

CATALOGUE NO. 8731.1  
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## BUILDING APPROVALS, NEW SOUTH WALES, JULY 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 23 for assistance with interpreting selected trend estimates.

### MAIN FEATURES

#### NUMBER OF DWELLING UNITS APPROVED

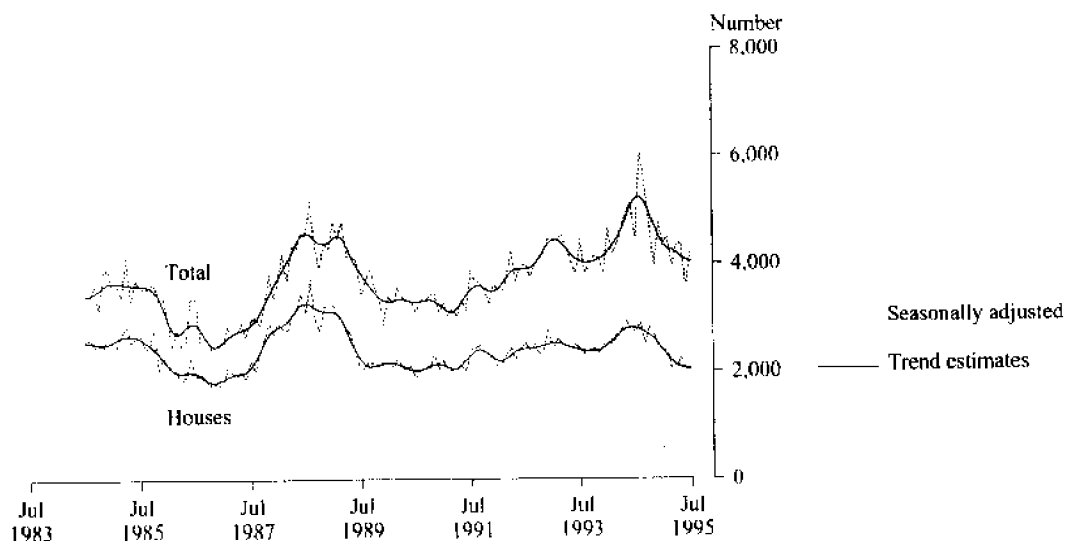
|                     | July<br>1994 | June<br>1995 | July<br>1995 | July 1994 to<br>July 1995<br>change | June 1995 to<br>July 1995<br>change |
|---------------------|--------------|--------------|--------------|-------------------------------------|-------------------------------------|
| Original series     | 4,403        | 3,649        | 4,201        | -17%                                | 15%                                 |
| Seasonally adjusted | 4,441        | 3,567        | 4,296        | -20%                                | 20%                                 |
| Trend estimate      | 5,219        | 4,068        | 4,045        | -22%                                | -1%                                 |

Trend estimates of the total number of dwelling units approved in New South Wales in July 1995 (4,045) showed a decrease of 1% from June 1995 (4,068), and a 22% decrease from July 1994 (5,219). The seasonally adjusted number of dwelling units approved would have to decrease by 2% (to 4,210) in August 1995 for the trend to flatten out (at 4,097). The historical average monthly movement of this series, regardless of sign, is 8%. The trend estimates number of new private sector houses approved in July 1995 (1,972) is the lowest figure since July 1990.

The trend estimate of the value of new residential buildings approved in July 1995 (\$404.1m) is 0.2% higher than in June 1995 and is the first increase in the last 11 months. There would need to be a decrease of 3% in the seasonally adjusted value of new residential buildings approved in August 1995 (to \$414.7m) for the trend to flatten out at \$406.6m. The historical average monthly movement of this series, regardless of sign, is 8%.

In original terms the number of public sector new houses approved in July 1995 (10) is the lowest figure since February 1990.

#### TOTAL DWELLING UNITS APPROVED, NSW



**INQUIRIES**

- for further information about statistics in this publication and the availability of unpublished statistics, contact Bill Markham on Sydney (02) 268 4376.
- for information about other ABS statistics and services please refer to the back of this publication.

**NOTES**

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

Explanatory notes are provided at the back of this publication.

**GREG BRAY**  
Deputy Commonwealth Statistician

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

| Period                             | New houses        |                  |        | New other residential buildings |                  |        | Conversions,<br>etc. | Total (a)         |                  |        |
|------------------------------------|-------------------|------------------|--------|---------------------------------|------------------|--------|----------------------|-------------------|------------------|--------|
|                                    | Private<br>sector | Public<br>sector | Total  | Private<br>sector               | Public<br>sector | Total  |                      | Private<br>sector | Public<br>sector | Total  |
| <b>SYDNEY STATISTICAL DIVISION</b> |                   |                  |        |                                 |                  |        |                      |                   |                  |        |
| 1992-93                            | 12,915            | 462              | 13,377 | 10,752                          | 1,742            | 12,494 | 1,011                | 24,670            | 2,212            | 26,882 |
| 1993-94                            | 13,691            | 240              | 13,931 | 12,090                          | 1,048            | 13,138 | 2,043                | 27,811            | 1,301            | 29,112 |
| 1994-95                            | 13,834            | 255              | 14,089 | 16,919                          | 1,012            | 17,931 | 1,778                | 32,513            | 1,285            | 33,798 |
| <i>1994 -</i>                      |                   |                  |        |                                 |                  |        |                      |                   |                  |        |
| 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  | 1,248                           | 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  |
| 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  | 1,551                           | 127              | 1,678  | 41                   | 2,817             | 133              | 2,950  |
| <b>NEW SOUTH WALES</b>             |                   |                  |        |                                 |                  |        |                      |                   |                  |        |
| 1992-93                            | 28,653            | 869              | 29,522 | 16,308                          | 2,667            | 18,975 | 1,365                | 46,318            | 3,544            | 49,862 |
| 1993-94                            | 30,051            | 561              | 30,612 | 17,744                          | 1,554            | 19,298 | 2,453                | 50,234            | 2,129            | 52,363 |
| 1994-95                            | 28,578            | 423              | 29,001 | 21,979                          | 1,811            | 23,790 | 2,073                | 52,604            | 2,260            | 54,864 |
| <i>1994 -</i>                      |                   |                  |        |                                 |                  |        |                      |                   |                  |        |
| 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  |
| 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  | 1,812                           | 174              | 1,986  | 73                   | 4,017             | 184              | 4,201  |

(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   |  |                          |         |                |          |
|                                    |                          |               |         |                             |               |         |                |               |         |  |                          |         |                |          |
| <b>SYDNEY STATISTICAL DIVISION</b> |                          |               |         |                             |               |         |                |               |         |  |                          |         |                |          |
| 1992-93                            | 1,389.5                  | 43.3          | 1,432.7 | 1,148.8                     | 124.2         | 1,273.0 | 2,538.3        | 167.4         | 2,705.7 | 708.4  | 1,663.3                  | 2,407.3 | 4,903.1        | 5,821.4  |
| 1993-94                            | 1,510.3                  | 23.1          | 1,533.3 | 1,040.6                     | 70.9          | 1,111.4 | 2,550.8        | 94.0          | 2,644.8 | 782.9  | 1,376.9                  | 2,065.7 | 4,703.5        | 5,493.3  |
| 1994-95                            | 1,639.9                  | 26.4          | 1,666.3 | 1,745.0                     | 76.7          | 1,821.7 | 3,384.9        | 103.0         | 3,488.0 | 852.4  | 2,206.4                  | 2,896.8 | 6,437.1        | 7,237.2  |
| <i>1994</i>                        |                          |               |         |                             |               |         |                |               |         |  |                          |         |                |          |
| 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    |
| 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   | 145.7                       | 12.1          | 157.8   | 295.3          | 12.8          | 308.2   | 64.4   | 299.3                    | 334.6   | 658.2          | 707.1    |
| <b>NEW SOUTH WALES</b>             |                          |               |         |                             |               |         |                |               |         |  |                          |         |                |          |
| 1992-93                            | 2,852.9                  | 80.9          | 2,933.9 | 1,516.6                     | 181.7         | 1,698.3 | 4,369.5        | 262.7         | 4,632.2 | 965.0  | 2,126.4                  | 3,178.2 | 7,452.4        | 8,775.4  |
| 1993-94                            | 3,065.8                  | 53.3          | 3,119.1 | 1,424.1                     | 99.9          | 1,523.9 | 4,489.9        | 153.1         | 4,643.1 | 1,043.1  | 1,895.6                  | 2,884.1 | 7,420.5        | 8,570.2  |
| 1994-95                            | 3,101.6                  | 43.2          | 3,144.8 | 2,106.8                     | 125.0         | 2,231.8 | 5,208.3        | 168.3         | 5,376.6 | 1,101.0  | 2,812.5                  | 3,733.4 | 9,114.5        | 10,211.0 |
| <i>1994</i>                        |                          |               |         |                             |               |         |                |               |         |  |                          |         |                |          |
| 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  |
| 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   | 163.0                       | 14.9          | 177.9   | 407.4          | 16.1          | 423.5   | 84.7   | 332.1                    | 373.2   | 823.2          | 881.3    |

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

| Period              | Number of dwelling units (c) |       |                |       | Value (\$m)              |  |
|---------------------|------------------------------|-------|----------------|-------|--------------------------|--|
|                     | Houses                       |       | Total          |       | New residential building | Alterations and additions to residential buildings |
|                     | Private sector               | Total | Private sector | Total |                          |  |
| SEASONALLY ADJUSTED |                              |       |                |       |                          |  |
| 1994--r             |                              |       |                |       |                          |  |
| May                 | 2,833                        | 2,924 | 4,643          | 4,947 | 435.4                    | 88.5   |
| June                | 2,692                        | 2,777 | 5,018          | 5,110 | 501.4                    | 92.5   |
| July                | 2,560                        | 2,733 | 4,012          | 4,441 | 422.4                    | 86.8   |
| August              | 2,864                        | 2,931 | 5,944          | 6,133 | 697.9                    | 99.7   |
| September           | 2,455                        | 2,488 | 5,342          | 5,536 | 486.4                    | 115.1  |
| October             | 2,748                        | 2,818 | 4,659          | 4,822 | 463.0                    | 91.7   |
| November            | 2,676                        | 2,671 | 3,998          | 3,980 | 408.1                    | 89.4   |
| December            | 2,417                        | 2,426 | 4,698          | 4,738 | 465.0                    | 85.8   |
| 1995--r             |                              |       |                |       |                          |  |
| 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 | 3,912          | 4,296 | 428.7                    | 87.1   |
| TREND ESTIMATES     |                              |       |                |       |                          |  |
| 1994--r             |                              |       |                |       |                          |  |
| May                 | 2,713                        | 2,794 | 4,604          | 4,858 | 430.8                    | 91.0   |
| June                | 2,719                        | 2,817 | 4,808          | 5,072 | 449.0                    | 93.2   |
| July                | 2,709                        | 2,812 | 4,969          | 5,219 | 461.1                    | 95.7   |
| August              | 2,689                        | 2,779 | 5,029          | 5,248 | 465.7                    | 97.7   |
| September           | 2,668                        | 2,735 | 4,970          | 5,147 | 461.9                    | 98.2   |
| October             | 2,641                        | 2,678 | 4,822          | 4,955 | 453.7                    | 95.9   |
| November            | 2,586                        | 2,597 | 4,617          | 4,719 | 442.9                    | 92.2   |
| December            | 2,499                        | 2,494 | 4,416          | 4,511 | 433.4                    | 88.7   |
| 1995--r             |                              |       |                |       |                          |  |
| January             | 2,386                        | 2,376 | 4,249          | 4,362 | 424.7                    | 86.8   |
| February            | 2,271                        | 2,267 | 4,138          | 4,290 | 417.3                    | 86.9   |
| March               | 2,171                        | 2,178 | 4,068          | 4,261 | 413.1                    | 88.3   |
| April               | 2,096                        | 2,120 | 3,971          | 4,201 | 409.7                    | 89.2   |
| May                 | 2,042                        | 2,083 | 3,871          | 4,131 | 406.3                    | 89.2   |
| June                | 2,004                        | 2,060 | 3,782          | 4,068 | 403.2                    | 88.7   |
| July                | 1,972                        | 2,045 | 3,742          | 4,045 | 404.1                    | 87.9   |

