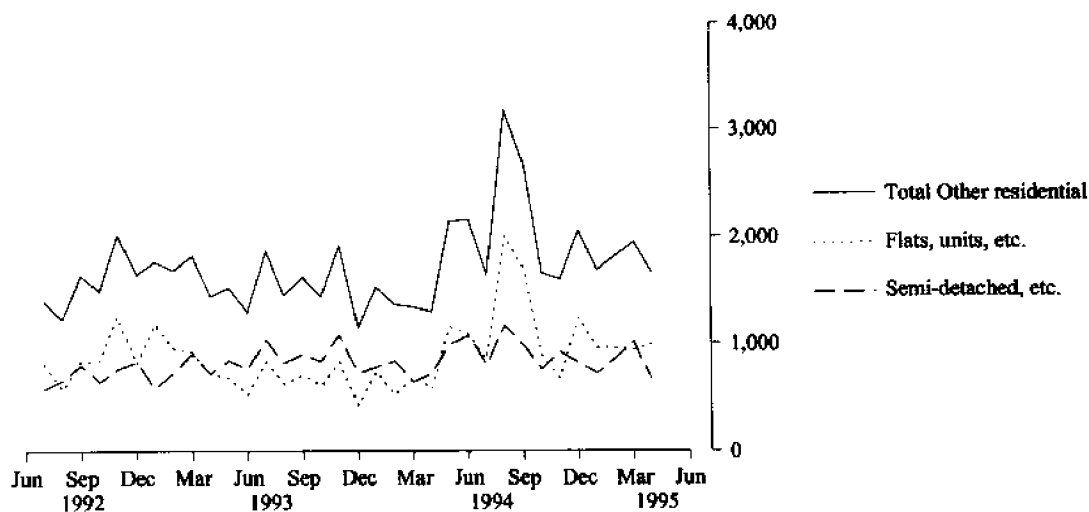


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 1995

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)	—	—	—	—	—	—	482	4,477	4,631	5,113
Leichhardt (A)	1	—	110	2	—	800	1,365	1,635	1,750	4,025
Marrickville (A)	1	—	65	3	—	250	530	—	—	845
South Sydney (C)	—	—	—	94	—	8,600	2,644	706	836	12,080
Sydney (C) — Inner and Remainder	—	—	—	—	68	9,000	31,000	552,053	559,769	599,769
Inner Sydney (SSD)	2	—	175	99	68	18,650	36,020	558,871	566,986	621,831
Randwick (C)	9	—	1,762	52	—	8,465	2,006	52	1,561	13,795
Waverley (A)	3	—	670	20	—	1,908	2,107	—	72	4,757
Woolahra (A)	1	—	500	—	—	—	1,398	—	558	2,456
Eastern Suburbs (SSD)	13	—	2,932	72	—	10,373	5,512	52	2,191	21,008
Hurstville (C)	10	—	1,318	45	—	3,330	811	150	150	5,610
Kogarah (A)	8	—	1,378	21	—	2,290	319	100	100	4,087
Rockdale (A)	4	—	730	16	—	1,180	883	630	630	3,423
Sutherland Shire (A)	51	—	7,299	48	—	3,380	3,509	2,020	2,615	16,804
St George—Sutherland (SSD)	73	—	10,725	130	—	10,180	5,523	2,900	3,495	29,923
Bankstown (C)	27	—	2,819	103	9	7,666	891	3,964	3,964	15,340
Canterbury (A)	9	—	1,015	—	—	—	825	1,550	2,400	4,240
Canterbury—Bankstown (SSD)	36	—	3,834	103	9	7,666	1,716	5,514	6,364	19,580
Fairfield (C)	24	—	3,265	34	—	2,248	696	2,032	4,856	11,065
Liverpool (C)	119	11	15,142	45	—	3,375	790	1,320	2,620	21,927
Fairfield—Liverpool (SSD)	143	11	18,407	79	—	5,623	1,486	3,352	7,476	32,992
Camden (A)	40	—	3,930	—	—	—	74	—	480	4,483
Campbelltown (C)	31	—	3,028	20	—	1,216	684	43,280	43,780	48,708
Wollondilly (A)	25	—	2,363	2	—	150	261	460	460	3,234
Outer South Western Sydney (SSD)	96	—	9,321	22	—	1,366	1,018	43,740	44,720	56,423
Ashfield (A)	—	—	—	3	—	210	410	60	257	877
Burwood (A)	1	—	195	—	—	—	137	198	464	796
Concord (A)	3	—	450	—	—	—	648	—	—	1,098
Drummoyne (A)	1	—	144	7	—	1,000	702	300	300	2,146
Strathfield (A)	6	—	1,165	2	—	150	797	9,497	9,497	11,610
Inner Western Sydney (SSD)	11	—	1,954	12	—	1,360	2,695	10,055	10,518	16,526

