

**BUILDING APPROVALS, NEW SOUTH WALES, AUGUST 1994**

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

**MAIN FEATURES**

**NUMBER OF NEW DWELLING UNITS APPROVED**

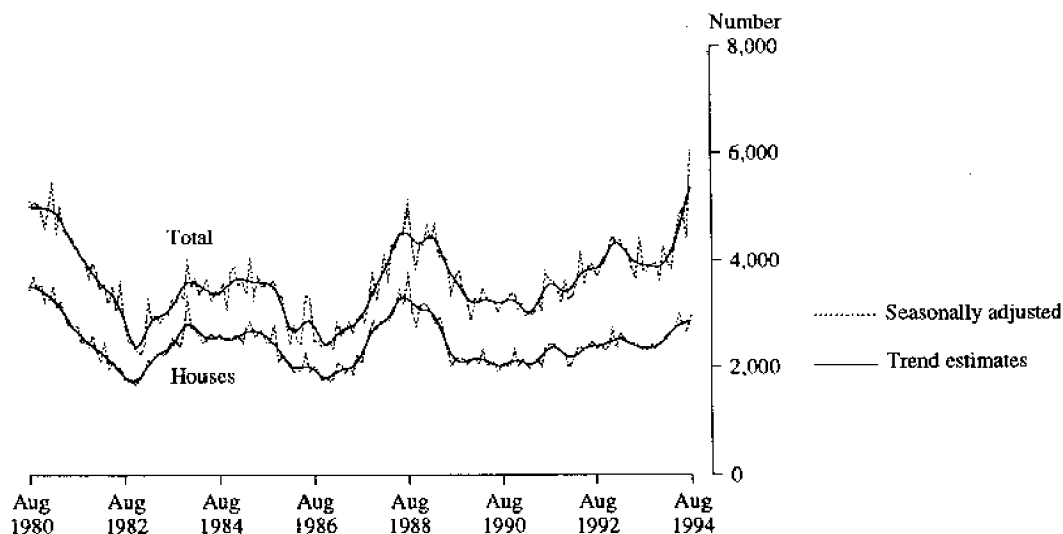
	August 1993	July 1994	August 1994	August 1993 to August 1994 change	July 1994 to August 1994 change
Original series	3,843	4,341	6,224	62%	43%
Seasonally adjusted	3,769	4,414	6,060	61%	37%
Trend estimate	3,915	5,102	5,361	37%	5%

Trend estimates of the total number of dwelling units approved in New South Wales in August 1994 (5,361) showed an increase of 5% from July 1994 (5,102), and a 37% increase from August 1993 (3,915). The seasonally adjusted number of dwelling units approved would have to decrease by 34% (to 4,018) in September 1994 for the trend to flatten out (at 4,952). The historical average monthly movement of this series, regardless of sign, is 8%.

Trend estimates of the total number of new houses approved in August 1994 (2,868) in New South Wales showed a 1% increase from July 1994 (2,848), and an 21% increase on that for August 1993 (2,369). There would need to be an decrease of 6% in the seasonally adjusted number of new houses approved in September 1994 (to 2,790) for the trend to flatten out at 2,837 (the historical average monthly movement of this series, regardless of sign, is 6%).

The 43% rise in the number of approvals for other residential dwellings from July 1994 to August 1994 is caused almost totally by approvals in Sydney Statistical Division. The largest increase is in flats, units or apartments of 4 or more storeys, which rose 407% (from 251 to 1,272), the largest number recorded to date, and approaches the number of houses (1,480) approved in Sydney Statistical Division.

**TOTAL DWELLING UNITS APPROVED, NSW**



- INQUIRIES**
- for further information about statistics in this publication and the availability of unpublished statistics, contact Ross Bailey on Sydney (02) 268 4176.
  - for information about other ABS statistics and services, please refer to the back of this publication.

## NOTES

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

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

Explanatory notes are provided at the back of this publication.

GREG BRAY  
Deputy Commonwealth Statistician

## Unpublished data

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

- photocopy
- microfiche
- computer printout or floppy disk
- computer generated maps displaying Building Approvals data
- clerically extracted tabulation

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

**For further details please telephone Ross Bailey on (02) 268 4176.**

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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
<b>SYDNEY STATISTICAL DIVISION</b>									
1991-92	11,416	636	12,052	6,832	2,320	9,152	18,248	2,956	21,204
1992-93	12,915	462	13,377	10,752	1,742	12,494	23,667	2,204	25,871
1993-94	13,691	240	13,931	12,090	1,048	13,138	25,781	1,288	27,069
<i>July-August—</i>									
1993-94	2,125	8	2,133	1,907	230	2,137	4,032	238	4,270
1994-95	2,704	73	2,777	3,526	167	3,693	6,230	240	6,470
<i>1993—</i>									
June	1,119	47	1,166	639	124	763	1,758	171	1,929
July	1,176	6	1,182	1,073	147	1,220	2,249	153	2,402
August	949	2	951	834	83	917	1,783	85	1,868
September	1,279	28	1,307	1,167	41	1,208	2,446	69	2,515
October	1,055	12	1,067	896	51	947	1,951	63	2,014
November	1,249	6	1,255	1,259	157	1,416	2,508	163	2,671
December	861	12	873	769	16	785	1,630	28	1,658
<i>1994—</i>									
January	946	21	967	1,161	20	1,181	2,107	41	2,148
February	966	11	977	803	55	858	1,769	66	1,835
March	1,318	18	1,336	756	54	810	2,074	72	2,146
April	1,067	55	1,122	655	112	767	1,722	167	1,889
May	1,574	23	1,597	1,306	223	1,529	2,880	246	3,126
June	1,251	46	1,297	1,411	89	1,500	2,662	135	2,797
July	1,265	32	1,297	985	95	1,080	2,250	127	2,377
August	1,439	41	1,480	2,541	72	2,613	3,980	113	4,093
<b>NEW SOUTH WALES</b>									
1991-92	26,940	1,057	27,997	12,193	3,146	15,339	39,133	4,203	43,336
1992-93	28,653	869	29,522	16,308	2,667	18,975	44,961	3,536	48,497
1993-94	30,051	561	30,612	17,744	1,554	19,298	47,795	2,115	49,910
<i>July-August—</i>									
1993-94	4,908	53	4,961	2,951	371	3,322	7,859	424	8,283
1994-95	5,613	122	5,735	4,512	318	4,830	10,125	440	10,565
<i>1993—</i>									
June	2,481	86	2,567	1,093	199	1,292	3,574	285	3,859
July	2,530	41	2,571	1,588	281	1,869	4,118	322	4,440
August	2,378	12	2,390	1,363	90	1,453	3,741	102	3,843
September	2,603	40	2,643	1,570	49	1,619	4,173	89	4,262
October	2,321	38	2,359	1,372	68	1,440	3,693	106	3,799
November	2,608	17	2,625	1,759	157	1,916	4,367	174	4,541
December	2,067	36	2,103	1,114	40	1,154	3,181	76	3,257
<i>1994—</i>									
January	1,995	44	2,039	1,484	47	1,531	3,479	91	3,570
February	2,143	25	2,168	1,227	140	1,367	3,370	165	3,535
March	2,878	97	2,975	1,255	86	1,341	4,133	183	4,316
April	2,423	82	2,505	1,191	112	1,303	3,614	194	3,808
May	3,232	57	3,289	1,832	312	2,144	5,064	369	5,433
June	2,873	72	2,945	1,989	172	2,161	4,862	244	5,106
July	2,628	61	2,689	1,434	218	1,652	4,062	279	4,341
August	2,985	61	3,046	3,078	100	3,178	6,063	161	6,224