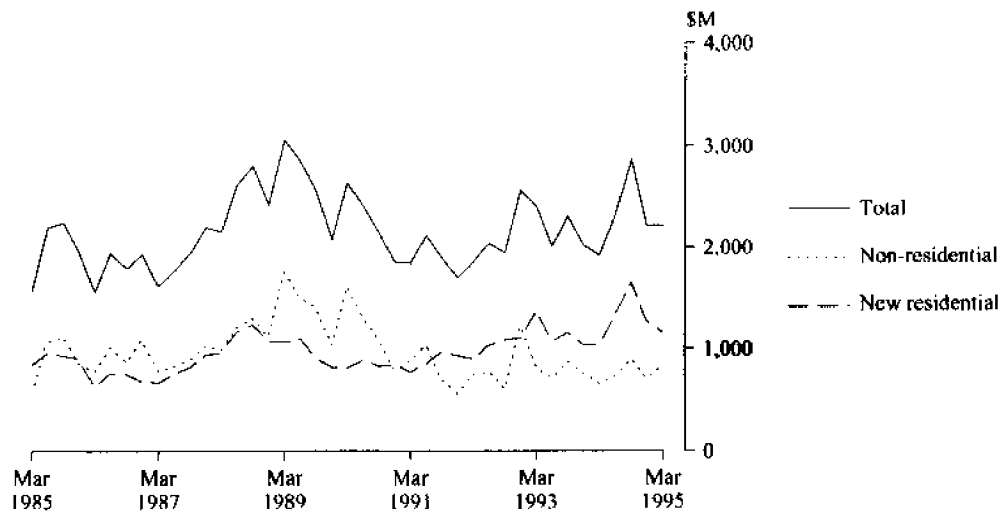
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average -- see paragraphs 23-29 of the Explanatory Notes for a more detailed explanation. (b) Series have been revised due to annual re-analysis of seasonal adjustment factors. (c) Includes Conversions, etc. See paragraphs 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   |                             |         |  |                          |         |                |          |
| 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 | 2,340.5                     | 5,229.5 | 1,011.7  | 2,867.0                  | 3,808.8 | 9,006.1        | 10,050.0 |
| <i>1994</i> |                          |         |                             |         |  |                          |         |                |          |
| Mar. qtr    | 677.3                    | 691.4   | 348.2                       | 1,039.6 | 225.4  | 402.2                    | 656.0   | 1,646.1        | 1,920.9  |
| 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  | 591.2                    | 900.6   | 2,525.8        | 2,864.2  |
| Dec. qtr    | 760.3                    | 765.5   | 498.8                       | 1,264.3 | 241.8  | 538.5                    | 703.7   | 2,039.4        | 2,209.8  |
| <i>1995</i> |                          |         |                             |         |  |                          |         |                |          |
| Mar. qtr    | 605.5                    | 614.4   | 538.9                       | 1,153.3 | 204.7  | 484.3                    | 846.7   | 1,830.2        | 2,204.8  |
| June qtr    | 659.6                    | 668.4   | 488.4                       | 1,156.8 | 256.6  | 1,252.9                  | 1,357.8 | 2,610.7        | 2,771.2  |

(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**

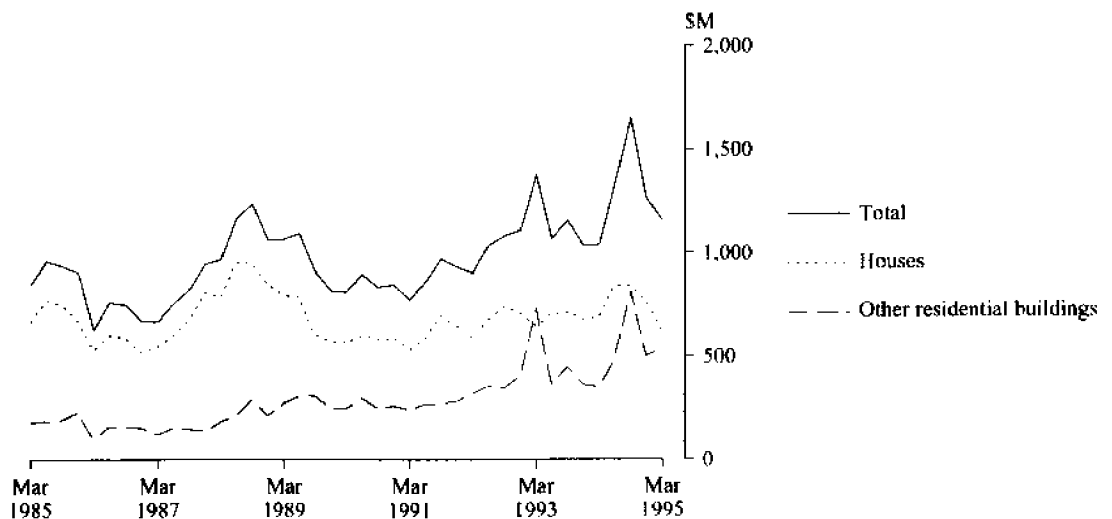


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP  
(\$ million)

| Class of building                                  | 1992-93        | 1993-94        | 1994-95         | 1995           |              |              |              |
|--|----------------|----------------|-----------------|----------------|--------------|--------------|--------------|
|  |                |                |                 | April          | May          | June         | July         |
| <b>PRIVATE SECTOR</b>                              |                |                |                 |                |              |              |              |
| New houses   | 2,852.9        | 3,065.8        | 3,101.6         | 202.8          | 281.0        | 233.2        | 244.4        |
| New other residential buildings                    | 1,516.6        | 1,424.1        | 2,106.8         | 113.9          | 197.7        | 97.8         | 163.0        |
| <i>Total new residential building</i>              | <i>4,369.5</i> | <i>4,489.9</i> | <i>5,208.3</i>  | <i>316.7</i>   | <i>478.7</i> | <i>331.0</i> | <i>407.4</i> |
| Alterations and additions to residential buildings | 956.6          | 1,034.9        | 1,093.7         | 99.6           | 93.9         | 84.3         | 83.7         |
| Hotels, etc.                                       | 122.7          | 75.2           | 284.4           | 153.4          | 2.8          | 49.6         | 166.4        |
| Shops  | 385.2          | 301.4          | 587.5           | 74.0           | 33.6         | 57.8         | 24.5         |
| Factories  | 280.9          | 272.9          | 381.2           | 14.2           | 102.2        | 47.7         | 22.3         |
| Offices  | 534.5          | 362.5          | 348.1           | 19.0           | 39.6         | 33.6         | 18.1         |
| Other business premises                            | 212.4          | 287.5          | 354.2           | 79.9           | 52.2         | 34.7         | 39.8         |
| Educational  | 120.8          | 102.2          | 99.2            | 4.7            | 11.5         | 9.2          | 8.1          |
| Religious  | 41.9           | 34.2           | 33.7            | 6.8            | 1.4          | 3.8          | 0.4          |
| Health   | 73.3           | 208.2          | 75.5            | 5.4            | 5.6          | 0.8          | 4.6          |
| Entertainment and recreational                     | 303.6          | 151.0          | 574.8           | 333.9          | 23.0         | 16.7         | 43.1         |
| Miscellaneous                                      | 51.1           | 100.5          | 73.7            | 3.9            | 8.7          | 8.3          | 4.8          |
| <i>Total non-residential building</i>              | <i>2,126.4</i> | <i>1,895.6</i> | <i>2,812.5</i>  | <i>695.1</i>   | <i>280.5</i> | <i>262.3</i> | <i>332.1</i> |
| <b>Total</b>                                       | <b>7,452.4</b> | <b>7,420.5</b> | <b>9,114.5</b>  | <b>1,111.3</b> | <b>853.1</b> | <b>677.6</b> | <b>823.2</b> |
| <b>PUBLIC SECTOR</b>                               |                |                |                 |                |              |              |              |
| New houses   | 80.9           | 53.3           | 43.2            | 2.7            | 3.4          | 3.5          | 1.2          |
| New other residential buildings                    | 181.7          | 99.9           | 125.0           | 20.6           | 23.6         | 17.8         | 14.9         |
| <i>Total new residential building</i>              | <i>262.7</i>   | <i>153.1</i>   | <i>168.3</i>    | <i>23.3</i>    | <i>27.0</i>  | <i>21.3</i>  | <i>16.1</i>  |
| Alterations and additions to residential buildings | 8.5            | 8.1            | 7.3             |                | 0.7          | 0.4          | 0.9          |
| Hotels, etc.                                       | 2.2            | 2.7            | 2.3             |                |              |              |              |
| Shops  | 13.9           | 21.2           | 19.4            | 1.4            | 1.9          | 1.4          | 6.1          |
| Factories  | 2.2            | 21.2           | 8.3             | 0.1            |              |              | 0.2          |
| Offices  | 142.0          | 208.9          | 157.1           | 10.8           | 10.6         | 13.5         | 3.4          |
| Other business premises                            | 62.1           | 106.8          | 85.2            | 3.7            | 1.0          | 9.4          | 7.8          |
| Educational  | 304.0          | 326.2          | 237.7           | 8.0            | 14.5         | 10.0         | 10.0         |
| Religious  |                |                |                 |                |              |              |              |
| Health   | 410.3          | 187.8          | 239.7           | 2.3            | 2.3          | 4.6          | 1.1          |
| Entertainment and recreational                     | 62.5           | 33.6           | 51.7            | 1.6            | 1.8          | 1.8          | 9.9          |
| Miscellaneous                                      | 52.7           | 80.0           | 119.5           | 1.7            | 0.6          | 0.8          | 2.6          |
| <i>Total non-residential building</i>              | <i>1,051.9</i> | <i>988.5</i>   | <i>920.9</i>    | <i>29.4</i>    | <i>32.7</i>  | <i>47.5</i>  | <i>41.1</i>  |
| <b>Total</b>                                       | <b>1,323.0</b> | <b>1,149.8</b> | <b>1,096.5</b>  | <b>52.7</b>    | <b>60.4</b>  | <b>63.2</b>  | <b>58.1</b>  |
| <b>TOTAL</b>                                       |                |                |                 |                |              |              |              |
| New houses   | 2,933.9        | 3,119.1        | 3,144.8         | 205.5          | 284.4        | 236.8        | 245.6        |
| New other residential buildings                    | 1,698.3        | 1,523.9        | 2,231.8         | 134.5          | 221.3        | 115.5        | 177.9        |
| <i>Total new residential building</i>              | <i>4,632.2</i> | <i>4,643.1</i> | <i>5,376.6</i>  | <i>340.0</i>   | <i>505.7</i> | <i>352.3</i> | <i>423.5</i> |
| Alterations and additions to residential buildings | 965.0          | 1,043.1        | 1,101.0         | 99.6           | 94.6         | 84.7         | 84.7         |
| Hotels, etc.                                       | 124.8          | 78.0           | 286.7           | 153.4          | 2.8          | 49.6         | 166.4        |
| Shops  | 399.1          | 322.6          | 607.0           | 75.4           | 35.5         | 59.2         | 30.5         |
| Factories  | 283.2          | 294.0          | 389.5           | 14.2           | 102.2        | 47.7         | 22.5         |
| Offices  | 676.5          | 571.4          | 505.2           | 29.8           | 50.2         | 47.1         | 21.6         |
| Other business premises                            | 274.5          | 394.3          | 439.4           | 83.5           | 53.2         | 44.0         | 47.6         |
| Educational  | 424.7          | 428.5          | 336.9           | 12.7           | 26.0         | 19.2         | 18.1         |
| Religious  | 41.9           | 34.2           | 33.7            | 6.8            | 1.4          | 3.8          | 0.4          |
| Health   | 483.6          | 396.0          | 315.2           | 7.7            | 7.9          | 5.5          | 5.8          |
| Entertainment and recreational                     | 366.1          | 184.5          | 626.5           | 335.4          | 24.8         | 18.5         | 53.0         |
| Miscellaneous                                      | 103.8          | 180.5          | 193.3           | 5.6            | 9.2          | 9.1          | 7.4          |
| <i>Total non-residential building</i>              | <i>3,178.2</i> | <i>2,884.1</i> | <i>3,733.4</i>  | <i>724.5</i>   | <i>313.2</i> | <i>303.9</i> | <i>373.2</i> |
| <b>Total</b>                                       | <b>8,775.4</b> | <b>8,570.2</b> | <b>10,211.0</b> | <b>1,164.0</b> | <b>913.5</b> | <b>740.9</b> | <b>881.3</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--                         |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| May                            | 3                               | 0.3         | 4                                | 1.2         | 2                           | 1.3         | --                     | --          | --            | --          | 9     | 2.8         |
| June                           | 7                               | 0.7         | 3                                | 0.8         | 2                           | 1.8         | 3                      | 6.4         | 1             | 40.0        | 16    | 49.6        |
| July                           | 6                               | 0.8         | --                               | --          | 2                           | 1.6         | 2                      | 4.1         | 1             | 160.0       | 11    | 166.4       |
| <b>SHOPS</b>                   |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1995--                         |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| May                            | 75                              | 6.6         | 17                               | 4.8         | 9                           | 6.4         | 7                      | 11.9        | 1             | 6.0         | 109   | 35.5        |
| June                           | 88                              | 8.1         | 18                               | 5.1         | 6                           | 3.5         | 4                      | 5.6         | 2             | 37.0        | 118   | 59.2        |
| July                           | 94                              | 8.2         | 20                               | 5.2         | 7                           | 4.5         | 3                      | 6.9         | 1             | 5.7         | 125   | 30.5        |
| <b>FACTORIES</b>               |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1995--                         |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| May                            | 30                              | 3.4         | 21                               | 6.3         | 5                           | 3.7         | 3                      | 4.8         | 2             | 83.9        | 61    | 102.2       |
| June                           | 43                              | 4.5         | 20                               | 6.1         | 8                           | 5.0         | 2                      | 2.8         | 2             | 29.3        | 75    | 47.7        |
| July                           | 37                              | 3.5         | 14                               | 4.3         | 9                           | 6.0         | 3                      | 8.7         | --            | --          | 63    | 22.5        |
| <b>OFFICES</b>                 |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1995--                         |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| May                            | 97                              | 9.2         | 24                               | 6.9         | 14                          | 10.0        | 8                      | 11.0        | 2             | 13.0        | 145   | 50.2        |
| June                           | 87                              | 7.8         | 24                               | 7.3         | 10                          | 6.5         | 4                      | 8.7         | 2             | 16.8        | 127   | 47.1        |
| July                           | 64                              | 6.4         | 22                               | 6.3         | 3                           | 2.1         | 5                      | 6.8         | --            | --          | 94    | 21.6        |
| <b>OTHER BUSINESS PREMISES</b> |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1995--                         |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| May                            | 39                              | 3.8         | 17                               | 5.0         | 14                          | 10.0        | 7                      | 14.0        | 2             | 20.4        | 79    | 53.2        |
| June                           | 36                              | 3.5         | 18                               | 5.7         | 11                          | 8.5         | 10                     | 15.4        | 1             | 11.0        | 76    | 44.0        |
| July                           | 19                              | 1.8         | 16                               | 4.4         | 3                           | 2.0         | 8                      | 16.3        | 2             | 23.1        | 48    | 47.6        |
| <b>EDUCATIONAL</b>             |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1995--                         |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| May                            | 9                               | 1.3         | 11                               | 3.5         | 6                           | 4.3         | 7                      | 11.1        | 1             | 5.8         | 34    | 26.0        |
| June                           | 22                              | 2.0         | 13                               | 4.0         | 3                           | 1.9         | 6                      | 11.3        | --            | --          | 44    | 19.2        |
| July                           | 7                               | 0.8         | 8                                | 2.6         | 4                           | 2.7         | 4                      | 6.9         | 1             | 5.1         | 24    | 18.1        |
| <b>RELIGIOUS</b>               |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1995--                         |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| May                            | 1                               | 0.1         | 1                                | 0.3         | --                          | --          | 1                      | 1.0         | --            | --          | 3     | 1.4         |
| June                           | 6                               | 0.6         | 4                                | 1.2         | --                          | --          | 1                      | 2.0         | --            | --          | 11    | 3.8         |
| July                           | 3                               | 0.4         | --                               | --          | --                          | --          | --                     | --          | --            | --          | 3     | 0.4         |
| <b>HEALTH</b>                  |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1995--                         |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| May                            | 10                              | 1.1         | 5                                | 1.2         | 2                           | 1.3         | 2                      | 4.4         | --            | --          | 19    | 7.9         |
| June                           | 11                              | 1.3         | 1                                | 0.4         | --                          | --          | 1                      | 3.7         | --            | --          | 13    | 5.5         |
| July                           | 6                               | 0.5         | 4                                | 1.3         | 3                           | 1.9         | 1                      | 2.0         | --            | --          | 14    | 5.8         |