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 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)	2	—	160	4	—	200	141	1,250	1,250	1,751
Holroyd (C)	7	—	777	33	30	4,529	496	3,345	3,405	9,207
Parramatta (C)	10	—	1,060	13	—	1,352	539	4,401	4,401	7,352
Central Western Sydney (SSD)	19	—	1,997	50	30	6,081	1,177	8,996	9,056	18,311
Blue Mountains (C)	31	—	3,081	2	—	130	1,623	355	355	5,189
Hawkesbury (C)	32	6	4,581	10	—	692	467	1,075	1,747	7,487
Penrith (C)	64	—	6,664	14	—	1,006	1,320	1,699	1,699	10,689
Outer Western Sydney (SSD)	127	6	14,326	26	—	1,828	3,410	3,129	3,801	23,365
Baulkham Hills (A)	70	—	11,233	33	—	3,076	2,165	809	809	17,283
Blacktown (C)	77	2	6,609	6	—	397	592	8,082	8,458	16,057
Blacktown-Baulkham Hills (SSD)	147	2	17,842	39	—	3,473	2,757	8,891	9,267	33,340
Hunter's Hill (A)	5	—	1,522	—	—	—	505	—	—	2,027
Lane Cove (A)	1	1	415	—	—	—	1,171	—	—	1,586
Mosman (A)	3	—	950	2	—	350	1,567	570	570	3,437
North Sydney (A)	4	—	1,878	2	—	330	1,090	561	561	3,859
Ryde (C)	13	1	1,770	238	—	19,431	1,585	930	2,097	24,882
Willoughby (C)	11	—	2,065	17	—	1,530	2,361	1,772	1,772	7,728
Lower Northern Sydney (SSD)	37	2	8,600	259	—	21,641	8,279	3,833	5,000	43,519
Hornsby (A)	43	—	5,486	16	—	1,300	2,514	1,632	1,632	10,931
Ku-ring-gai (A)	4	—	1,122	—	—	—	2,465	50	494	4,082
Hornsby-Ku-ring-gai (SSD)	47	—	6,608	16	—	1,300	4,979	1,682	2,126	15,013
Manly (A)	3	—	495	10	—	1,540	949	—	—	2,984
Pittwater (A)	9	—	1,787	6	—	736	1,482	186	186	4,191
Warringah (A)	15	—	2,032	20	—	2,066	2,084	110	110	6,292
Northern Beaches (SSD)	27	—	4,314	36	—	4,342	4,515	296	296	13,468
Gosford (C)	77	—	8,745	52	37	5,947	1,694	2,404	2,654	19,040
Wyong (A)	63	—	5,757	14	30	2,512	1,464	1,380	1,570	11,302
Gosford-Wyong (SSD)	140	—	14,502	66	67	8,458	3,157	3,784	4,224	30,342
<b>Sydney (SD)</b>	<b>918</b>	<b>21</b>	<b>115,537</b>	<b>1,009</b>	<b>174</b>	<b>182,341</b>	<b>82,244</b>	<b>655,095</b>	<b>675,519</b>	<b>975,642</b>