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 139 such dwelling units approved in August 1994.

**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>														
1991-92	1,245.6	53.0	1,298.6	536.2	198.6	734.8	1,781.8	251.6	2,033.3	648.8	1,188.2	1,908.8	3,614.1	4,590.9
1992-93	1,389.5	43.3	1,432.7	1,148.8	124.2	1,273.0	2,538.3	167.4	2,705.7	708.4	1,663.3	2,407.3	4,903.1	5,821.4
1993-94	1,510.3	23.1	1,533.3	1,040.6	70.9	1,111.4	2,550.8	94.0	2,644.8	782.9	1,376.9	2,065.7	4,703.5	5,493.3
<i>July-August—</i>														
1993-94	227.9	0.8	228.7	182.4	14.8	197.3	410.4	15.6	426.0	120.0	192.3	314.0	721.5	860.0
1994-95	313.9	9.5	323.4	396.6	10.6	407.2	710.5	20.0	730.6	142.0	354.8	520.3	1,206.0	1,392.9
<i>1993—</i>														
June	120.2	3.8	124.0	51.8	7.8	59.7	172.1	11.6	183.7	63.3	181.2	190.4	415.3	437.4
July	125.7	0.6	126.2	112.3	9.3	121.6	238.0	9.9	247.9	61.6	108.6	136.5	407.0	446.0
August	102.2	0.2	102.5	70.1	5.5	75.7	172.4	5.8	178.1	58.4	83.8	177.5	314.5	414.0
September	134.8	2.6	137.4	114.0	2.7	116.7	248.8	5.3	254.1	98.1	174.2	281.5	520.3	633.7
October	112.5	1.0	113.5	67.8	3.6	71.5	180.3	4.6	184.9	64.3	92.4	210.0	336.9	459.2
November	136.4	0.8	137.3	101.3	11.2	112.4	237.7	12.0	249.7	63.8	98.0	180.7	399.5	494.2
December	106.6	1.0	107.6	55.4	0.7	56.1	162.0	1.7	163.7	50.8	143.7	161.6	356.4	376.1
<i>1994—</i>														
January	110.8	1.8	112.6	92.1	2.1	94.2	202.9	3.9	206.8	48.2	99.1	198.8	350.0	453.8
February	106.1	1.3	107.3	65.0	4.1	69.0	171.0	5.3	176.3	65.7	75.6	114.8	311.6	356.8
March	145.7	1.5	147.2	60.1	4.1	64.2	205.9	5.5	211.4	67.3	108.5	124.7	381.7	403.4
April	119.7	6.3	126.0	53.7	6.7	60.3	173.4	13.0	186.4	63.0	155.0	187.8	391.0	437.1
May	162.0	1.7	163.8	110.0	14.9	124.9	272.0	16.7	288.7	72.3	82.8	112.5	424.9	473.5
June	147.7	4.3	152.0	138.7	6.0	144.7	286.4	10.3	296.7	69.4	155.2	179.3	509.8	545.4
July	144.5	4.4	148.8	88.7	6.0	94.7	233.2	10.4	243.6	62.9	98.5	153.0	394.0	459.5
August	169.5	5.1	174.6	307.9	4.5	312.5	477.4	9.6	487.0	79.1	256.3	367.4	812.0	933.5
<b>NEW SOUTH WALES</b>														
1991-92	2,654.6	86.8	2,741.4	890.6	258.3	1,148.8	3,545.2	345.0	3,890.2	902.2	1,695.5	2,653.7	6,137.9	7,445.8
1992-93	2,852.9	80.9	2,933.9	1,516.6	181.7	1,698.3	4,369.5	262.7	4,632.2	965.0	2,126.4	3,178.2	7,452.4	8,775.4
1993-94	3,065.8	53.3	3,119.1	1,424.1	99.9	1,523.9	4,489.9	153.1	4,643.1	1,043.1	1,895.6	2,884.1	7,420.5	8,570.2
<i>July-August—</i>														
1993-94	487.8	5.8	493.6	248.0	21.9	270.0	735.8	27.7	763.6	163.6	299.2	487.1	1,197.4	1,414.2
1994-95	603.6	14.7	618.3	469.7	20.0	489.7	1,073.3	34.7	1,108.0	191.3	448.8	666.3	1,711.8	1,965.6
<i>1993—</i>														
June	244.5	7.7	252.2	86.7	11.9	98.5	331.2	19.5	350.7	83.6	211.9	231.0	625.4	665.4
July	252.6	4.7	257.3	144.9	16.0	160.9	397.5	20.7	418.2	82.5	142.0	201.1	620.9	701.8
August	235.2	1.1	236.3	103.1	5.9	109.1	338.3	7.1	345.4	81.1	157.2	286.0	576.5	712.4
September	257.6	3.6	261.2	139.3	3.2	142.5	396.9	6.8	403.7	121.1	216.3	347.1	733.4	871.9
October	229.0	3.6	232.6	99.2	4.3	103.5	328.2	8.0	336.2	87.3	126.2	261.6	541.6	685.1
November	264.3	1.7	266.0	137.7	11.2	148.9	402.1	12.9	415.0	87.4	143.0	251.9	632.5	754.3
December	221.9	3.6	225.5	79.9	1.7	81.6	301.8	5.3	307.1	67.5	177.8	205.8	547.0	580.4
<i>1994—</i>														
January	210.3	4.5	214.7	115.5	3.9	119.4	325.8	8.3	334.1	66.6	127.6	258.8	519.7	659.5
February	217.3	2.6	219.9	95.4	8.5	103.9	312.7	11.1	323.8	83.1	126.1	199.7	521.0	606.5
March	295.8	8.0	303.8	94.3	6.3	100.6	390.1	14.3	404.4	91.1	131.2	169.3	612.0	664.7
April	254.3	8.5	262.9	89.9	6.7	96.6	344.2	15.2	359.4	83.9	180.8	257.0	608.3	700.3
May	319.7	4.7	324.4	145.4	20.7	166.1	465.1	25.3	490.4	98.1	143.0	183.5	704.0	772.1
June	307.8	6.7	314.5	179.5	11.5	191.0	487.3	18.2	505.5	93.4	224.3	262.4	803.6	861.3
July	278.5	7.5	285.9	124.1	13.1	137.2	402.6	20.5	423.1	85.2	144.7	206.1	631.7	714.3
August	325.2	7.2	332.4	345.6	6.9	352.5	670.7	14.2	684.9	106.1	304.1	460.3	1,080.2	1,251.3