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—                          |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| May                            | 22                              | 1.9         | 10                               | 3.4         | 9                           | 6.5         | 4                      | 7.9         | 1             | 5.0         | 46    | 24.8        |
| June                           | 15                              | 1.3         | 12                               | 3.2         | 4                           | 2.5         | 2                      | 2.5         | 1             | 9.0         | 34    | 18.5        |
| July                           | 17                              | 1.7         | 12                               | 4.2         | 4                           | 2.8         | 2                      | 4.9         | 4             | 39.5        | 39    | 53.0        |
| MISCELLANEOUS                  |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1995.                          |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| May                            | 20                              | 1.7         | 5                                | 1.2         | 1                           | 0.6         | 3                      | 5.8         | —             | —           | 29    | 9.2         |
| June                           | 22                              | 1.9         | 7                                | 2.1         | 1                           | 0.8         | 3                      | 4.3         | —             | —           | 33    | 9.1         |
| July                           | 14                              | 1.3         | 3                                | 1.1         | —                           | —           | 3                      | 5.0         | —             | —           | 20    | 7.4         |
| TOTAL NON-RESIDENTIAL BUILDING |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1995                           |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| May                            | 306                             | 29.4        | 115                              | 33.9        | 62                          | 44.0        | 42                     | 71.8        | 9             | 134.1       | 534   | 313.2       |
| June                           | 337                             | 31.7        | 120                              | 35.9        | 45                          | 30.4        | 36                     | 62.7        | 9             | 143.1       | 547   | 303.9       |
| July                           | 267                             | 25.5        | 99                               | 29.4        | 35                          | 23.4        | 31                     | 61.6        | 9             | 233.4       | 441   | 373.2       |

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

| Dwelling unit classification          | Private sector |                | Public sector |                | Total        |                |
|---------------------------------------|----------------|----------------|---------------|----------------|--------------|----------------|
|                                       | Number         | Value (\$'000) | Number        | Value (\$'000) | Number       | Value (\$'000) |
| <b>SYDNEY STATISTICAL DIVISION</b>    |                |                |               |                |              |                |
| Houses                                | 1,225          | 149,594        | 6             | 735            | 1,231        | 150,328        |
| Brick, stone, or concrete             | 170            | 29,200         | 1             | 340            | 171          | 29,540         |
| Brick-veneer                          | 996            | 114,620        | 4             | 364            | 1,000        | 114,985        |
| Timber                                | 45             | 4,689          | 1             | 30             | 46           | 4,719          |
| Fibre cement                          | 7              | 650            | —             | —              | 7            | 650            |
| Other materials                       | 7              | 434            | —             | —              | 7            | 434            |
| Other residential buildings           | 1,551          | 145,744        | 127           | 12,086         | 1,678        | 157,829        |
| <b>Total residential buildings</b>    | <b>2,776</b>   | <b>295,338</b> | <b>133</b>    | <b>12,820</b>  | <b>2,909</b> | <b>308,158</b> |
| <b>HUNTER STATISTICAL DIVISION</b>    |                |                |               |                |              |                |
| Houses                                | 228            | 23,984         | —             | —              | 228          | 23,984         |
| Brick, stone, or concrete             | 33             | 4,535          | —             | —              | 33           | 4,535          |
| Brick-veneer                          | 167            | 17,200         | —             | —              | 167          | 17,200         |
| Timber                                | 12             | 1,008          | —             | —              | 12           | 1,008          |
| Fibre cement                          | 13             | 907            | —             | —              | 13           | 907            |
| Other materials                       | 3              | 334            | —             | —              | 3            | 334            |
| Other residential buildings           | 59             | 4,096          | 18            | 984            | 77           | 5,080          |
| <b>Total residential buildings</b>    | <b>287</b>     | <b>28,080</b>  | <b>18</b>     | <b>984</b>     | <b>305</b>   | <b>29,064</b>  |
| <b>ILLAWARRA STATISTICAL DIVISION</b> |                |                |               |                |              |                |
| Houses                                | 182            | 19,307         | —             | —              | 182          | 19,307         |
| Brick, stone, or concrete             | 11             | 1,169          | —             | —              | 11           | 1,169          |
| Brick-veneer                          | 147            | 16,346         | —             | —              | 147          | 16,346         |
| Timber                                | 6              | 447            | —             | —              | 6            | 447            |
| Fibre cement                          | 13             | 916            | —             | —              | 13           | 916            |
| Other materials                       | 5              | 430            | —             | —              | 5            | 430            |
| Other residential buildings           | 105            | 6,558          | —             | —              | 105          | 6,558          |
| <b>Total residential buildings</b>    | <b>287</b>     | <b>25,865</b>  | <b>—</b>      | <b>—</b>       | <b>287</b>   | <b>25,865</b>  |
| <b>BALANCE OF NEW SOUTH WALES</b>     |                |                |               |                |              |                |
| Houses                                | 497            | 51,502         | 4             | 432            | 501          | 51,934         |
| Brick, stone, or concrete             | 96             | 11,565         | —             | —              | 96           | 11,565         |
| Brick-veneer                          | 297            | 32,000         | 3             | 370            | 300          | 32,370         |
| Timber                                | 52             | 4,131          | 1             | 62             | 53           | 4,193          |
| Fibre cement                          | 41             | 2,765          | —             | —              | 41           | 2,765          |
| Other materials                       | 11             | 1,041          | —             | —              | 11           | 1,041          |
| Other residential buildings           | 97             | 6,619          | 29            | 1,846          | 126          | 8,464          |
| <b>Total residential buildings</b>    | <b>594</b>     | <b>58,120</b>  | <b>33</b>     | <b>2,278</b>   | <b>627</b>   | <b>60,398</b>  |
| <b>NEW SOUTH WALES</b>                |                |                |               |                |              |                |
| Houses                                | 2,132          | 244,387        | 10            | 1,167          | 2,142        | 245,553        |
| Brick, stone, or concrete             | 310            | 46,469         | 1             | 340            | 311          | 46,809         |
| Brick-veneer                          | 1,607          | 180,166        | 7             | 734            | 1,614        | 180,901        |
| Timber                                | 115            | 10,275         | 2             | 92             | 117          | 10,367         |
| Fibre cement                          | 74             | 5,238          | —             | —              | 74           | 5,238          |
| Other materials                       | 26             | 2,238          | —             | —              | 26           | 2,238          |
| Other residential buildings           | 1,812          | 163,016        | 174           | 14,915         | 1,986        | 177,931        |
| <b>Total residential buildings</b>    | <b>3,944</b>   | <b>407,403</b> | <b>184</b>    | <b>16,082</b>  | <b>4,128</b> | <b>423,485</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  
JULY 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                   | 1,231                          | 320   | 463               | 783           | 126   | 141           | 628               | 895            | 1,678          | 2,909                          |
| Hunter                   | 228                            | 24  | 31                | 55            | 22  | —             | —                 | 22             | 77             | 305                            |
| Illawarra                | 182                            | 17  | 31                | 48            | 57  | —             | —                 | 57             | 105            | 287                            |
| Richmond-Tweed           | 68                             | 4   | 2                 | 6             | 35  | —             | —                 | 35             | 41             | 109                            |
| Mid-North Coast          | 127                            | 14  | 2                 | 16            | 11  | —             | —                 | 11             | 27             | 154                            |
| Northern                 | 40                             | —   | —                 | —             | 6   | —             | —                 | 6              | 6              | 46                             |
| North Western            | 26                             | 10  | —                 | 10            | —   | —             | —                 | —              | 10             | 36                             |
| Central West             | 63                             | 2   | —                 | 2             | 14  | —             | —                 | 14             | 16             | 79                             |
| South Eastern            | 94                             | 4   | 2                 | 6             | —   | —             | —                 | 6              | 6              | 100                            |
| Murrumbidgee             | 44                             | —   | —                 | —             | 2   | —             | —                 | 2              | 2              | 46                             |
| Murray                   | 38                             | 2   | —                 | 2             | 14  | —             | —                 | 14             | 16             | 54                             |
| Far West                 | 1                              | —   | —                 | —             | 2   | —             | —                 | 2              | 2              | 3                              |
| <b>New South Wales</b>   | <b>2,142</b>                   | <b>397</b>  | <b>531</b>        | <b>928</b>    | <b>289</b>                                  | <b>141</b>    | <b>628</b>        | <b>1,058</b>   | <b>1,986</b>   | <b>4,128</b>                   |
| VALUE (\$'000)           |                                |   |                   |               |   |               |                   |                |                |                                |
| Sydney                   | 150,328                        | 22,780  | 42,134            | 64,913        | 10,498                                      | 12,935        | 69,483            | 92,916         | 157,829        | 308,158                        |
| Hunter                   | 23,984                         | 1,574   | 2,382             | 3,956         | 1,124                                       | —             | —                 | 1,124          | 5,080          | 29,064                         |
| Illawarra                | 19,307                         | 1,148   | 2,360             | 3,508         | 3,050                                       | —             | —                 | 3,050          | 6,558          | 25,865                         |
| Richmond-Tweed           | 6,165                          | 280   | 170               | 450           | 2,218                                       | —             | —                 | 2,218          | 2,668          | 8,833                          |
| Mid-North Coast          | 13,556                         | 995   | 171               | 1,166         | 750   | —             | —                 | 750            | 1,916          | 15,472                         |
| Northern                 | 4,136                          | —   | —                 | —             | 457   | —             | —                 | 457            | 457            | 4,593                          |
| North Western            | 2,957                          | 600   | —                 | 600           | —   | —             | —                 | —              | 600            | 3,557                          |
| Central West             | 6,595                          | 187   | —                 | 187           | 835   | —             | —                 | 835            | 1,022          | 7,617                          |
| South Eastern            | 10,421                         | 230   | 311               | 541           | —   | —             | —                 | —              | 541            | 10,962                         |
| Murrumbidgee             | 4,438                          | —   | —                 | —             | 120   | —             | —                 | 120            | 120            | 4,558                          |
| Murray                   | 3,555                          | 90  | —                 | 90            | 932   | —             | —                 | 932            | 1,022          | 4,578                          |
| Far West                 | 110                            | —   | —                 | —             | 118   | —             | —                 | 118            | 118            | 228                            |
| <b>New South Wales</b>   | <b>245,553</b>                 | <b>27,883</b>   | <b>47,527</b>     | <b>75,411</b> | <b>20,103</b>                               | <b>12,935</b> | <b>69,483</b>     | <b>102,521</b> | <b>177,931</b> | <b>423,485</b>                 |