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 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)				
<b>HUNTER STATISTICAL DIVISION</b>										
Cessnock (C)	11	—	814	—	—	—	308	2,000	2,000	3,122
Lake Macquarie (C)	58	—	6,034	6	—	365	1,035	7,711	7,786	15,220
Maitland (C)	17	—	1,947	2	—	130	399	245	245	2,721
Newcastle (C) — Inner and Remainder	37	—	2,811	19	—	1,468	795	3,708	7,088	12,162
Port Stephens (A)	33	—	3,510	10	16	1,743	239	397	397	5,888
Newcastle (SSD)	156	—	15,116	37	16	3,706	2,775	14,061	17,516	39,112
Dungog (A)	3	—	360	2	—	80	113	—	—	553
Gloucester (A)	1	—	150	—	—	—	30	265	265	445
Great Lakes (A)	15	—	1,863	6	—	445	183	3,140	3,140	5,631
Merrriwa (A)	—	—	—	—	—	—	—	50	50	50
Murrurundi (A)	—	—	—	—	—	—	26	—	—	26
Muswellbrook (A)	3	—	315	—	—	—	91	292	292	698
Scone (A)	6	—	695	—	—	—	10	—	—	705
Singleton (A)	10	—	1,177	4	—	250	305	50	50	1,782
Hunter SD Balance (SSD)	38	—	4,560	12	—	775	758	3,797	3,797	9,889
<b>Hunter (SD)</b>	<b>194</b>	<b>—</b>	<b>19,676</b>	<b>49</b>	<b>16</b>	<b>4,481</b>	<b>3,532</b>	<b>17,858</b>	<b>21,313</b>	<b>49,002</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>										
Kiama (A)	9	—	1,189	4	—	320	357	—	—	1,866
Shellharbour (A)	9	—	917	2	—	120	523	—	53	1,613
Wollongong (C)	65	—	7,188	16	26	2,947	1,902	1,428	1,549	13,586
Wollongong (SSD)	83	—	9,295	22	26	3,387	2,782	1,428	1,602	17,065
Shoalhaven (C)	60	—	5,200	6	—	390	1,026	915	991	7,607
Wingecarribee (A)	18	—	1,777	2	—	123	491	540	1,040	3,432
Illawarra SD Balance (SSD)	78	—	6,977	8	—	513	1,518	1,455	2,031	11,039
<b>Illawarra (SD)</b>	<b>161</b>	<b>—</b>	<b>16,272</b>	<b>30</b>	<b>26</b>	<b>3,900</b>	<b>4,299</b>	<b>2,883</b>	<b>3,632</b>	<b>28,103</b>
<b>RICHMOND-TWEED STATISTICAL DIVISION</b>										
Tweed (A) Pt A	12	—	1,173	108	9	5,986	304	661	1,322	8,785
Tweed Heads (SSD)	12	—	1,173	108	9	5,986	304	661	1,322	8,785
Ballina (A)	19	—	2,046	10	—	709	180	1,935	1,935	4,869
Byron (A)	17	—	1,464	50	—	4,280	660	500	500	6,904
Casino (A)	5	—	419	—	—	—	30	240	240	689
Kyogle (A)	4	—	229	—	—	—	30	—	—	259
Lismore (C)	14	—	1,060	2	—	143	211	300	995	2,408
Richmond River (A)	5	—	608	—	—	—	155	250	250	1,013
Tweed (A) Pt B	17	—	1,487	11	—	690	151	240	240	2,568
Richmond-Tweed SD Balance (SSD)	81	—	7,314	73	—	5,822	1,416	3,465	4,160	18,711
<b>Richmond-Tweed (SD)</b>	<b>93</b>	<b>—</b>	<b>8,487</b>	<b>181</b>	<b>9</b>	<b>11,807</b>	<b>1,720</b>	<b>4,126</b>	<b>5,482</b>	<b>27,496</b>