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

Period	Number of dwelling units				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
<b>SEASONALLY ADJUSTED</b>						
1993—						
June	2,412	2,473	3,570	3,686	332.5	82.4
July	2,337	2,375	3,829	4,402	403.7	76.8
August	2,298	2,330	3,629	3,769	345.7	80.5
September	2,329	2,350	3,752	3,865	369.4	104.0
October	2,362	2,439	3,832	3,927	347.7	82.9
November	2,353	2,347	3,881	3,965	369.4	78.9
December	2,419	2,456	3,682	3,636	350.1	77.0
1994—						
January	2,407	2,481	4,014	4,256	378.3	81.2
February	2,488	2,539	3,798	3,966	367.3	99.0
March	2,616	2,646	3,795	3,849	370.2	87.6
April	2,666	2,739	4,042	4,380	395.0	91.3
May	2,916	2,985	4,514	4,816	436.8	87.5
June	2,719	2,757	4,897	4,957	486.5	94.3
July	2,542	2,678	3,896	4,414	418.8	81.6
August	2,922	2,959	5,878	6,060	702.5	105.1
<b>TREND ESTIMATES</b>						
1993—						
June	2,345	2,411	3,669	3,968	360.0	81.7
July	2,335	2,386	3,675	3,935	358.5	83.6
August	2,329	2,369	3,707	3,915	359.3	84.8
September	2,333	2,366	3,753	3,907	360.5	85.2
October	2,342	2,374	3,789	3,898	360.7	84.7
November	2,358	2,393	3,803	3,883	359.8	84.2
December	2,394	2,435	3,798	3,879	358.8	84.1
1994—						
January	2,457	2,502	3,826	3,933	363.1	85.2
February r	2,531	2,581	3,876	4,025	369.0	86.9
March r	2,606	2,661	3,972	4,158	380.4	88.8
April r	2,669	2,730	4,131	4,353	402.6	90.2
May r	2,717	2,782	4,342	4,590	435.5	90.7
June r	2,750	2,820	4,580	4,848	476.2	91.4
July r	2,776	2,848	4,821	5,102	520.0	92.5
August	2,792	2,868	5,065	5,361	564.2	93.5

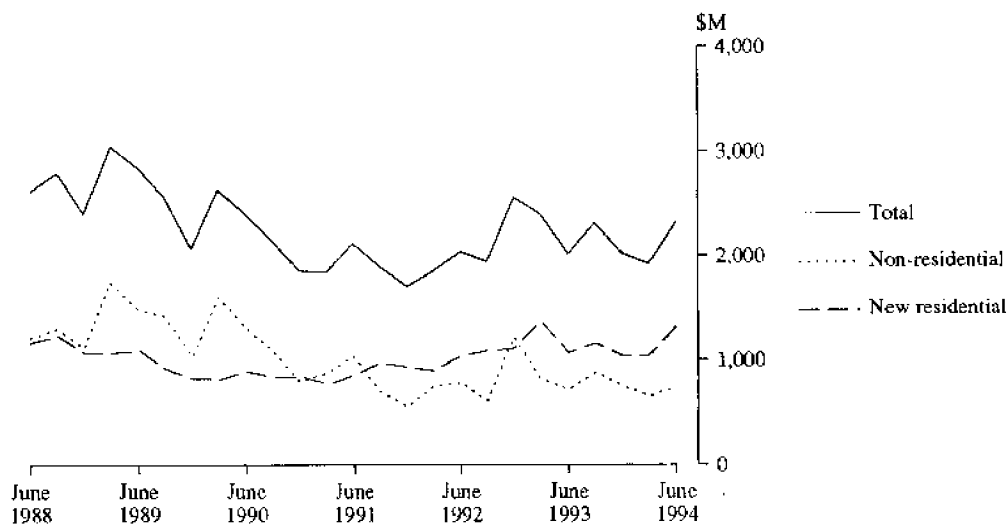
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average—see paragraphs 20–26 of the Explanatory Notes for a more detailed explanation.

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

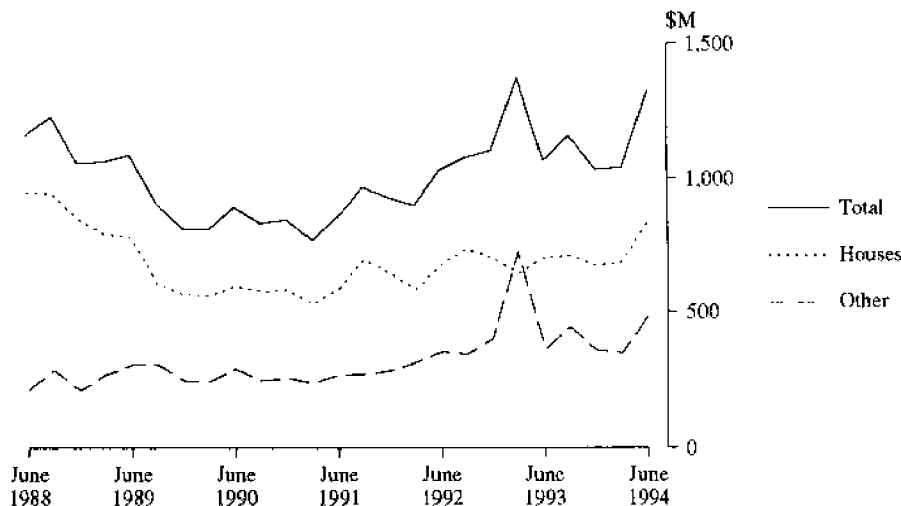
Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	2,532.4	2,614.9	1,228.9	3,843.9	860.5	1,786.7	2,798.6	6,170.8	7,503.0
1992-93	2,724.0	2,801.3	1,842.8	4,644.0	921.4	2,248.8	3,361.5	7,592.6	8,927.0
1993-94	2,871.3	2,921.1	1,646.0	4,567.2	977.3	1,991.1	3,030.1	7,440.1	8,574.6
<i>1993—</i>									
Mar. qtr	622.0	648.3	728.9	1,377.2	206.8	565.2	815.5	2,085.7	2,399.5
June qtr	679.9	707.0	364.3	1,071.2	231.0	551.1	715.7	1,802.1	2,017.9
Sept. qtr	705.9	714.8	447.3	1,162.1	269.6	543.2	878.9	1,956.2	2,310.6
Dec. qtr	667.8	676.1	361.2	1,037.3	226.1	470.0	756.4	1,722.8	2,019.8
<i>1994—</i>									
Mar. qtr	677.3	691.4	349.3	1,040.7	225.4	403.9	658.8	1,649.4	1,924.8
June qtr	820.3	838.9	488.3	1,327.1	256.2	574.0	736.0	2,111.7	2,319.4