(a) Excludes Conversions, etc.

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

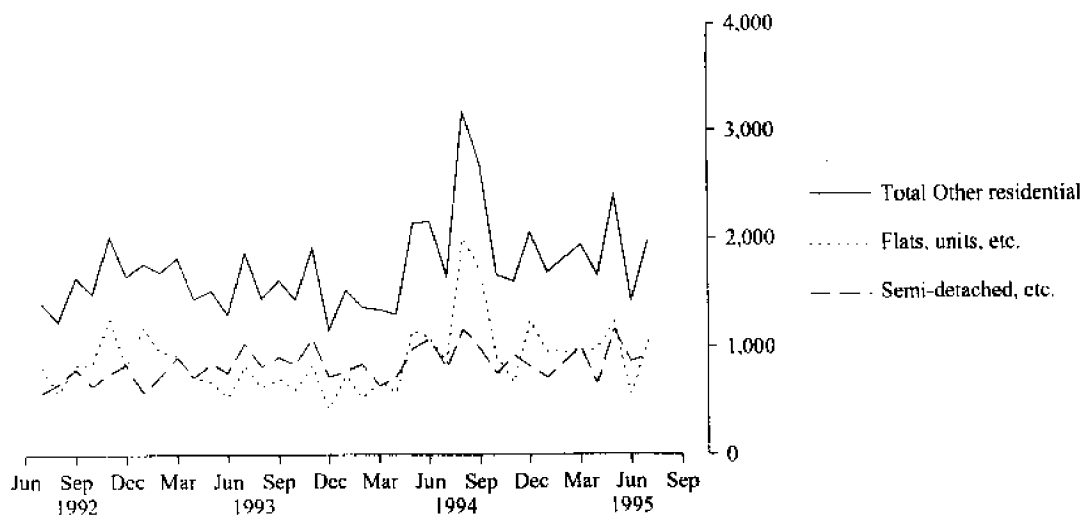


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JULY 1995

| 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)                       | 3                            | —                      | 347                  | —                           | —                      | —                    | 352   | 13,901                   | 13,901         | 14,600                  |
| Leichhardt (A)                   | 1                            | —                      | 240                  | 143                         | —                      | 13,170               | 1,633   | 795                      | 855            | 15,898                  |
| Marrickville (A)                 | 3                            | —                      | 316                  | —                           | —                      | —                    | 1,746   | 585                      | 585            | 2,647                   |
| South Sydney (C)                 | —                            | —                      | —                    | 200                         | 34                     | 21,043               | 2,601   | 11,465                   | 13,548         | 37,192                  |
| Sydney (C) Inner and Remainder   | —                            | —                      | —                    | —                           | —                      | —                    | 542   | 171,106                  | 171,376        | 171,918                 |
| Inner Sydney (SSD)               | 7                            | —                      | 903                  | 343                         | 34                     | 34,213               | 6,874   | 197,852                  | 200,265        | 242,255                 |
| Randwick (C)                     | 13                           | —                      | 2,531                | 31                          | 2                      | 2,839                | 1,833   | 3,783                    | 3,783          | 10,986                  |
| Waverley (A)                     | 1                            | —                      | 190                  | 16                          | —                      | 2,000                | 1,653   | 50                       | 50             | 3,893                   |
| Woolahra (A)                     | 4                            | —                      | 2,280                | 2                           | —                      | 1,800                | 3,280   | 1,145                    | 1,145          | 8,505                   |
| Eastern Suburbs (SSD)            | 18                           | —                      | 5,001                | 49                          | 2                      | 6,639                | 6,765   | 4,978                    | 4,978          | 23,384                  |
| Hurstville (C)                   | 8                            | —                      | 1,014                | 50                          | 14                     | 5,086                | 1,259   | 200                      | 200            | 7,559                   |
| Kogarah (A)                      | 12                           | —                      | 2,272                | 4                           | —                      | 367                  | 1,324   | 1,650                    | 1,770          | 5,733                   |
| Rockdale (C)                     | 11                           | —                      | 1,431                | 17                          | —                      | 1,407                | 960   | 710                      | 710            | 4,508                   |
| Sutherland Shire (A)             | 51                           | —                      | 8,282                | 71                          | —                      | 5,460                | 4,068   | 477                      | 3,677          | 21,487                  |
| St George-Sutherland (SSD)       | 82                           | —                      | 12,999               | 142                         | 14                     | 12,320               | 7,611   | 3,037                    | 6,357          | 39,287                  |
| Bankstown (C)                    | 19                           | —                      | 2,320                | 94                          | 31                     | 8,711                | 1,520   | 22,190                   | 27,360         | 39,911                  |
| Canterbury (A)                   | 4                            | —                      | 558                  | 29                          | —                      | 2,010                | 1,009   | 1,774                    | 3,111          | 6,688                   |
| Canterbury-Bankstown (SSD)       | 23                           | —                      | 2,878                | 123                         | 31                     | 10,721               | 2,529   | 23,964                   | 30,471         | 46,598                  |
| Fairfield (C)                    | 35                           | 1                      | 4,600                | 16                          | 2                      | 1,625                | 913   | 1,708                    | 1,963          | 9,101                   |
| Liverpool (C)                    | 205                          | 2                      | 21,355               | 21                          | —                      | 1,730                | 649   | 1,474                    | 1,574          | 25,307                  |
| Fairfield-Liverpool (SSD)        | 240                          | 3                      | 25,955               | 37                          | 2                      | 3,355                | 1,562   | 3,182                    | 3,537          | 34,409                  |
| Camden (A)                       | 45                           | 1                      | 4,414                | —                           | —                      | —                    | 427   | 1,260                    | 1,260          | 6,101                   |
| Campbelltown (C)                 | 37                           | —                      | 3,652                | 2                           | —                      | 120                  | 760   | 1,797                    | 1,797          | 6,329                   |
| Wollondilly (A)                  | 33                           | —                      | 3,745                | 2                           | —                      | 175                  | 351   | 115                      | 115            | 4,385                   |
| Outer South Western Sydney (SSD) | 115                          | 1                      | 11,811               | 4                           | —                      | 295                  | 1,538   | 3,172                    | 3,172          | 16,816                  |
| Ashfield (A)                     | 1                            | —                      | 111                  | 10                          | —                      | 800                  | 1,119   | 875                      | 975            | 3,005                   |
| Burwood (A)                      | 2                            | —                      | 560                  | 8                           | —                      | 720                  | 388   | 60                       | 60             | 1,728                   |
| Concord (A)                      | 1                            | —                      | 232                  | 52                          | —                      | 4,000                | 794   | —                        | —              | 5,026                   |
| Drummoyne (A)                    | 5                            | 1                      | 735                  | —                           | —                      | —                    | 481   | —                        | 50             | 1,266                   |
| Strathfield (A)                  | 6                            | —                      | 1,116                | 2                           | —                      | 193                  | 157   | 2,135                    | 2,365          | 3,831                   |
| Inner Western Sydney (SSD)       | 15                           | 1                      | 2,754                | 72                          | —                      | 5,713                | 2,938   | 3,070                    | 3,450          | 14,855                  |