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 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)				
<b>MID-NORTH COAST STATISTICAL DIVISION</b>										
Bellingen (A)	12	—	961	8	—	496	20	70	70	1,547
Coffs Harbour (C)	18	—	1,751	27	—	2,605	239	1,023	1,223	5,818
Copmanhurst (A)	2	—	251	—	—	—	20	—	—	271
Grafton (C)	5	—	553	4	—	320	208	150	150	1,231
Maclean (A)	12	—	1,001	—	—	—	66	—	—	1,067
Nambucca (A)	6	—	719	2	—	150	80	—	—	949
Nymboida (A)	6	—	488	—	—	—	117	—	—	605
Ullmarra (A)	3	—	185	—	—	—	92	—	—	278
Clarence (SSD)	64	—	5,909	41	—	3,571	842	1,243	1,443	11,766
Greater Taree (C)	11	—	1,368	2	—	143	165	473	953	2,629
Hastings (A)	29	—	3,350	10	14	1,470	204	556	556	5,580
Kempsey (A)	8	—	776	—	—	—	25	—	634	1,435
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	48	—	5,494	12	14	1,613	394	1,029	2,143	9,643
<b>Mid-North Coast (SD)</b>	<b>112</b>	<b>—</b>	<b>11,403</b>	<b>53</b>	<b>14</b>	<b>5,184</b>	<b>1,236</b>	<b>2,272</b>	<b>3,586</b>	<b>21,409</b>
<b>NORTHERN STATISTICAL DIVISION</b>										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	—	—	—	—	—	—	13	—	—	13
Gunnedah (A)	1	—	125	—	—	—	26	132	1,141	1,292
Inverell (A) Pt A	2	—	230	—	—	—	70	—	—	300
Manilla (A)	—	—	—	—	—	—	40	—	—	40
Nundle (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	5	—	550	—	—	—	234	136	136	919
Quirindi (A)	2	—	184	—	—	—	109	—	—	292
Tamworth (C)	10	—	1,427	—	—	—	163	900	1,100	2,690
Yallaroi (A)	—	—	—	—	—	—	—	—	—	—
Northern Slopes (SSD)	20	—	2,516	—	—	—	654	1,168	2,377	5,546
Armidale (C)	6	—	522	2	—	144	216	—	—	882
Dumaresq (A)	4	—	620	—	—	—	25	—	362	1,007
Glen Innes (A)	6	—	455	3	—	180	—	300	300	935
Guyra (A)	—	—	—	—	—	—	—	—	—	—
Inverell (A) Pt B	—	—	—	—	—	—	39	210	210	249
Severn (A)	—	—	—	—	—	—	—	—	—	—
Tenterfield (A)	1	—	45	—	—	—	45	—	—	90
Uralla (A)	1	—	82	—	—	—	28	—	—	110
Walcha (A)	—	—	—	—	—	—	—	—	—	—
Northern Tablelands (SSD)	18	—	1,724	5	—	324	353	510	872	3,273
Moree Plains (A)	2	—	184	—	—	—	—	—	—	184
Narrabri (A)	4	—	283	—	—	—	—	—	—	283
North Central Plain (SSD)	6	—	467	—	—	—	—	—	—	467
<b>Northern (SD)</b>	<b>44</b>	<b>—</b>	<b>4,707</b>	<b>5</b>	<b>—</b>	<b>324</b>	<b>1,006</b>	<b>1,678</b>	<b>3,249</b>	<b>9,286</b>

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 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)				
<b>NORTH WESTERN STATISTICAL DIVISION</b>										
Coolah (A)	3	—	100	—	—	—	—	—	—	100
Coonabarabran (A)	1	—	80	—	—	—	25	—	—	105
Dubbo (C)	21	—	2,287	—	—	—	171	2,380	2,380	4,838
Gilgandra (A)	2	—	117	—	—	—	29	—	—	146
Mudgee (A)	6	—	587	—	—	—	53	—	—	640
Narromine (A)	2	—	174	2	—	100	36	—	—	310
Wellington (A)	1	—	258	—	—	—	61	—	—	319
Central Macquarie (SSD)	36	—	3,602	2	—	100	375	2,380	2,380	6,457
Bogan (A)	1	—	105	—	—	—	10	—	—	115
Coonamble (A)	2	—	100	—	—	—	—	60	60	160
Walgett (A)	—	—	—	—	—	—	—	80	80	80
Warren (A)	—	—	—	2	—	156	—	—	—	156
Macquarie-Barwon (SSD)	3	—	205	2	—	156	10	140	140	511
Bourke (A)	—	—	—	—	—	—	—	—	—	—
Brewarrina (A)	—	—	—	—	—	—	—	420	420	420
Cobar (A)	2	—	222	—	—	—	59	—	—	281
Upper Darling (SSD)	2	—	222	—	—	—	59	420	420	701
North Western (SD)	41	—	4,029	4	—	256	444	2,940	2,940	7,669
<b>CENTRAL WEST STATISTICAL DIVISION</b>										
Bathurst (C)	14	—	1,690	—	—	—	19	454	690	2,400
Blayney (A) Pt A	4	—	314	6	—	300	62	—	—	676
Cabonne (A) Pt A	2	—	180	—	—	—	—	—	—	180
Evans (A) Pt A	3	—	535	—	—	—	—	—	—	535
Orange (C)	7	—	873	—	—	—	432	65	65	1,369
Bathurst-Orange (SSD)	30	—	3,592	6	—	300	513	519	755	5,160
Blayney (A) Pt B	1	—	100	—	—	—	22	—	—	122
Cabonne (A) Pt B	1	—	100	—	—	—	—	—	—	100
Evans (A) Pt B	1	—	31	—	—	—	62	—	—	93
Greater Lithgow (C)	7	—	708	—	—	—	127	395	395	1,230
Oberon (A)	7	—	605	2	—	140	55	—	—	800
Rylstone (A)	—	—	—	—	—	—	64	—	—	64
Central Tablelands (excl. Bathurst-Orange) (SSD)	17	—	1,543	2	—	140	330	395	395	2,408
Bland (A)	1	—	95	—	—	—	—	—	—	95
Cabonne (A) Pt C	3	—	231	—	—	—	69	—	—	300
Cowra (A)	2	—	265	—	—	—	88	84	84	437
Forbes (A)	2	—	177	—	—	—	117	—	—	293
Lachlan (A)	4	—	472	—	—	—	20	—	—	492
Parkes (A)	5	—	549	3	—	180	22	—	—	751
Weddin (A)	2	—	228	—	—	—	10	—	—	238
Lachlan (SSD)	19	—	2,016	3	—	180	325	84	84	2,604
Central West (SD)	66	—	7,151	11	—	620	1,168	998	1,234	10,173