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

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



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



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

Class of building	1992-93	1993-94	July-August		1994		
			1993-94	1994-95	June	July	August
<b>PRIVATE SECTOR</b>							
New houses	2,852.9	3,065.8	487.8	603.6	307.8	278.5	325.2
New other residential buildings	1,516.6	1,424.1	248.0	469.7	179.5	124.1	345.6
<i>Total new residential building</i>	<i>4,369.5</i>	<i>4,489.9</i>	<i>735.8</i>	<i>1,073.3</i>	<i>487.3</i>	<i>402.6</i>	<i>670.7</i>
Alterations and additions to residential buildings	956.6	1,034.9	162.4	189.7	92.0	84.4	105.4
Hotels, etc.	122.7	75.2	8.1	9.8	2.6	7.3	2.5
Shops	385.2	301.4	53.4	195.5	38.6	20.5	175.0
Factories	280.9	272.9	26.9	50.6	36.5	23.9	26.7
Offices	534.5	362.5	39.7	78.8	22.7	47.0	31.8
Other business premises	212.4	287.5	40.3	39.5	77.3	11.8	27.7
Educational	120.8	102.2	18.1	18.9	10.5	7.8	11.2
Religious	41.9	34.2	12.1	2.7	0.8	2.0	0.7
Health	73.3	208.2	43.6	11.8	6.9	9.4	2.4
Entertainment and recreational	303.6	151.0	35.2	25.1	20.7	10.1	15.0
Miscellaneous	51.1	100.5	21.8	16.1	7.8	5.0	11.1
<i>Total non-residential building</i>	<i>2,126.4</i>	<i>1,895.6</i>	<i>299.2</i>	<i>448.8</i>	<i>224.3</i>	<i>144.7</i>	<i>304.1</i>
<b>Total</b>	<b>7,452.4</b>	<b>7,420.5</b>	<b>1,197.4</b>	<b>1,711.8</b>	<b>803.6</b>	<b>631.7</b>	<b>1,080.2</b>
<b>PUBLIC SECTOR</b>							
New houses	80.9	53.3	5.8	14.7	6.7	7.5	7.2
New other residential buildings	181.7	99.9	21.9	20.0	11.5	13.1	6.9
<i>Total new residential building</i>	<i>262.7</i>	<i>153.1</i>	<i>27.7</i>	<i>34.7</i>	<i>18.2</i>	<i>20.5</i>	<i>14.2</i>
Alterations and additions to residential buildings	8.5	8.1	1.2	1.5	1.4	0.8	0.8
Hotels, etc.	2.2	2.7	0.1	1.9	—	1.7	0.2
Shops	13.9	21.2	7.5	4.2	0.8	0.4	3.8
Factories	2.2	21.2	0.3	0.3	0.1	0.3	0.1
Offices	142.0	208.9	51.9	26.3	9.0	10.9	15.4
Other business premises	62.1	106.8	20.7	5.6	4.0	5.6	—
Educational	304.0	326.2	89.9	37.9	9.9	11.2	26.8
Religious	—	—	—	—	—	—	—
Health	410.3	187.8	7.5	97.2	2.1	24.0	73.1
Entertainment and recreational	62.5	33.6	5.9	28.3	2.5	0.8	27.4
Miscellaneous	52.7	80.0	4.1	15.8	9.7	6.4	9.4
<i>Total non-residential building</i>	<i>1,051.9</i>	<i>988.5</i>	<i>187.8</i>	<i>217.6</i>	<i>38.1</i>	<i>61.4</i>	<i>156.2</i>
<b>Total</b>	<b>1,323.0</b>	<b>1,149.8</b>	<b>216.8</b>	<b>253.8</b>	<b>57.7</b>	<b>82.6</b>	<b>171.1</b>
<b>TOTAL</b>							
New houses	2,933.9	3,119.1	493.6	618.3	314.5	285.9	332.4
New other residential buildings	1,698.3	1,523.9	270.0	489.7	191.0	137.2	352.5
<i>Total new residential building</i>	<i>4,632.2</i>	<i>4,643.1</i>	<i>763.6</i>	<i>1,108.0</i>	<i>505.5</i>	<i>423.1</i>	<i>684.9</i>
Alterations and additions to residential buildings	965.0	1,043.1	163.6	191.3	93.4	85.2	106.1
Hotels, etc.	124.8	78.0	8.2	11.7	2.6	9.0	2.7
Shops	399.1	322.6	60.8	199.8	39.4	20.9	178.8
Factories	283.2	294.0	27.2	51.0	36.6	24.2	26.8
Offices	676.5	571.4	91.5	105.0	31.6	57.8	47.2
Other business premises	274.5	394.3	61.0	45.1	81.3	17.4	27.7
Educational	424.7	428.5	108.1	56.8	20.3	18.9	37.9
Religious	41.9	34.2	12.1	2.7	0.8	2.0	0.7
Health	483.6	396.0	51.1	109.0	9.0	33.5	75.5
Entertainment and recreational	366.1	184.5	41.1	53.4	23.2	10.9	42.4
Miscellaneous	103.8	180.5	25.9	31.8	17.5	11.4	20.5
<i>Total non-residential building</i>	<i>3,178.2</i>	<i>2,884.1</i>	<i>487.1</i>	<i>666.3</i>	<i>262.4</i>	<i>206.1</i>	<i>460.3</i>
<b>Total</b>	<b>8,775.4</b>	<b>8,570.2</b>	<b>1,414.2</b>	<b>1,965.6</b>	<b>861.3</b>	<b>714.3</b>	<b>1,251.3</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>												
<i>1994—</i>												
June	4	0.4	3	0.9	—	—	1	1.4	—	—	8	2.6
July	5	0.4	2	0.7	1	0.7	3	7.2	—	—	11	9.0
August	9	0.9	3	0.9	1	1.0	—	—	—	—	13	2.7
<b>SHOPS</b>												
<i>1994</i>												
June	87	6.9	27	7.2	6	4.0	7	14.8	1	6.5	128	39.4
July	73	7.4	17	5.2	9	6.2	2	2.2	—	—	101	20.9
August	91	8.1	31	9.2	7	5.0	3	6.6	2	150.0	134	178.8
<b>FACTORIES</b>												
<i>1994—</i>												
June	30	2.6	13	3.7	6	4.0	3	8.3	2	18.0	54	36.6
July	25	2.3	15	5.1	3	1.8	5	9.6	1	5.3	49	24.2
August	49	4.8	18	5.3	5	3.5	9	13.1	—	—	81	26.8
<b>OFFICES</b>												
<i>1994—</i>												
June	70	6.5	16	4.3	7	4.8	8	16.0	—	—	101	31.6
July	56	5.7	28	7.7	11	6.1	8	15.2	1	23.2	104	57.8
August	53	5.5	24	7.0	13	7.9	8	16.8	1	10.0	99	47.2
<b>OTHER BUSINESS PREMISES</b>												
<i>1994—</i>												
June	37	3.7	11	3.1	7	5.0	6	10.5	1	59.0	62	81.3
July	33	3.6	20	6.2	3	2.1	2	5.5	—	—	58	17.4
August	35	3.2	17	5.3	7	4.6	8	14.6	—	—	67	27.7
<b>EDUCATIONAL</b>												
<i>1994—</i>												
June	9	0.8	3	1.0	6	4.3	8	14.2	—	—	26	20.3
July	13	1.3	12	3.5	3	1.9	5	12.3	—	—	33	18.9
August	9	1.1	8	2.6	5	3.8	6	11.5	2	18.9	30	37.9
<b>RELIGIOUS</b>												
<i>1994—</i>												
June	3	0.4	1	0.4	—	—	—	—	—	—	4	0.8
July	2	0.3	3	1.2	1	0.5	—	—	—	—	6	2.0
August	1	0.1	—	—	1	0.6	—	—	—	—	2	0.7
<b>HEALTH</b>												
<i>1994</i>												
June	13	1.2	5	1.4	3	2.4	1	4.0	—	—	22	9.0
July	4	0.4	4	1.5	2	1.4	4	11.3	1	19.0	15	33.5
August	5	0.4	5	1.2	1	0.7	2	3.2	2	69.9	15	75.5