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JULY 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>SYDNEY STATISTICAL DIVISION—continued</b> |                              |                        |                      |                             |                        |                      |   |                          |                |                         |
| Auburn (A)                                   | 2                            | —                      | 163                  | 2                           | —                      | 160                  | 224   | 1,890                    | 1,890          | 2,437                   |
| Holroyd (C)                                  | 20                           | —                      | 2,508                | 89                          | —                      | 5,399                | 476   | 11,040                   | 11,125         | 19,508                  |
| Parramatta (C)                               | 17                           | —                      | 1,719                | 51                          | —                      | 3,567                | 1,146   | 649                      | 1,438          | 7,869                   |
| Central Western Sydney (SSD)                 | 39                           | —                      | 4,391                | 142                         | —                      | 9,126                | 1,846   | 13,579                   | 14,453         | 29,815                  |
| Blue Mountains (C)                           | 32                           | —                      | 3,708                | —                           | 4                      | 290                  | 874   | 1,810                    | 1,810          | 6,682                   |
| Hawkesbury (C)                               | 25                           | —                      | 3,334                | 10                          | 22                     | 2,331                | 650   | 640                      | 940            | 7,255                   |
| Penrith (C)                                  | 63                           | 1                      | 6,632                | 32                          | —                      | 2,164                | 1,718   | 3,060                    | 9,238          | 19,751                  |
| Outer Western Sydney (SSD)                   | 120                          | 1                      | 13,674               | 42                          | 26                     | 4,785                | 3,242   | 5,510                    | 11,988         | 33,688                  |
| Baulkham Hills (A)                           | 54                           | —                      | 9,023                | 16                          | —                      | 1,795                | 1,460   | 2,045                    | 2,045          | 14,323                  |
| Blacktown (C)                                | 156                          | —                      | 15,055               | 44                          | —                      | 3,276                | 1,934   | 14,363                   | 14,480         | 34,746                  |
| Blacktown-Baulkham Hills (SSD)               | 210                          | —                      | 24,078               | 60                          | —                      | 5,071                | 3,394   | 16,408                   | 16,525         | 49,068                  |
| Hunter's Hill (A)                            | 1                            | —                      | 1,050                | —                           | —                      | —                    | 210   | —                        | —              | 1,260                   |
| Lane Cove (A)                                | 10                           | —                      | 1,572                | 16                          | —                      | 1,371                | 2,927   | 2,430                    | 2,500          | 8,370                   |
| Mosman (A)                                   | 2                            | —                      | 615                  | —                           | —                      | —                    | 1,792   | 90                       | 90             | 2,497                   |
| North Sydney (A)                             | 1                            | —                      | 300                  | 4                           | —                      | 280                  | 1,297   | 1,686                    | 2,141          | 4,018                   |
| Ryde (C)                                     | 12                           | —                      | 1,913                | 44                          | 4                      | 4,592                | 796   | 196                      | 5,896          | 13,197                  |
| Willoughby (C)                               | 3                            | —                      | 620                  | 282                         | —                      | 40,343               | 1,252   | 456                      | 456            | 42,671                  |
| Lower Northern Sydney (SSD)                  | 29                           | —                      | 6,070                | 346                         | 4                      | 46,586               | 8,274   | 4,858                    | 11,083         | 72,013                  |
| Hornsby (A)                                  | 108                          | —                      | 11,904               | 51                          | —                      | 4,565                | 1,517   | 577                      | 577            | 18,563                  |
| Ku-ring-gai (A)                              | 25                           | —                      | 6,215                | 52                          | —                      | 7,345                | 6,498   | 2,072                    | 2,072          | 22,129                  |
| Hornsby-Ku-ring-gai (SSD)                    | 133                          | —                      | 18,118               | 103                         | —                      | 11,910               | 8,015   | 2,649                    | 2,649          | 40,692                  |
| Manly (A)                                    | 4                            | —                      | 652                  | 6                           | —                      | 497                  | 1,852   | 5,912                    | 5,912          | 8,913                   |
| Pittwater (A)                                | 12                           | —                      | 1,932                | —                           | —                      | —                    | 2,608   | 2,195                    | 2,195          | 6,735                   |
| Warringah (A)                                | 25                           | —                      | 3,352                | 8                           | —                      | 663                  | 2,338   | 826                      | 826            | 7,179                   |
| Northern Beaches (SSD)                       | 41                           | —                      | 5,936                | 14                          | —                      | 1,160                | 6,798   | 8,933                    | 8,933          | 22,827                  |
| Gosford (C)                                  | 60                           | —                      | 7,105                | 58                          | 14                     | 4,832                | 1,549   | 1,577                    | 1,697          | 15,182                  |
| Wyong (A)                                    | 93                           | —                      | 8,655                | 16                          | —                      | 1,104                | 1,439   | 6,533                    | 15,033         | 26,231                  |
| Gosford-Wyong (SSD)                          | 153                          | —                      | 15,760               | 74                          | 14                     | 5,936                | 2,987   | 8,110                    | 16,730         | 41,413                  |
| <b>Sydney (SD)</b>                           | <b>1,225</b>                 | <b>6</b>               | <b>150,328</b>       | <b>1,551</b>                | <b>127</b>             | <b>157,829</b>       | <b>64,371</b>   | <b>299,303</b>           | <b>334,591</b> | <b>707,119</b>          |

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JULY 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)                               | 25                           | —                      | 2,324                | 4                           | —                      | 234                  | 299   | 1,420                    | 1,420          | 4,277                   |
| Lake Macquarie (C)                         | 65                           | —                      | 7,313                | 14                          | —                      | 810                  | 1,707   | 1,356                    | 1,356          | 11,185                  |
| Maitland (C)                               | 29                           | —                      | 3,042                | 4                           | —                      | 140                  | 481   | 350                      | 350            | 4,013                   |
| Newcastle (C) — Inner and Remainder        | 19                           | —                      | 2,022                | 23                          | 18                     | 2,836                | 2,262   | 2,449                    | 3,110          | 10,229                  |
| Port Stephens (A)                          | 35                           | —                      | 3,377                | 12                          | —                      | 870                  | 511   | 543                      | 543            | 5,301                   |
| Newcastle (SSD)                            | 173                          | —                      | 18,078               | 57                          | 18                     | 4,890                | 5,260   | 6,177                    | 6,778          | 35,006                  |
| Dungog (A)                                 | 5                            | —                      | 393                  | —                           | —                      | —                    | 41  | 150                      | 150            | 584                     |
| Gloucester (A)                             | —                            | —                      | —                    | —                           | —                      | —                    | 38  | 180                      | 180            | 218                     |
| Great Lakes (A)                            | 24                           | —                      | 2,885                | 2                           | —                      | 190                  | 427   | 350                      | 350            | 3,852                   |
| Merriwa (A)                                | —                            | —                      | —                    | —                           | —                      | —                    | —   | —                        | —              | —                       |
| Murrumbidgee (A)                           | —                            | —                      | —                    | —                           | —                      | —                    | —   | —                        | —              | —                       |
| Muswellbrook (A)                           | 4                            | —                      | 380                  | —                           | —                      | —                    | 69  | 95                       | 95             | 544                     |
| Scone (A)                                  | 13                           | —                      | 1,287                | —                           | —                      | —                    | 144   | 50                       | 50             | 1,481                   |
| Singleton (A)                              | 9                            | —                      | 961                  | —                           | —                      | —                    | 150   | 345                      | 345            | 1,456                   |
| Hunter SD Balance (SSD)                    | 55                           | —                      | 5,906                | 2                           | —                      | 190                  | 869   | 1,170                    | 1,170          | 8,135                   |
| <b>Hunter (SD)</b>                         | <b>228</b>                   | <b>—</b>               | <b>23,984</b>        | <b>59</b>                   | <b>18</b>              | <b>5,080</b>         | <b>6,129</b>  | <b>7,287</b>             | <b>7,948</b>   | <b>43,141</b>           |
| <b>ILLAWARRA STATISTICAL DIVISION</b>      |                              |                        |                      |                             |                        |                      |   |                          |                |                         |
| Kiama (A)                                  | 10                           | —                      | 940                  | —                           | —                      | —                    | 551   | —                        | 485            | 1,976                   |
| Shellharbour (A)                           | 23                           | —                      | 2,506                | 8                           | —                      | 502                  | 434   | 757                      | 757            | 4,198                   |
| Wollongong (C)                             | 51                           | —                      | 5,766                | 38                          | —                      | 2,880                | 2,083   | 210                      | 530            | 11,259                  |
| Wollongong (SSD)                           | 84                           | —                      | 9,212                | 46                          | —                      | 3,382                | 3,069   | 967                      | 1,772          | 17,434                  |
| Shoalhaven (C)                             | 71                           | —                      | 6,719                | 19                          | —                      | 1,076                | 999   | 845                      | 845            | 9,639                   |
| Wingecarribee (A)                          | 27                           | —                      | 3,377                | 40                          | —                      | 2,100                | 950   | 1,298                    | 1,298          | 7,724                   |
| Illawarra SD Balance (SSD)                 | 98                           | —                      | 10,096               | 59                          | —                      | 3,176                | 1,949   | 2,143                    | 2,143          | 17,363                  |
| <b>Illawarra (SD)</b>                      | <b>182</b>                   | <b>—</b>               | <b>19,307</b>        | <b>105</b>                  | <b>—</b>               | <b>6,558</b>         | <b>5,017</b>  | <b>3,109</b>             | <b>3,914</b>   | <b>34,797</b>           |
| <b>RICHMOND-TWEED STATISTICAL DIVISION</b> |                              |                        |                      |                             |                        |                      |   |                          |                |                         |
| Tweed (A) Pt A                             | 9                            | —                      | 814                  | —                           | —                      | —                    | 146   | 225                      | 681            | 1,641                   |
| Tweed Heads (SSD)                          | 9                            | —                      | 814                  | —                           | —                      | —                    | 146   | 225                      | 681            | 1,641                   |
| Ballina (A)                                | 20                           | —                      | 1,947                | 18                          | 10                     | 1,689                | 191   | 650                      | 2,250          | 6,077                   |
| Byron (A)                                  | 10                           | —                      | 929                  | —                           | —                      | —                    | 47  | —                        | —              | 976                     |
| Casino (A)                                 | 4                            | —                      | 393                  | 5                           | —                      | 399                  | 110   | 64                       | 64             | 966                     |
| Kyogle (A)                                 | 1                            | —                      | 75                   | —                           | —                      | —                    | —   | —                        | —              | 75                      |
| Lismore (C)                                | 12                           | —                      | 1,005                | 8                           | —                      | 580                  | 344   | 150                      | 555            | 2,484                   |
| Richmond River (A)                         | 4                            | —                      | 433                  | —                           | —                      | —                    | 45  | —                        | —              | 478                     |
| Tweed (A) Pt B                             | 8                            | —                      | 569                  | —                           | —                      | —                    | —   | —                        | —              | 569                     |
| Richmond-Tweed SD Balance (SSD)            | 59                           | —                      | 5,350                | 31                          | 10                     | 2,668                | 737   | 864                      | 2,869          | 11,624                  |
| <b>Richmond-Tweed (SD)</b>                 | <b>68</b>                    | <b>—</b>               | <b>6,165</b>         | <b>31</b>                   | <b>10</b>              | <b>2,668</b>         | <b>883</b>  | <b>1,089</b>             | <b>3,550</b>   | <b>13,266</b>           |