(a) Excludes Conversions, etc.



TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 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)				
<b>SOUTH EASTERN STATISTICAL DIVISION</b>										
Queanbeyan (C)	7	—	1,131	—	—	—	59	—	200	1,389
Queanbeyan (SSD)	7	—	1,131	—	—	—	59	—	200	1,389
Boorowa (A)	3	—	185	—	—	—	—	—	—	185
Crookwell (A)	—	—	—	—	—	—	30	—	—	30
Goulburn (C)	5	—	486	—	—	—	39	4,050	4,175	4,700
Gunning (A)	3	—	270	—	—	—	—	—	—	270
Harden (A)	2	—	233	—	—	—	40	—	—	273
Mulwaree (A)	4	—	232	—	—	—	79	—	—	311
Tallaganda (A)	1	—	108	—	—	—	40	—	—	148
Yarrowlumla (A)	5	—	775	—	—	—	395	—	—	1,170
Yass (A)	6	—	818	2	—	180	452	170	170	1,620
Young (A)	4	—	243	—	—	—	26	190	190	459
Southern Tablelands (excl. Queanbeyan) (SSD)	33	—	3,350	2	—	180	1,100	4,410	4,535	9,166
Bega Valley (A)	16	—	1,736	2	—	180	380	326	326	2,621
Eurobodalla (A)	31	1	3,319	38	—	3,000	457	70	70	6,846
Lower South Coast (SSD)	47	1	5,055	40	—	3,180	836	396	396	9,467
Bombala (A)	—	—	—	—	—	—	—	—	—	—
Cooma-Monaro (A)	7	—	512	—	—	—	—	—	—	512
Snowy River (A)	3	—	232	—	—	—	10	120	120	362
Snowy (SSD)	10	—	744	—	—	—	10	120	120	874
South Eastern (SD)	97	1	10,280	42	—	3,360	2,005	4,926	5,251	20,896
<b>MURRUMBIDGEE STATISTICAL DIVISION</b>										
Coolamon (A)	2	—	89	—	—	—	32	—	—	121
Cootamundra (A)	2	—	220	—	—	—	77	—	—	297
Gundagai (A)	1	—	72	—	—	—	86	—	—	158
Junee (A)	1	—	95	—	—	—	15	—	—	110
Lockhart (A)	—	—	—	—	—	—	10	—	—	10
Narrandera (A)	—	—	—	—	—	—	—	115	115	115
Temora (A)	—	—	—	—	—	—	140	—	—	140
Tumut (A)	1	—	54	11	—	580	61	130	130	825
Wagga Wagga (C)	15	5	2,206	—	—	—	760	630	630	3,596
Central Murrumbidgee (SSD)	22	5	2,736	11	—	580	1,181	875	875	5,372
Carrathool (A)	—	—	—	—	—	—	—	—	—	—
Griffith (C)	7	—	715	—	12	665	185	333	333	1,898
Hay (A)	1	—	62	—	—	—	31	—	—	93
Leeton (A)	1	—	40	—	—	—	63	—	—	103
Murrumbidgee (A)	2	—	127	—	—	—	—	100	100	227
Lower Murrumbidgee (SSD)	11	—	944	—	12	665	279	433	433	2,320
Murrumbidgee (SD)	33	5	3,680	11	12	1,245	1,460	1,308	1,308	7,693