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												
1994—												
June	12	1.3	6	1.8	4	3.3	6	9.3	1	7.5	29	23.2
July	12	1.5	5	1.3	5	4.0	3	4.1	—	—	25	10.9
August	17	1.5	6	1.8	2	1.2	7	12.9	1	25.0	33	42.4
MISCELLANEOUS												
1994—												
June	21	2.2	8	2.6	3	1.8	1	4.0	1	6.9	34	17.5
July	19	1.9	9	2.8	2	1.4	4	5.2	—	—	34	11.4
August	23	2.3	9	2.6	2	1.1	4	9.0	1	5.4	39	20.5
TOTAL NON-RESIDENTIAL BUILDING												
1994—												
June	286	26.1	93	26.2	42	29.7	41	82.6	6	97.9	468	262.4
July	242	24.7	115	35.2	40	26.0	36	72.7	3	47.5	436	206.1
August	292	28.0	121	35.9	44	29.4	47	87.8	9	279.2	513	460.3

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
<b>SYDNEY STATISTICAL DIVISION</b>						
<i>Houses</i>	1,439	169,460	41	5,098	1,480	174,558
Brick, stone, or concrete	184	25,752	15	2,475	199	28,227
Brick-veneer	1,148	133,655	26	2,623	1,174	136,278
Timber	41	3,505	—	—	41	3,505
Fibre cement	10	765	—	—	10	765
Other materials	56	5,783	—	—	56	5,783
Other residential buildings	2,541	307,924	72	4,529	2,613	312,453
<b>Total residential buildings</b>	<b>3,980</b>	<b>477,383</b>	<b>113</b>	<b>9,627</b>	<b>4,093</b>	<b>487,010</b>
<b>HUNTER STATISTICAL DIVISION</b>						
<i>Houses</i>	340	35,030	—	—	340	35,030
Brick, stone, or concrete	54	5,552	—	—	54	5,552
Brick-veneer	246	26,156	—	—	246	26,156
Timber	27	2,423	—	—	27	2,423
Fibre cement	11	733	—	—	11	733
Other materials	2	165	—	—	2	165
Other residential buildings	139	8,669	22	1,975	161	10,644
<b>Total residential buildings</b>	<b>479</b>	<b>43,698</b>	<b>22</b>	<b>1,975</b>	<b>501</b>	<b>45,673</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>						
<i>Houses</i>	287	30,393	—	—	287	30,393
Brick, stone, or concrete	8	1,240	—	—	8	1,240
Brick-veneer	214	22,865	—	—	214	22,865
Timber	9	898	—	—	9	898
Fibre cement	3	205	—	—	3	205
Other materials	53	5,185	—	—	53	5,185
Other residential buildings	145	9,386	—	—	145	9,386
<b>Total residential buildings</b>	<b>432</b>	<b>39,778</b>	<b>—</b>	<b>—</b>	<b>432</b>	<b>39,778</b>
<b>BALANCE OF NEW SOUTH WALES</b>						
<i>Houses</i>	919	90,281	20	2,139	939	92,420
Brick, stone, or concrete	100	11,030	5	972	105	12,002
Brick-veneer	649	67,675	15	1,167	664	68,843
Timber	78	5,541	—	—	78	5,541
Fibre cement	61	3,950	—	—	61	3,950
Other materials	31	2,085	—	—	31	2,085
Other residential buildings	253	19,593	6	427	259	20,019
<b>Total residential buildings</b>	<b>1,172</b>	<b>109,874</b>	<b>26</b>	<b>2,566</b>	<b>1,198</b>	<b>112,440</b>
<b>NEW SOUTH WALES</b>						
<i>Houses</i>	2,985	325,163	61	7,237	3,046	332,400
Brick, stone, or concrete	346	43,574	20	3,447	366	47,020
Brick-veneer	2,257	250,351	41	3,791	2,298	254,142
Timber	155	12,366	—	—	155	12,366
Fibre cement	85	5,653	—	—	85	5,653
Other materials	142	13,218	—	—	142	13,218
Other residential buildings	3,078	345,571	100	6,930	3,178	352,501
<b>Total residential buildings</b>	<b>6,063</b>	<b>670,734</b>	<b>161</b>	<b>14,168</b>	<b>6,224</b>	<b>684,902</b>