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JULY 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)                               | 4                            | —                      | 330                  | —                           | —                      | —                    | 72  | 64                       | 64             | 466                     |
| Coffs Harbour (C)                           | 26                           | —                      | 2,552                | —                           | 11                     | 750                  | 613   | 12,021                   | 12,021         | 15,935                  |
| Copmanhurst (A)                             | 1                            | —                      | 74                   | —                           | —                      | —                    | —   | —                        | —              | 74                      |
| Grafton (C)                                 | 2                            | —                      | 223                  | —                           | —                      | —                    | 137   | 200                      | 265            | 625                     |
| Maclean (A)                                 | 9                            | —                      | 918                  | 2                           | —                      | 178                  | 130   | —                        | —              | 1,226                   |
| Nambucca (A)                                | 7                            | —                      | 605                  | —                           | —                      | —                    | 30  | —                        | —              | 635                     |
| Nymboida (A)                                | 1                            | —                      | 92                   | —                           | —                      | —                    | —   | —                        | —              | 92                      |
| Ullmarra (A)                                | 4                            | —                      | 322                  | —                           | —                      | —                    | 69  | —                        | —              | 391                     |
| Clarence (SSD)                              | 54                           | —                      | 5,115                | 2                           | 11                     | 928                  | 1,051   | 12,285                   | 12,350         | 19,445                  |
| Greater Taree (C)                           | 15                           | —                      | 1,991                | 8                           | —                      | 554                  | 473   | 688                      | 688            | 3,707                   |
| Hastings (A)                                | 36                           | —                      | 4,319                | —                           | 2                      | 171                  | 302   | 530                      | 530            | 5,322                   |
| Kempsey (A)                                 | 19                           | 3                      | 2,130                | 4                           | —                      | 263                  | 154   | —                        | —              | 2,546                   |
| Lord Howe Island                            | —                            | —                      | —                    | —                           | —                      | —                    | —   | —                        | —              | —                       |
| Hastings (SSD)                              | 70                           | 3                      | 8,441                | 12                          | 2                      | 988                  | 929   | 1,218                    | 1,218          | 11,575                  |
| <b>Mid-North Coast (SD)</b>                 | <b>124</b>                   | <b>3</b>               | <b>13,556</b>        | <b>14</b>                   | <b>13</b>              | <b>1,916</b>         | <b>1,980</b>  | <b>13,503</b>            | <b>13,568</b>  | <b>31,020</b>           |
| <b>NORTHERN STATISTICAL DIVISION</b>        |                              |                        |                      |                             |                        |                      |   |                          |                |                         |
| Barraba (A)                                 | —                            | —                      | —                    | —                           | —                      | —                    | —   | —                        | —              | —                       |
| Bingara (A)                                 | —                            | —                      | —                    | —                           | —                      | —                    | —   | —                        | —              | —                       |
| Gunnedah (A)                                | 3                            | —                      | 179                  | —                           | 4                      | 297                  | 118   | 85                       | 85             | 679                     |
| Inverell (A) Pt A                           | 2                            | —                      | 250                  | —                           | —                      | —                    | 20  | —                        | —              | 270                     |
| Manilla (A)                                 | —                            | —                      | —                    | —                           | —                      | —                    | —   | —                        | —              | —                       |
| Nundle (A)                                  | —                            | —                      | —                    | —                           | —                      | —                    | —   | —                        | —              | —                       |
| Parry (A)                                   | 5                            | —                      | 525                  | —                           | —                      | —                    | 35  | —                        | —              | 560                     |
| Quirindi (A)                                | 4                            | —                      | 220                  | —                           | —                      | —                    | 51  | —                        | —              | 271                     |
| Tamworth (C)                                | 7                            | —                      | 793                  | 2                           | —                      | 160                  | 473   | —                        | —              | 1,426                   |
| Yallaroi (A)                                | 1                            | —                      | 108                  | —                           | —                      | —                    | 14  | —                        | —              | 122                     |
| Northern Slopes (SSD)                       | 22                           | —                      | 2,075                | 2                           | 4                      | 457                  | 711   | 85                       | 85             | 3,328                   |
| Amidale (C)                                 | 4                            | —                      | 520                  | —                           | —                      | —                    | 154   | 170                      | 170            | 844                     |
| Dumaresq (A)                                | 3                            | —                      | 457                  | —                           | —                      | —                    | 58  | —                        | —              | 515                     |
| Glen Innes (A)                              | —                            | —                      | —                    | —                           | —                      | —                    | 66  | —                        | —              | 66                      |
| Guyra (A)                                   | 1                            | —                      | 80                   | —                           | —                      | —                    | —   | —                        | —              | 80                      |
| Inverell (A) Pt B                           | 2                            | —                      | 230                  | —                           | —                      | —                    | 37  | —                        | —              | 267                     |
| Severn (A)                                  | —                            | —                      | —                    | —                           | —                      | —                    | —   | —                        | —              | —                       |
| Tenterfield (A)                             | 2                            | —                      | 131                  | —                           | —                      | —                    | —   | —                        | —              | 131                     |
| Uralla (A)                                  | 1                            | —                      | 99                   | —                           | —                      | —                    | 74  | —                        | —              | 173                     |
| Walcha (A)                                  | —                            | —                      | —                    | —                           | —                      | —                    | 38  | —                        | —              | 38                      |
| Northern Tablelands (SSD)                   | 13                           | —                      | 1,516                | —                           | —                      | —                    | 426   | 170                      | 170            | 2,112                   |
| Moree Plains (A)                            | 1                            | —                      | 177                  | —                           | —                      | —                    | 20  | 160                      | 160            | 357                     |
| Narrabri (A)                                | 4                            | —                      | 368                  | —                           | —                      | —                    | 45  | 75                       | 75             | 488                     |
| North Central Plain (SSD)                   | 5                            | —                      | 545                  | —                           | —                      | —                    | 65  | 235                      | 235            | 845                     |
| <b>Northern (SD)</b>                        | <b>40</b>                    | <b>—</b>               | <b>4,136</b>         | <b>2</b>                    | <b>4</b>               | <b>457</b>           | <b>1,202</b>  | <b>490</b>               | <b>490</b>     | <b>6,285</b>            |

(a) Excludes Conversions, etc.

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

| Statistical area                               | New residential building (a) |                        |                      |                             |                        |                      | Non-residential building                                    |                          |                |                         |
|--|------------------------------|------------------------|----------------------|-----------------------------|------------------------|----------------------|---|--------------------------|----------------|-------------------------|
|  | Houses                       |                        |                      | Other residential buildings |                        |                      | Alterations and additions to residential buildings (\$'000) | Non-residential building |                |                         |
|  | Private sector (number)      | Public sector (number) | Total value (\$'000) | Private sector (number)     | Public sector (number) | Total value (\$'000) |   | Private sector (\$'000)  | Total (\$'000) | Total building (\$'000) |
| <b>NORTH WESTERN STATISTICAL DIVISION</b>      |                              |                        |                      |                             |                        |                      |   |                          |                |                         |
| Coolah (A)                                     | —                            | —                      | —                    | —                           | —                      | —                    | —   | —                        | —              | —                       |
| Coonabarabran (A)                              | —                            | —                      | —                    | —                           | —                      | —                    | —   | —                        | —              | —                       |
| Dubbo (C)                                      | 13                           | —                      | 1,559                | 10                          | —                      | 600                  | 148   | 215                      | 215            | 2,521                   |
| Gilgandra (A)                                  | 1                            | —                      | 68                   | —                           | —                      | —                    | 61  | —                        | —              | 129                     |
| Mudgee (A)                                     | 4                            | —                      | 656                  | —                           | —                      | —                    | 86  | 50                       | 50             | 792                     |
| Narromine (A)                                  | —                            | —                      | —                    | —                           | —                      | —                    | 30  | —                        | —              | 30                      |
| Wellington (A)                                 | 2                            | —                      | 153                  | —                           | —                      | —                    | 26  | —                        | —              | 179                     |
| Central Macquarie (SSD)                        | 20                           | —                      | 2,435                | 10                          | —                      | 600                  | 350   | 265                      | 265            | 3,650                   |
| Bogan (A)                                      | —                            | —                      | —                    | —                           | —                      | —                    | —   | —                        | —              | —                       |
| Coonamble (A)                                  | 1                            | —                      | 100                  | —                           | —                      | —                    | 30  | —                        | —              | 130                     |
| Walgett (A)                                    | 1                            | —                      | 34                   | —                           | —                      | —                    | —   | —                        | —              | 34                      |
| Warren (A)                                     | 2                            | —                      | 255                  | —                           | —                      | —                    | —   | —                        | —              | 255                     |
| Macquarie-Barwon (SSD)                         | 4                            | —                      | 389                  | —                           | —                      | —                    | 30  | —                        | —              | 419                     |
| Bourke (A)                                     | —                            | —                      | —                    | —                           | —                      | —                    | —   | —                        | —              | —                       |
| Brewarrina (A)                                 | —                            | —                      | —                    | —                           | —                      | —                    | —   | 300                      | 300            | 300                     |
| Cobar (A)                                      | 2                            | —                      | 132                  | —                           | —                      | —                    | 92  | —                        | —              | 224                     |
| Upper Darling (SSD)                            | 2                            | —                      | 132                  | —                           | —                      | —                    | 92  | 300                      | 300            | 524                     |
| North Western (SD)                             | 26                           | —                      | 2,957                | 10                          | —                      | 600                  | 472   | 565                      | 565            | 4,593                   |
| <b>CENTRAL WEST STATISTICAL DIVISION</b>       |                              |                        |                      |                             |                        |                      |   |                          |                |                         |
| Bathurst (C)                                   | 15                           | —                      | 1,747                | 14                          | —                      | 835                  | 193   | 600                      | 1,050          | 3,825                   |
| Blayney (A) Pt A                               | 3                            | —                      | 404                  | —                           | —                      | —                    | 38  | —                        | —              | 442                     |
| Cabonne (A) Pt A                               | 3                            | —                      | 352                  | —                           | —                      | —                    | 90  | —                        | —              | 442                     |
| Evans (A) Pt A                                 | —                            | —                      | —                    | —                           | —                      | —                    | 17  | —                        | —              | 17                      |
| Orange (C)                                     | 9                            | —                      | 801                  | 2                           | —                      | 187                  | 108   | 650                      | 650            | 1,745                   |
| Bathurst-Orange (SSD)                          | 30                           | —                      | 3,304                | 16                          | —                      | 1,022                | 445   | 1,250                    | 1,700          | 6,471                   |
| Blayney (A) Pt B                               | —                            | —                      | —                    | —                           | —                      | —                    | 27  | —                        | —              | 27                      |
| Cabonne (A) Pt B                               | —                            | —                      | —                    | —                           | —                      | —                    | —   | —                        | —              | —                       |
| Evans (A) Pt B                                 | 3                            | —                      | 180                  | —                           | —                      | —                    | 16  | 50                       | 50             | 246                     |
| Greater Lithgow (C)                            | 11                           | —                      | 1,233                | —                           | —                      | —                    | 127   | 775                      | 835            | 2,195                   |
| Oberon (A)                                     | 3                            | —                      | 234                  | —                           | —                      | —                    | —   | 120                      | 120            | 354                     |
| Rylstone (A)                                   | —                            | —                      | —                    | —                           | —                      | —                    | —   | —                        | —              | —                       |
| Central Tablelands excl. Bathurst-Orange (SSD) | 17                           | —                      | 1,647                | —                           | —                      | —                    | 170   | 945                      | 1,005          | 2,822                   |
| Bland (A)                                      | 1                            | —                      | 70                   | —                           | —                      | —                    | 19  | —                        | —              | 89                      |
| Cabonne (A) Pt C                               | 5                            | —                      | 353                  | —                           | —                      | —                    | 25  | —                        | —              | 378                     |
| Cowra (A)                                      | 1                            | —                      | 165                  | —                           | —                      | —                    | 41  | —                        | —              | 206                     |
| Forbes (A)                                     | 3                            | —                      | 385                  | —                           | —                      | —                    | 50  | —                        | —              | 435                     |
| Lachlan (A)                                    | 1                            | —                      | 56                   | —                           | —                      | —                    | 22  | —                        | —              | 78                      |
| Parkes (A)                                     | 5                            | —                      | 615                  | —                           | —                      | —                    | 24  | —                        | —              | 639                     |
| Weddin (A)                                     | —                            | —                      | —                    | —                           | —                      | —                    | 44  | —                        | —              | 44                      |
| Lachlan (SSD)                                  | 16                           | —                      | 1,644                | —                           | —                      | —                    | 225   | —                        | —              | 1,869                   |
| Central West (SD)                              | 63                           | —                      | 6,595                | 16                          | —                      | 1,022                | 840   | 2,195                    | 2,705          | 11,162                  |

(a) Excludes Conversions, etc.



TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JULY 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)                                      | 13                           | —                      | 1,764                | —                           | —                      | —                    | 198   | 226                      | 226            | 2,188                   |
| <i>Queanbeyan (SSD)</i>                             | 13                           | —                      | 1,764                | —                           | —                      | —                    | 198   | 226                      | 226            | 2,188                   |
| Boorowa (A)   | 1                            | —                      | 148                  | —                           | —                      | —                    | —   | —                        | —              | 148                     |
| Crookwell (A)                                       | 1                            | —                      | 61                   | —                           | —                      | —                    | —   | —                        | —              | 61                      |
| Goulburn (C)  | 6                            | —                      | 789                  | —                           | —                      | —                    | 99  | 98                       | 98             | 986                     |
| Gunning (A)   | —                            | —                      | —                    | —                           | —                      | —                    | 48  | —                        | —              | 48                      |
| Harden (A)  | 1                            | —                      | 120                  | —                           | —                      | —                    | 50  | —                        | —              | 170                     |
| Malwaree (A)  | 3                            | —                      | 290                  | —                           | —                      | —                    | 37  | —                        | —              | 327                     |
| Tallaganda (A)                                      | 1                            | —                      | 69                   | —                           | —                      | —                    | —   | —                        | —              | 69                      |
| Yarrowlumla (A)                                     | 4                            | —                      | 445                  | —                           | —                      | —                    | 65  | —                        | —              | 510                     |
| Yass (A)  | 5                            | —                      | 743                  | —                           | —                      | —                    | 119   | 250                      | 250            | 1,111                   |
| Young (A)   | 6                            | —                      | 441                  | 2                           | —                      | 100                  | 133   | 70                       | 70             | 744                     |
| <i>Southern Tablelands (excl. Queanbeyan) (SSD)</i> | 28                           | —                      | 3,105                | 2                           | —                      | 100                  | 549   | 418                      | 418            | 4,173                   |
| Bega Valley (A)                                     | 24                           | 1                      | 2,224                | 2                           | —                      | 311                  | 582   | 290                      | 290            | 3,407                   |
| Eurobodalla (A)                                     | 15                           | —                      | 1,470                | 2                           | —                      | 130                  | 167   | 280                      | 280            | 2,047                   |
| <i>Lower South Coast (SSD)</i>                      | 39                           | 1                      | 3,694                | 4                           | —                      | 441                  | 749   | 570                      | 570            | 5,454                   |
| Bombala (A)   | —                            | —                      | —                    | —                           | —                      | —                    | 30  | —                        | —              | 30                      |
| Coona-Monaro (A)                                    | 8                            | —                      | 669                  | —                           | —                      | —                    | 94  | —                        | —              | 762                     |
| Snowy River (A)                                     | 5                            | —                      | 1,189                | —                           | —                      | —                    | 40  | —                        | —              | 1,229                   |
| <i>Snowy (SSD)</i>                                  | 13                           | —                      | 1,858                | —                           | —                      | —                    | 164   | —                        | —              | 2,021                   |
| <b>South Eastern (SD)</b>                           | <b>93</b>                    | <b>1</b>               | <b>10,421</b>        | <b>6</b>                    | <b>—</b>               | <b>541</b>           | <b>1,660</b>  | <b>1,214</b>             | <b>1,214</b>   | <b>13,836</b>           |
| <b>MURRUMBIDGEE STATISTICAL DIVISION</b>            |                              |                        |                      |                             |                        |                      |   |                          |                |                         |
| Coolamon (A)  | —                            | —                      | —                    | —                           | —                      | —                    | —   | —                        | —              | —                       |
| Cootamundra (A)                                     | 2                            | —                      | 213                  | —                           | —                      | —                    | 12  | 320                      | 320            | 545                     |
| Gundagai (A)  | 1                            | —                      | 20                   | —                           | —                      | —                    | 13  | —                        | —              | 33                      |
| Junee (A)   | 1                            | —                      | 75                   | —                           | —                      | —                    | —   | —                        | —              | 75                      |
| Lockhart (A)  | 1                            | —                      | 85                   | —                           | —                      | —                    | —   | —                        | —              | 85                      |
| Narrandera (A)                                      | 1                            | —                      | 133                  | —                           | —                      | —                    | 35  | —                        | —              | 168                     |
| Temora (A)  | —                            | —                      | —                    | —                           | —                      | —                    | 20  | —                        | —              | 20                      |
| Tumut (A)   | 4                            | —                      | 416                  | —                           | —                      | —                    | 62  | —                        | —              | 477                     |
| Wagga Wagga (C)                                     | 15                           | —                      | 1,655                | —                           | —                      | —                    | 723   | 950                      | 1,367          | 3,745                   |
| <i>Central Murrumbidgee (SSD)</i>                   | 25                           | —                      | 2,596                | —                           | —                      | —                    | 865   | 1,270                    | 1,687          | 5,148                   |
| Carrathool (A)                                      | 1                            | —                      | 62                   | —                           | —                      | —                    | 32  | —                        | —              | 93                      |
| Griffith (C)  | 8                            | —                      | 933                  | —                           | —                      | —                    | 154   | 1,107                    | 1,107          | 2,194                   |
| Hay (A)   | 2                            | —                      | 127                  | —                           | —                      | —                    | —   | 140                      | 140            | 267                     |
| Leeton (A)  | 4                            | —                      | 358                  | —                           | —                      | —                    | 186   | —                        | —              | 544                     |
| Murrumbidgee (A)                                    | 4                            | —                      | 363                  | 2                           | —                      | 120                  | 18  | —                        | —              | 501                     |
| <i>Lower Murrumbidgee (SSD)</i>                     | 19                           | —                      | 1,842                | 2                           | —                      | 120                  | 389   | 1,247                    | 1,247          | 3,599                   |
| <b>Murrumbidgee (SD)</b>                            | <b>44</b>                    | <b>—</b>               | <b>4,438</b>         | <b>2</b>                    | <b>—</b>               | <b>120</b>           | <b>1,255</b>  | <b>2,517</b>             | <b>2,934</b>   | <b>8,747</b>            |

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JULY 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)                           | 8                            | --                     | 768                  | 14                          | ---                    | 932                  | 480   | 150                      | 1,042          | 3,222                   |
| Hume (A)                             | 2                            | ---                    | 190                  | --                          | ---                    | ---                  | 10  | ---                      | ---            | 200                     |
| Albury (SSD)                         | 10                           | --                     | 958                  | 14                          | --                     | 932                  | 490   | 150                      | 1,042          | 3,422                   |
| Corowa (A)                           | 9                            | ---                    | 596                  | ---                         | ---                    | ---                  | 82  | 470                      | 470            | 1,148                   |
| Culcairn (A)                         | ---                          | ---                    | ---                  | ---                         | ---                    | ---                  | ---   | ---                      | ---            | ---                     |
| Holbrook (A)                         | ---                          | ---                    | ---                  | ---                         | ---                    | ---                  | ---   | 160                      | 210            | 210                     |
| Tumbarumba (A)                       | 3                            | ---                    | 289                  | ---                         | ---                    | ---                  | 20  | ---                      | ---            | 309                     |
| Urana (A)                            | 1                            | ---                    | 104                  | ---                         | ---                    | ---                  | ---   | ---                      | ---            | 104                     |
| Upper Murray (excl. Albury) (SSD)    | 13                           | ---                    | 990                  | ---                         | ---                    | ---                  | 102   | 630                      | 680            | 1,772                   |
| Berrigan (A)                         | 2                            | --                     | 160                  | --                          | ---                    | ---                  | 51  | ---                      | ---            | 211                     |
| Conargo (A)                          | ---                          | ---                    | ---                  | ---                         | ---                    | ---                  | ---   | ---                      | ---            | ---                     |
| Deniliquin (A)                       | 3                            | ---                    | 256                  | ---                         | ---                    | ---                  | ---   | ---                      | ---            | 256                     |
| Jerilderie (A)                       | 2                            | --                     | 247                  | 2                           | ---                    | 90                   | 90  | ---                      | ---            | 427                     |
| Murray (A)                           | ---                          | ---                    | ---                  | ---                         | ---                    | ---                  | ---   | ---                      | ---            | ---                     |
| Wakool (A)                           | 1                            | ---                    | 110                  | ---                         | ---                    | ---                  | ---   | ---                      | ---            | 110                     |
| Windouran (A)                        | ---                          | ---                    | ---                  | ---                         | ---                    | ---                  | ---   | ---                      | ---            | ---                     |
| Central Murray (SSD)                 | 8                            | ---                    | 773                  | 2                           | ---                    | 90                   | 141   | ---                      | ---            | 1,004                   |
| Balranald (A)                        | 3                            | ---                    | 267                  | ---                         | ---                    | ---                  | 30  | ---                      | ---            | 297                     |
| Wentworth (A)                        | 4                            | ---                    | 568                  | ---                         | ---                    | ---                  | 25  | ---                      | ---            | 593                     |
| Murray Darling (SSD)                 | 7                            | ---                    | 835                  | ---                         | ---                    | ---                  | 55  | ---                      | ---            | 890                     |
| <b>Murray (SD)</b>                   | <b>38</b>                    | <b>---</b>             | <b>3,555</b>         | <b>16</b>                   | <b>---</b>             | <b>1,022</b>         | <b>787</b>  | <b>780</b>               | <b>1,722</b>   | <b>7,087</b>            |
| <b>FAR WEST STATISTICAL DIVISION</b> |                              |                        |                      |                             |                        |                      |   |                          |                |                         |
| Broken Hill (C)                      | 1                            | ---                    | 110                  | ---                         | ---                    | ---                  | 56  | ---                      | ---            | 166                     |
| Central Darling (A)                  | ---                          | ---                    | ---                  | ---                         | 2                      | 118                  | ---   | ---                      | ---            | 118                     |
| Unincorp. Far West                   | ---                          | ---                    | ---                  | ---                         | ---                    | ---                  | ---   | ---                      | ---            | ---                     |
| <b>Far West (SD)</b>                 | <b>1</b>                     | <b>---</b>             | <b>110</b>           | <b>---</b>                  | <b>2</b>               | <b>118</b>           | <b>56</b>   | <b>---</b>               | <b>---</b>     | <b>284</b>              |
| <b>NEW SOUTH WALES</b>               |                              |                        |                      |                             |                        |                      |   |                          |                |                         |
| <b>New South Wales</b>               | <b>2,132</b>                 | <b>10</b>              | <b>245,553</b>       | <b>1,812</b>                | <b>174</b>             | <b>177,931</b>       | <b>84,651</b>   | <b>332,052</b>           | <b>373,201</b> | <b>881,337</b>          |

(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 apart-

ments) 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 included under each main functional heading are shown in the following list:

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

#### Statistical areas of New South Wales

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 elimi-

nated. The deflators used to revalue the current price estimates in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

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

#### Related publications

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

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

*Building Approvals, Australia* (monthly) (8731.0)

*Building Activity, Australia* (quarterly) (8752.0)

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

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

*Engineering Construction Survey* (quarterly) (8762.0)

#### Symbols and other usages

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

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

## RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months February to July 1995.

2. Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a months 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 (August 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 August 1995, the trend estimate for that month would be 2,047, a movement of 0.7 per cent. The monthly movements in the trend estimates for May, June and July 1995, which are currently estimated to be -2.6 per cent, -1.9 per cent and -1.6 per cent respectively, would be revised to -2.6 per cent, -1.6 per cent and -1.0 per cent. On the other hand, a 7 per cent seasonally adjusted decline in the number of private houses approved in August 1995 would produce a trend estimate for August 1995 of 1,932 a movement of -1.3 per cent, with the movements in the trend estimates for May, June and July 1995 being revised to -2.5 per cent, -2.2 per cent and -2.0 per cent respectively.

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

|          | Trend estimate |                            | Revised trend estimate if July 1995 seasonally adjusted estimate— |                            |                         |                            |
|----------|----------------|----------------------------|---|----------------------------|-------------------------|----------------------------|
|          |                |                            | is up 7% on July 1995   |                            | is down 7% on July 1995 |                            |
|          | No.            | % change on previous month | No.   | % change on previous month | No.                     | % change on previous month |
| 1995     |                |                            |   |                            |                         |                            |
| February | 2,271          | -4.8                       | 2,265   | -5.1                       | 2,270                   | -4.8                       |
| March    | 2,171          | -4.4                       | 2,162   | -4.6                       | 2,171                   | -4.4                       |
| April    | 2,096          | -3.5                       | 2,091   | -3.3                       | 2,095                   | -3.5                       |
| May      | 2,042          | 2.6                        | 2,055   | -1.7                       | 2,043                   | -2.5                       |
| June     | 2,004          | -1.9                       | 2,038   | -0.8                       | 1,998                   | -2.2                       |
| July     | 1,972          | -1.6                       | 2,033   | -0.2                       | 1,957                   | -2.0                       |
| August   | n.y.a.         | n.y.a.                     | 2,047   | 0.7                        | 1,932                   | -1.3                       |

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

|          | Trend estimate |                            | Revised trend estimate if July 1995 seasonally adjusted estimate— |                            |                         |                            |
|----------|----------------|----------------------------|---|----------------------------|-------------------------|----------------------------|
|          |                |                            | is up 7% on July 1995   |                            | is down 7% on July 1995 |                            |
|          | No.            | % change on previous month | No.   | % change on previous month | No.                     | % change on previous month |
| 1995 -   |                |                            |   |                            |                         |                            |
| February | 2,267          | -4.6                       | 2,260   | 4.9                        | 2,265                   | -4.7                       |
| March    | 2,178          | -3.9                       | 2,167   | 4.1                        | 2,177                   | -3.9                       |
| April    | 2,120          | -2.7                       | 2,114   | -2.5                       | 2,119                   | -2.7                       |
| May      | 2,083          | 1.7                        | 2,097   | -0.8                       | 2,084                   | -1.6                       |
| June     | 2,060          | -1.1                       | 2,099   | 0.1                        | 2,056                   | -1.4                       |
| July     | 2,045          | -0.8                       | 2,112   | 0.6                        | 2,030                   | -1.2                       |
| August   | n.y.a.         | n.y.a.                     | 2,136   | 1.2                        | 2,013                   | -0.9                       |