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 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)				
<b>MURRAY STATISTICAL DIVISION</b>										
Albury (C)	16	—	1,886	2	—	135	229	975	975	3,224
Hume (A)	2	—	199	—	—	—	10	—	—	209
Albury (SSD)	18	—	2,085	2	—	135	239	975	975	3,433
Corowa (A)	1	—	69	—	—	—	—	—	—	69
Culcairn (A)	—	—	—	—	—	—	12	—	—	12
Holbrook (A)	2	—	116	—	—	—	—	—	—	116
Tumbarumba (A)	3	—	214	—	—	—	34	—	—	248
Urana (A)	2	—	140	—	—	—	—	—	—	140
Upper Murray (excl. Albury) (SSD)	8	—	538	—	—	—	46	—	—	584
Berrigan (A)	2	—	348	2	—	80	25	—	—	453
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	4	—	293	—	—	—	50	—	—	342
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	4	—	424	—	—	—	88	—	—	512
Wakool (A)	1	—	130	4	—	280	—	—	—	410
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	11	—	1,194	6	—	360	163	—	—	1,717
Balranald (A)	1	—	160	—	—	—	—	—	—	160
Wentworth (A)	1	—	60	7	—	475	—	—	—	535
Murray-Darling (SSD)	2	—	220	7	—	475	—	—	—	695
Murray (SD)	39	—	4,037	15	—	970	447	975	975	6,429
<b>FAR WEST STATISTICAL DIVISION</b>										
Broken Hill (C)	1	—	60	—	—	—	33	—	—	93
Central Darling (A)	3	—	153	—	—	—	—	—	—	153
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	4	—	213	—	—	—	33	—	—	245
<b>NEW SOUTH WALES</b>										
New South Wales	1,802	27	205,471	1,410	251	134,488	99,595	695,857	724,489	1,164,042

(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, kinder-gartens, 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 dwell-

ings 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 November 1994 to April 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 (May 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 May 1995, the trend estimate for that month would be 1,983, a movement of -2.8 per cent. The monthly movements in the trend estimates for February, March and April 1995, which are currently estimated to be -5.3 per cent, -5.2 per cent and -5.7 per cent respectively, would be revised to -5.0 per cent, -4.8 per cent and -4.2 per cent. On the other hand, a 7 per cent seasonally adjusted decline in the number of private houses approved in May 1995 would produce a trend estimate for May 1995 of 1,872, a movement of -4.8 per cent, with the movements in the trend estimates for February, March and April 1995 being revised to -5.7 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 May 1995 seasonally adjusted estimate—			
			is up 7% on April 1995		is down 7% on April 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
November	2,576	-2.5	2,575	-2.5	2,580	-2.3
December	2,479	-3.8	2,477	-3.8	2,486	-3.7
1995—						
January	2,356	-5.0	2,355	-4.9	2,359	-5.1
February	2,230	-5.3	2,236	-5.0	2,224	-5.7
March	2,115	-5.2	2,130	-4.8	2,091	-6.0
April	1,995	-5.7	2,040	-4.2	1,966	-6.0
May	n.y.a.	n.y.a.	1,983	-2.8	1,872	-4.8

### TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if May 1995 seasonally adjusted estimate—			
			is up 7% on April 1995		is down 7% on April 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
November	2,600	-2.7	2,598	-2.8	2,603	-2.6
December	2,501	-3.8	2,498	-3.9	2,507	-3.7
1995—						
January	2,382	-4.7	2,380	-4.7	2,385	-4.9
February	2,262	-5.1	2,268	-4.7	2,256	-5.4
March	2,152	-4.8	2,169	-4.4	2,129	-5.6
April	2,035	-5.4	2,085	-3.9	2,010	-5.6
May	n.y.a.	n.y.a.	2,037	-2.3	1,924	-4.3

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

	Trend estimate		Revised trend estimate if May 1995 seasonally adjusted estimate—			
			is up 8% on April 1995		is down 8% on April 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
November	4,752	-4.8	4,740	-5.1	4,754	-4.8
December	4,522	-4.8	4,498	-5.1	4,523	-4.9
1995—						
January	4,352	-3.8	4,339	-3.5	4,352	-3.8
February	4,257	-2.2	4,300	-0.9	4,268	-1.9
March	4,200	-1.3	4,313	0.3	4,205	-1.5
April	4,187	-0.3	4,350	0.9	4,148	-1.4
May	n.y.a.	n.y.a.	4,418	1.6	4,114	-0.8

## VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

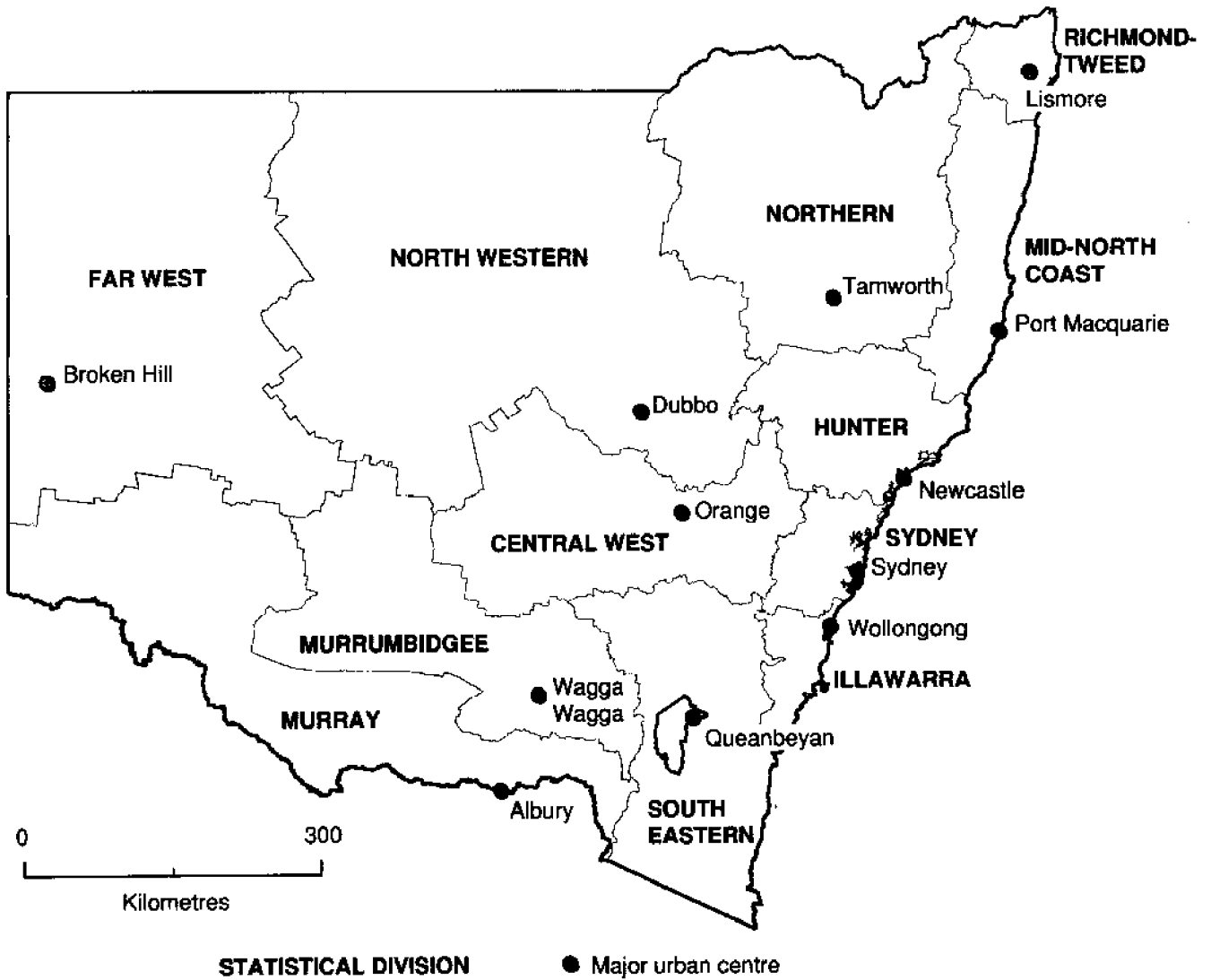
	Trend estimate		Revised trend estimate if May 1995 seasonally adjusted estimate—			
			is up 8% on April 1995		is down 8% on April 1995	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
1994—						
November	463.8	-6.1	463.7	-6.2	464.8	-5.9
December	437.0	-5.8	436.3	-5.9	438.4	-5.7
1995—						
January	419.2	-4.1	418.7	-4.0	419.7	-4.3
February	409.8	-2.3	412.3	-1.5	409.6	-2.4
March	404.3	-1.3	407.0	-1.3	398.0	-2.8
April	399.0	-1.3	401.0	-1.5	384.2	-3.5
May	n.y.a.	n.y.a.	396.9	-1.0	371.5	-3.3