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

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

Statistical division	Other residential building									Total residential building
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Sydney	1,480	429	353	782	228	331	1,272	1,831	2,613	4,093
Hunter	340	96	2	98	63	—	—	63	161	501
Illawarra	287	103	33	136	9	—	—	9	145	432
Richmond-Tweed	190	50	8	58	29	—	—	29	87	277
Mid-North Coast	221	18	2	20	25	—	16	41	61	282
Northern	88	6	7	13	—	—	—	—	13	101
North Western	51	14	—	14	3	—	—	3	17	68
Central West	99	14	—	14	2	—	—	2	16	115
South Eastern	143	18	6	24	7	—	—	7	31	174
Murrumbidgee	61	6	—	6	23	—	—	23	29	90
Murray	76	2	—	2	3	—	—	3	5	81
Far West	10	—	—	—	—	—	—	—	—	10
<b>New South Wales</b>	<b>3,046</b>	<b>756</b>	<b>411</b>	<b>1,167</b>	<b>392</b>	<b>331</b>	<b>1,288</b>	<b>2,011</b>	<b>3,178</b>	<b>6,224</b>
VALUE (\$'000)										
Sydney	174,558	30,746	34,641	65,387	17,798	23,793	205,475	247,065	312,453	487,010
Hunter	35,030	5,791	160	5,951	4,693	—	—	4,693	10,644	45,673
Illawarra	30,393	6,479	2,328	8,807	579	—	—	579	9,386	39,778
Richmond-Tweed	18,969	3,565	810	4,375	2,168	—	—	2,168	6,543	25,512
Mid-North Coast	21,191	1,273	109	1,382	1,833	—	2,400	4,233	5,615	26,806
Northern	8,029	414	420	834	—	—	—	—	834	8,863
North Western	4,862	962	—	962	210	—	—	210	1,172	6,034
Central West	9,566	753	—	753	173	—	—	173	926	10,493
South Eastern	14,736	1,708	537	2,245	344	—	—	344	2,589	17,325
Murrumbidgee	6,512	480	—	480	1,480	—	—	1,480	1,960	8,472
Murray	7,191	209	—	209	172	—	—	172	381	7,572
Far West	1,363	—	—	—	—	—	—	—	—	1,363
<b>New South Wales</b>	<b>332,400</b>	<b>52,380</b>	<b>39,005</b>	<b>91,384</b>	<b>29,449</b>	<b>23,793</b>	<b>207,875</b>	<b>261,117</b>	<b>352,501</b>	<b>684,902</b>

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

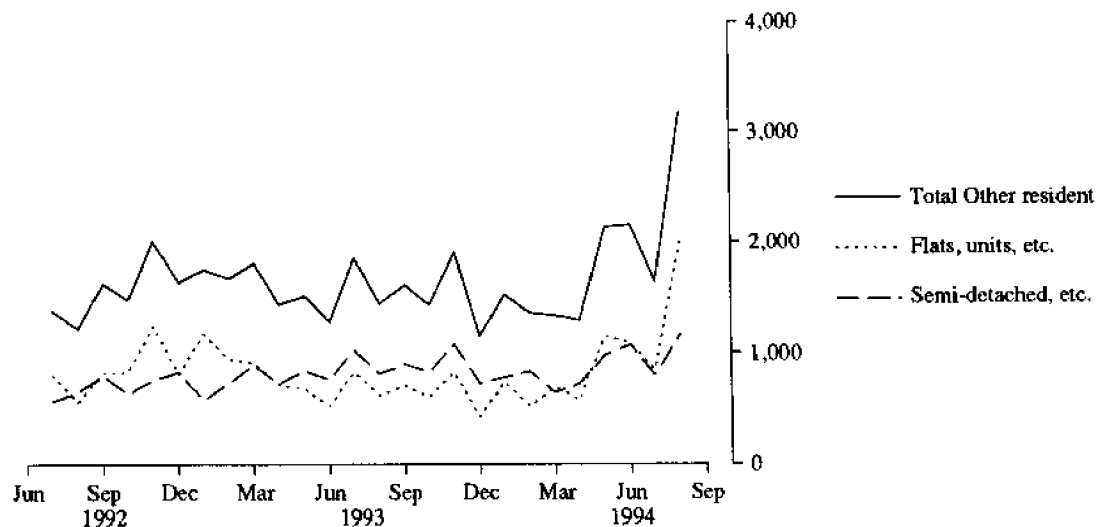


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, AUGUST 1994

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SYDNEY STATISTICAL DIVISION</b>										
Botany (A)	—	—	—	—	—	—	290	1,330	1,330	1,620
Leichhardt (A)	5	—	462	31	—	3,440	2,001	180	180	6,083
Marrickville (A)	2	—	218	208	—	13,020	3,027	2,445	2,445	18,709
South Sydney (C)	1	—	180	16	—	2,160	3,317	4,655	4,715	10,372
Sydney (C)—Inner and Remainder	—	—	—	377	—	100,000	—	11,750	38,440	138,440
Inner Sydney (SSD)	8	—	860	632	—	118,620	8,635	20,360	47,110	175,225
Randwick (C)	7	—	1,130	115	—	12,100	2,635	2,450	4,666	20,531
Waverley (A)	1	—	400	3	—	540	2,511	300	380	3,831
Woolahra (A)	4	—	4,250	—	—	—	4,052	2,493	3,993	12,295
Eastern Suburbs (SSD)	12	—	5,780	118	—	12,640	9,199	5,243	9,039	36,658
Hurstville (C)	14	—	1,625	14	—	1,250	1,146	340	1,046	5,068
Kogarah (A)	11	—	2,075	27	—	2,015	1,425	800	800	6,315
Rockdale (A)	8	—	1,061	246	—	39,971	1,092	100	100	42,224
Sutherland Shire (A)	74	—	9,423	126	—	11,722	4,136	1,445	2,098	27,379
St George—Sutherland (SSD)	107	—	14,184	413	—	54,958	7,799	2,685	4,044	80,986
Bankstown (C)	16	—	1,872	138	34	12,557	2,155	5,200	66,139	82,723
Canterbury (A)	9	—	1,232	63	—	4,892	2,036	2,907	3,272	11,431
Canterbury—Bankstown (SSD)	25	—	3,105	201	34	17,449	4,190	8,107	69,411	94,155
Fairfield (C)	28	—	3,652	50	—	4,501	1,061	3,677	3,677	12,891
Liverpool (C)	82	18	10,679	41	—	3,013	543	1,965	4,124	18,360
Fairfield—Liverpool (SSD)	110	18	14,331	91	—	7,515	1,604	5,642	7,801	31,251
Camden (A)	100	—	10,316	12	—	950	660	790	790	12,716
Campbelltown (C)	71	—	7,032	8	—	581	1,645	1,182	1,347	10,605
Wollondilly (A)	41	4	4,193	—	—	—	361	320	320	4,874
Outer South Western Sydney (SSD)	212	4	21,541	20	—	1,531	2,666	2,292	2,457	28,194
Ashfield (A)	—	—	—	2	—	143	644	105	405	1,192
Burwood (A)	3	—	375	—	—	—	181	260	685	1,241
Concord (A)	—	—	—	32	—	3,900	861	80	80	4,841
Drummoyne (A)	3	—	639	4	—	350	705	370	370	2,064
Strathfield (A)	14	—	3,223	98	—	15,300	1,362	3,924	3,924	23,809
Inner Western Sydney (SSD)	20	—	4,237	136	—	19,693	3,753	4,739	5,464	33,147