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

|          | Trend estimate |                            | Revised trend estimate if July 1995 seasonally adjusted estimate |                            |                         |                            |
|----------|----------------|----------------------------|--|----------------------------|-------------------------|----------------------------|
|          |                |                            | is up 8% on July 1995  |                            | is down 8% on July 1995 |                            |
|          | No.            | % change on previous month | No.  | % change on previous month | No.                     | % change on previous month |
| 1995     |                |                            |  |                            |                         |                            |
| February | 4,290          | -1.7                       | 4,271  | 2.1                        | 4,285                   | 1.8                        |
| March    | 4,261          | 0.7                        | 4,234  | -0.9                       | 4,258                   | -0.6                       |
| April    | 4,201          | -1.4                       | 4,190  | -1.0                       | 4,202                   | -1.3                       |
| May      | 4,131          | 1.7                        | 4,157  | -0.8                       | 4,125                   | 1.8                        |
| June     | 4,068          | -1.5                       | 4,170  | 0.3                        | 4,065                   | -1.5                       |
| July     | 4,045          | 0.6                        | 4,220  | 1.2                        | 4,021                   | 1.1                        |
| August   | n.y.a.         | n.y.a.                     | 4,283  | 1.5                        | 3,983                   | 1.0                        |

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

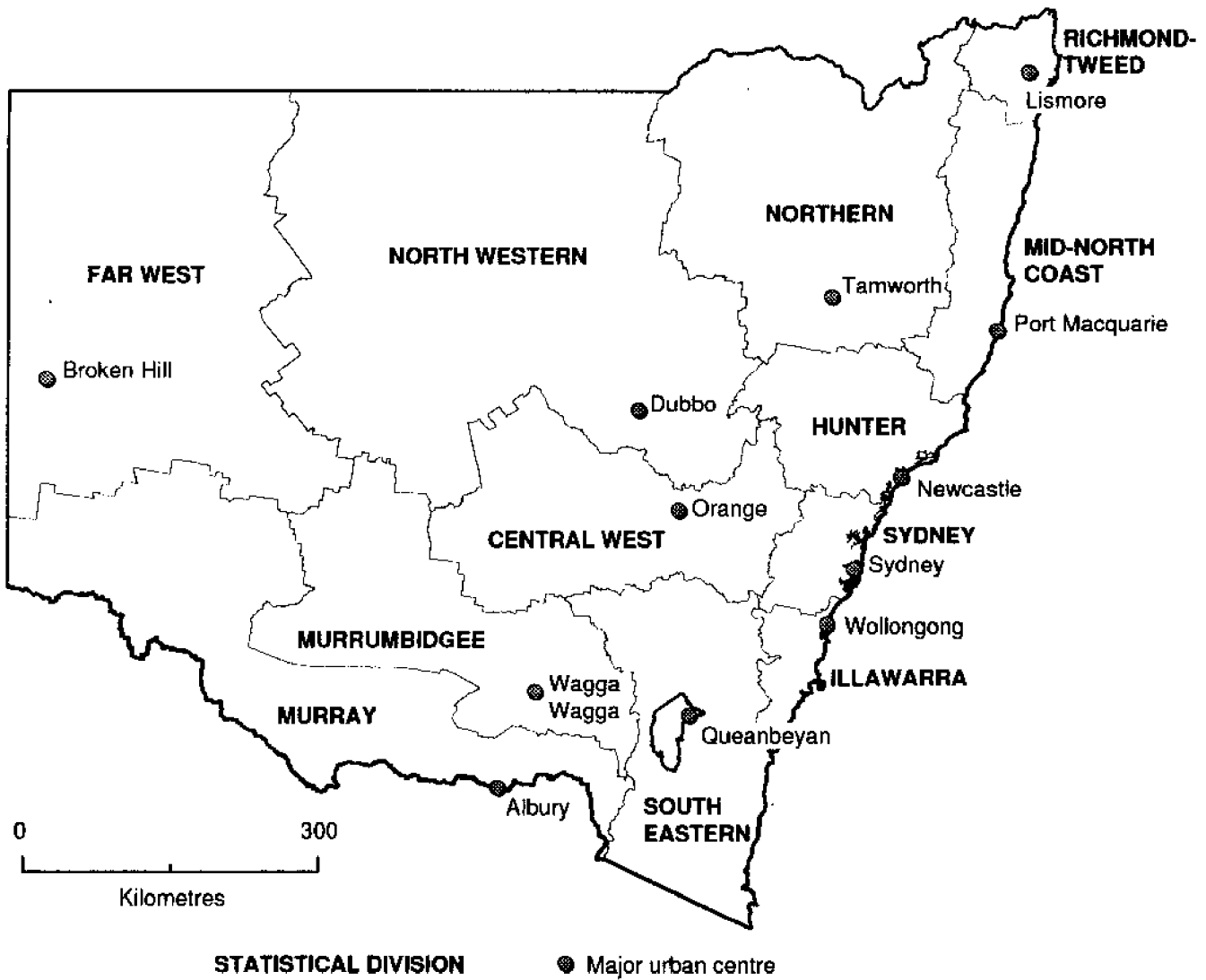
|          | Trend estimate |                            | Revised trend estimate if July 1995 seasonally adjusted estimate |                            |                         |                            |
|----------|----------------|----------------------------|--|----------------------------|-------------------------|----------------------------|
|          |                |                            | is up 8% on July 1995  |                            | is down 8% on July 1995 |                            |
|          | \$m            | % change on previous month | \$m  | % change on previous month | \$m                     | % change on previous month |
| 1995     |                |                            |  |                            |                         |                            |
| February | 417.3          | 1.8                        | 415.8  | -2.1                       | 417.1                   | -1.8                       |
| March    | 413.1          | -1.0                       | 410.6  | -1.3                       | 412.9                   | -1.0                       |
| April    | 409.7          | -0.8                       | 408.6  | 0.5                        | 409.7                   | -0.8                       |
| May      | 406.3          | -0.8                       | 409.1  | 0.1                        | 406.1                   | -0.9                       |
| June     | 403.2          | -0.8                       | 413.0  | 1.0                        | 403.1                   | -0.7                       |
| July     | 404.1          | 0.2                        | 419.9  | 1.7                        | 401.3                   | -0.5                       |
| August   | n.y.a.         | n.y.a.                     | 426.6  | 1.6                        | 398.5                   | -0.7                       |

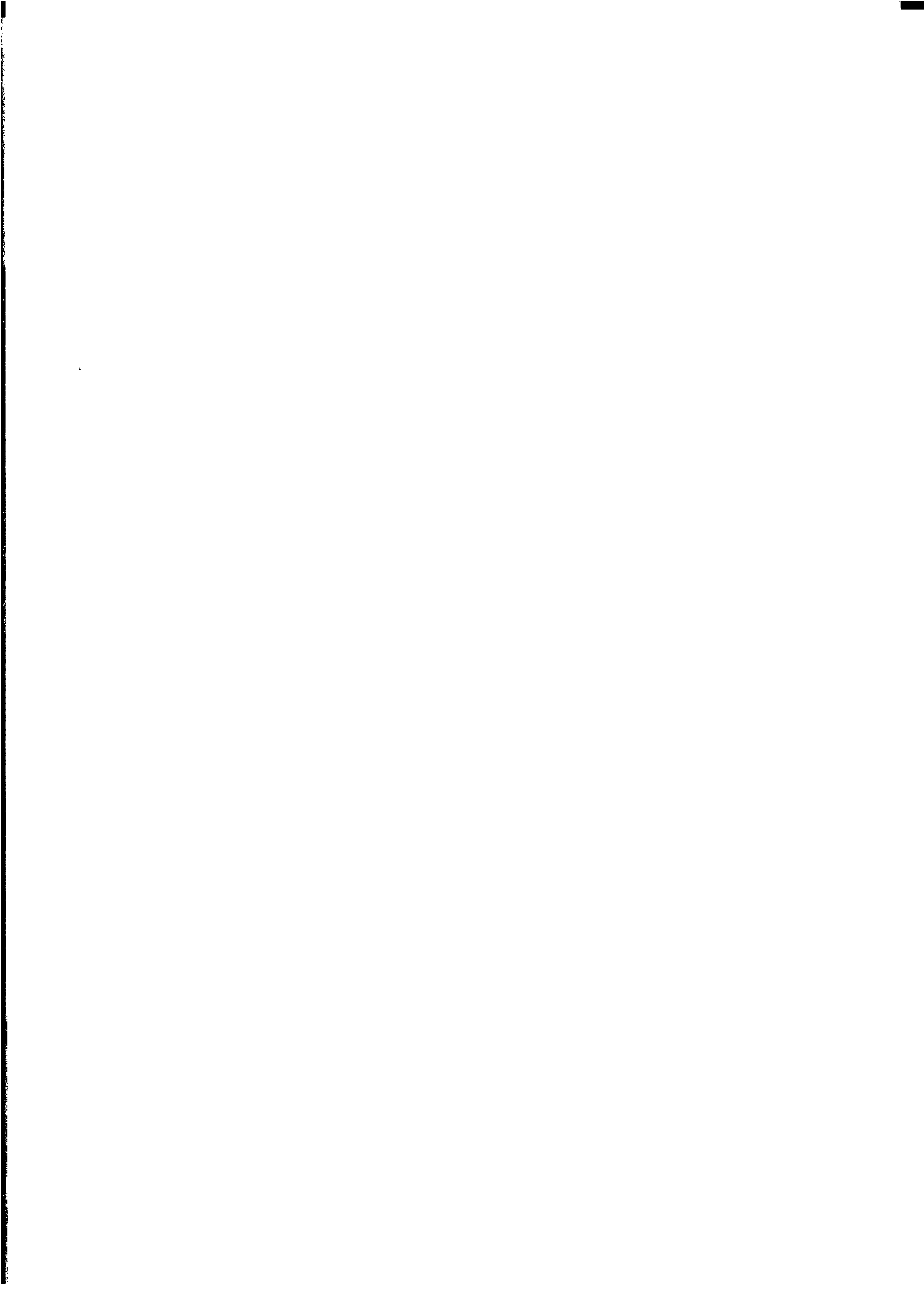
**VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING: RELIABILITY OF TREND ESTIMATES**

|          | Trend estimate |                            | Revised trend estimate if July 1995 seasonally adjusted estimate--- |                            |                         |                            |
|----------|----------------|----------------------------|---|----------------------------|-------------------------|----------------------------|
|          |                |                            | is up 8% on July 1995   |                            | is down 8% on July 1995 |                            |
|          | \$m            | % change on previous month | \$m   | % change on previous month | \$m                     | % change on previous month |
| 1995--   |                |                            |   |                            |                         |                            |
| February | 86.9           | 0.1                        | 86.7  | -0.2                       | 86.9                    | 0.1                        |
| March    | 88.3           | 1.7                        | 88.0  | 1.5                        | 88.4                    | 1.7                        |
| April    | 89.3           | 1.1                        | 89.1  | 1.3                        | 89.4                    | 1.1                        |
| May      | 89.3           | 0.0                        | 89.5  | 0.4                        | 88.9                    | -0.5                       |
| June     | 88.7           | -0.6                       | 89.5  | 0.0                        | 87.5                    | 1.6                        |
| July     | 87.9           | -0.9                       | 89.4  | 0.1                        | 85.7                    | 2.1                        |
| August   | n.y.a.         | n.y.a.                     | 89.4  | 0.0                        | 83.9                    | -2.1                       |



STATISTICAL DIVISIONS, NEW SOUTH WALES









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or any ABS office