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

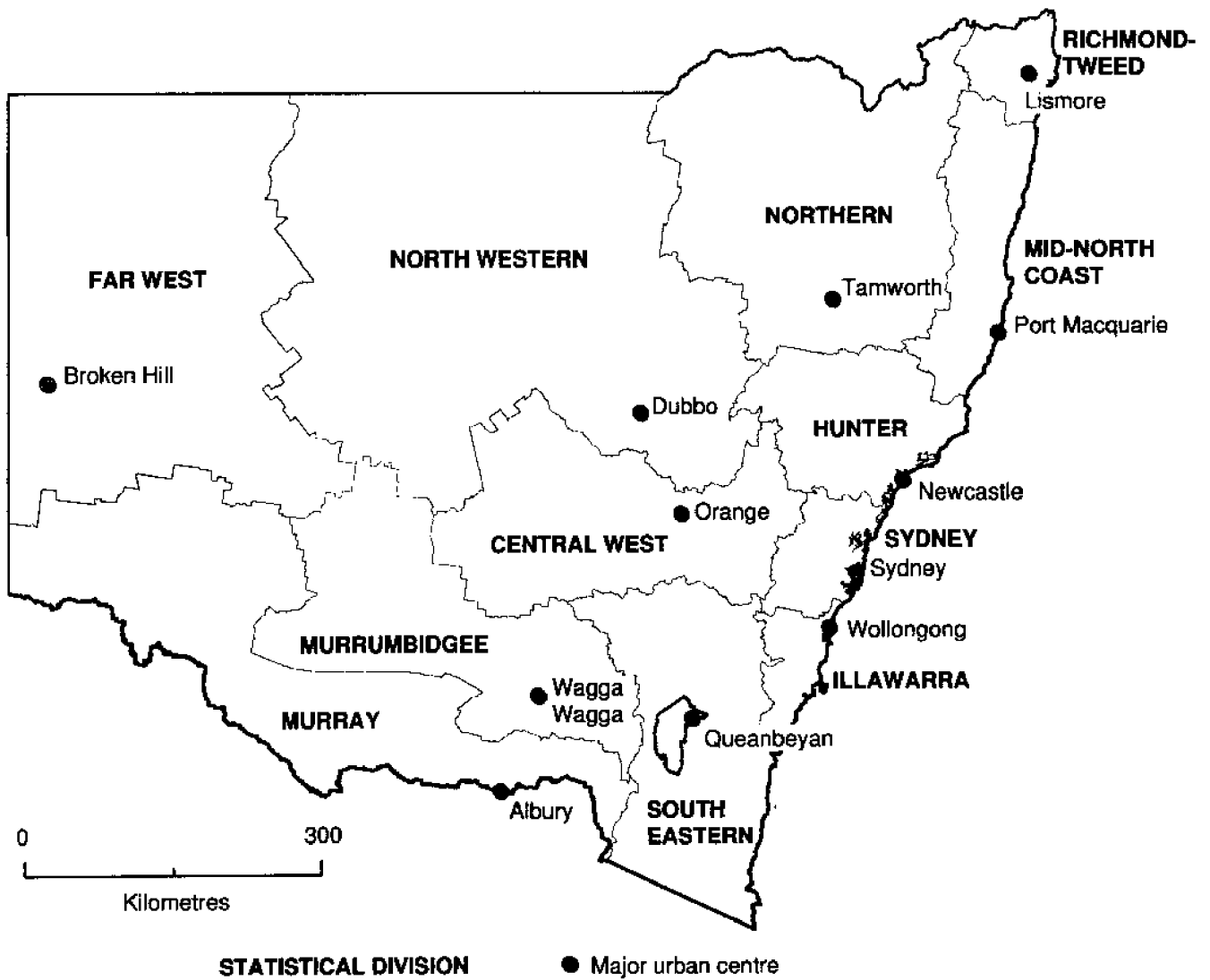
	Trend estimate		Revised trend estimate if May 1995 seasonally adjusted estimate—			
			is up 8% on April 1995		is down 8% on April 1995	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
1994—						
November	91.5	-4.7	90.9	-5.3	91.3	-4.9
December	87.5	-4.4	86.5	-4.9	87.1	-4.6
1995—						
January	85.7	-2.0	85.2	-1.5	85.5	-1.8
February	86.7	1.2	88.2	3.6	87.4	2.2
March	89.3	3.0	94.1	6.7	91.3	4.5
April	93.8	5.1	101.2	7.5	96.0	5.1
May	n.y.a.	n.y.a.	108.1	6.8	100.2	4.4



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