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SYDNEY STATISTICAL DIVISION—continued</b>										
Auburn (A)	4	—	356	5	—	330	790	1,822	3,122	4,598
Holroyd (C)	26	—	3,066	21	—	1,300	682	4,368	4,368	9,416
Parramatta (C)	20	—	1,712	181	—	15,334	2,373	87,367	89,476	108,895
Central Western Sydney (SSD)	50	—	5,133	207	—	16,964	3,846	93,557	96,965	122,908
Blue Mountains (C)	57	—	5,195	10	—	722	1,430	1,920	2,088	9,435
Hawkesbury (C)	38	—	4,434	9	3	655	674	2,684	2,684	8,447
Pennith (C)	74	1	7,859	34	16	3,515	2,017	2,833	2,833	16,225
Outer Western Sydney (SSD)	169	1	17,488	53	19	4,892	4,121	7,437	7,605	34,106
Baulkham Hills (A)	87	1	14,825	38	—	3,440	3,331	1,951	1,951	23,547
Blacktown (C)	252	—	20,935	109	—	7,388	2,177	4,166	13,916	44,415
Blacktown—Baulkham Hills (SSD)	339	1	35,760	147	—	10,827	5,508	6,117	15,867	67,962
Hunter's Hill (A)	3	—	617	—	—	—	270	—	—	887
Lane Cove (A)	6	—	691	4	—	407	922	2,780	2,780	4,799
Mosman (A)	5	—	1,780	—	—	—	1,653	—	210	3,643
North Sydney (A)	9	—	1,175	119	—	13,690	1,535	3,225	3,225	19,625
Ryde (C)	11	14	3,585	26	2	2,680	1,946	4,880	6,080	14,291
Willoughby (C)	17	—	3,090	230	—	17,676	3,969	2,931	3,001	27,736
Lower Northern Sydney (SSD)	51	14	10,937	379	2	34,453	10,295	13,816	15,296	70,981
Hornsby (A)	79	2	10,661	38	—	3,343	2,792	1,220	1,220	18,015
Ku-ring-gai (A)	17	1	4,976	4	—	500	5,016	262	262	10,753
Hornsby—Ku-ring-gai (SSD)	96	3	15,636	42	—	3,843	7,808	1,482	1,482	28,769
Manly (A)	1	—	140	—	—	—	1,173	—	—	1,313
Pittwater (A)	9	—	1,471	10	—	1,488	3,156	275	275	6,390
Warringah (A)	29	—	4,038	14	—	1,609	2,088	5,175	5,175	12,910
Northern Beaches (SSD)	39	—	5,649	24	—	3,097	6,417	5,450	5,450	20,613
Gosford (C)	110	—	11,497	43	17	3,728	1,676	7,629	7,629	24,530
Wyong (A)	91	—	8,421	35	—	2,243	1,565	71,742	71,742	83,971
Gosford—Wyong (SSD)	201	—	19,918	78	17	5,971	3,241	79,371	79,371	108,501
<b>Sydney (SD)</b>	<b>1,439</b>	<b>41</b>	<b>174,558</b>	<b>2,541</b>	<b>72</b>	<b>312,453</b>	<b>79,082</b>	<b>256,297</b>	<b>367,363</b>	<b>933,455</b>

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>HUNTER STATISTICAL DIVISION</b>										
Crossnock (C)	20	—	2,083	—	—	—	294	60	60	2,437
Lake Macquarie (C)	78	—	8,161	42	12	3,144	2,660	2,249	2,249	16,213
Maitland (C)	67	—	6,657	28	—	1,601	571	640	1,040	9,868
Newcastle (C)—Inner and Remainder	46	—	3,757	28	8	2,865	1,592	1,108	1,234	9,448
Port Stephens (A)	47	—	4,831	17	2	1,324	473	1,158	1,158	7,787
Newcastle (SSD)	258	—	25,489	115	22	8,933	5,589	5,215	5,742	45,754
Dungog (A)	13	—	1,262	—	—	—	203	1,099	1,099	2,564
Gloucester (A)	3	—	150	—	—	—	10	—	—	160
Great Lakes (A)	33	—	4,461	12	—	960	267	388	748	6,436
Merriwa (A)	4	—	270	—	—	—	—	—	—	270
Murrurundi (A)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (A)	11	—	1,058	3	—	171	377	245	245	1,850
Scone (A)	6	—	648	6	—	390	72	150	150	1,260
Singleton (A)	12	—	1,692	3	—	190	224	284	284	2,390
Hunter SD Balance (SSD)	82	—	9,540	24	—	1,711	1,153	2,166	2,526	14,929
<b>Hunter (SD)</b>	<b>346</b>	<b>—</b>	<b>35,030</b>	<b>139</b>	<b>22</b>	<b>10,644</b>	<b>6,742</b>	<b>7,381</b>	<b>8,267</b>	<b>60,683</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>										
Kiama (A)	17	—	1,548	16	—	1,159	573	80	80	3,360
Shellharbour (A)	75	—	7,224	78	—	4,743	1,517	716	1,178	14,663
Wollongong (C)	58	—	7,687	47	—	3,204	2,597	3,044	26,691	40,180
Wollongong (SSD)	150	—	16,460	141	—	9,106	4,688	3,840	27,949	58,203
Shoalhaven (C)	89	—	8,622	4	—	280	595	5,540	6,090	15,587
Wingecarribee (A)	48	—	5,311	—	—	—	1,008	2,582	2,582	8,900
Illawarra SD Balance (SSD)	137	—	13,933	4	—	280	1,602	8,122	8,672	24,487
<b>Illawarra (SD)</b>	<b>287</b>	<b>—</b>	<b>30,393</b>	<b>145</b>	<b>—</b>	<b>9,386</b>	<b>6,290</b>	<b>11,962</b>	<b>36,621</b>	<b>82,690</b>
<b>RICHMOND-TWEED STATISTICAL DIVISION</b>										
Tweed (A) Pt A	64	—	6,362	27	—	1,844	482	5,685	5,685	14,373
Tweed Heads (SSD)	64	—	6,362	27	—	1,844	482	5,685	5,685	14,373
Ballina (A)	45	—	5,037	23	—	1,871	306	160	270	7,484
Byron (A)	23	—	2,598	19	—	1,588	451	439	963	5,600
Casino (A)	1	—	106	4	—	220	12	150	150	488
Kyogle (A)	5	—	274	—	—	—	14	—	—	288
Lismore (C)	20	—	1,584	6	—	470	1,012	260	9,470	12,536
Richmond River (A)	12	—	1,306	—	—	—	92	—	—	1,398
Tweed (A) Pt B	20	—	1,702	8	—	550	25	500	500	2,777
Richmond-Tweed SD Balance (SSD)	126	—	12,606	60	—	4,699	1,912	1,509	17,353	30,570
<b>Richmond-Tweed (SD)</b>	<b>190</b>	<b>—</b>	<b>18,969</b>	<b>87</b>	<b>—</b>	<b>6,543</b>	<b>2,394</b>	<b>7,194</b>	<b>17,038</b>	<b>44,944</b>

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>MID-NORTH COAST STATISTICAL DIVISION</b>										
Bellingen (A)	11	—	1,004	—	—	—	86	—	—	1,090
Coffs Harbour (C)	60	—	6,034	8	—	720	282	2,118	2,118	9,154
Copmanhurst (A)	—	—	—	—	—	—	56	—	—	56
Grafton (C)	9	—	953	19	—	1,393	277	645	1,045	3,667
Maclean (A)	15	—	1,364	8	—	421	457	—	—	2,242
Nambucca (A)	7	—	406	—	—	—	29	90	990	1,425
Nymboida (A)	2	—	183	—	—	—	88	—	—	270
Ulmarra (A)	2	—	106	—	—	—	—	—	—	106
Clarence (SSD)	106	—	10,050	35	—	2,534	1,274	2,853	4,153	18,010
Greater Taree (C)	27	—	2,517	4	—	271	335	364	364	3,488
Hastings (A)	73	—	7,252	18	—	2,630	503	—	—	10,384
Kempsey (A)	15	—	1,373	4	—	180	161	1,090	1,090	2,803
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	115	—	11,141	26	—	3,081	999	1,454	1,454	16,675
<b>Mid-North Coast (SD)</b>	<b>221</b>	<b>—</b>	<b>21,191</b>	<b>61</b>	<b>—</b>	<b>5,615</b>	<b>2,272</b>	<b>4,307</b>	<b>5,607</b>	<b>34,686</b>
<b>NORTHERN STATISTICAL DIVISION</b>										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	—	—	—	—	—	—	—	—	—	—
Gunnedah (A)	1	—	160	—	—	—	37	—	—	197
Inverell (A) Pt A	—	—	—	—	—	—	20	—	—	20
Manilla (A)	1	—	83	—	—	—	16	—	—	99
Nundle (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	9	—	814	—	—	—	209	500	560	1,583
Quirindi (A)	3	—	169	—	—	—	126	—	—	295
Tamworth (C)	22	—	2,314	—	—	—	518	549	549	3,381
Yallaroi (A)	1	—	40	—	—	—	—	—	—	40
Northern Slopes (SSD)	37	—	3,580	—	—	—	925	1,049	1,109	5,614
Armidale (C)	10	1	1,112	11	2	834	269	355	566	2,780
Dumaresq (A)	—	—	—	—	—	—	58	—	—	58
Glen Innes (A)	4	—	370	—	—	—	45	120	120	535
Guyra (A)	1	—	128	—	—	—	30	—	—	158
Inverell (A) Pt B	7	—	570	—	—	—	94	420	420	1,084
Severn (A)	3	—	64	—	—	—	—	—	—	64
Tenterfield (A)	6	—	464	—	—	—	14	—	—	478
Uralla (A)	7	2	750	—	—	—	226	80	80	1,057
Walcha (A)	—	—	—	—	—	—	—	—	—	—
Northern Tablelands (SSD)	38	3	3,457	11	2	834	736	975	1,186	6,213
Moree Plains (A)	6	—	702	—	—	—	56	598	598	1,356
Narrabri (A)	4	—	290	—	—	—	—	—	—	290
North Central Plain (SSD)	10	—	992	—	—	—	56	598	598	1,646
<b>Northern (SD)</b>	<b>85</b>	<b>3</b>	<b>8,029</b>	<b>11</b>	<b>2</b>	<b>834</b>	<b>1,717</b>	<b>2,622</b>	<b>2,893</b>	<b>13,474</b>

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>NORTH WESTERN STATISTICAL DIVISION</b>										
Coolah (A)	1	—	75	—	—	—	—	—	—	75
Coonabarabran (A)	1	—	51	—	—	—	24	—	—	75
Dubbo (C)	26	—	2,729	15	—	1,072	460	480	780	5,041
Gilgandra (A)	—	—	—	—	—	—	19	—	—	19
Mudgee (A)	4	6	777	—	—	—	133	180	180	1,090
Narromine (A)	3	1	390	—	—	—	30	75	75	495
Wellington (A)	—	—	—	—	—	—	85	—	—	85
Central Macquarie (SSD)	35	7	4,021	15	—	1,072	751	735	1,035	6,879
Bogan (A)	—	—	—	—	—	—	—	—	—	—
Coonamble (A)	—	—	—	—	—	—	—	—	—	—
Walgett (A)	3	—	175	2	—	100	10	315	315	600
Warren (A)	2	—	147	—	—	—	—	55	55	202
Macquarie-Barwon (SSD)	5	—	322	2	—	100	10	370	370	802
Bourke (A)	1	—	67	—	—	—	—	60	60	127
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—
Cobar (A)	3	—	452	—	—	—	27	145	145	624
Upper Darling (SSD)	4	—	519	—	—	—	27	205	205	750
North Western (SD)	44	7	4,862	17	—	1,172	787	1,310	1,610	8,432
<b>CENTRAL WEST STATISTICAL DIVISION</b>										
Bathurst (C)	26	—	2,695	8	—	593	256	410	592	4,136
Blayney (A) Pt A	7	—	653	—	—	—	40	—	115	808
Cabonne (A) Pt A	6	—	499	2	—	148	17	—	—	664
Evans (A) Pt A	—	—	—	—	—	—	—	—	—	—
Orange (C)	15	—	1,397	6	—	185	248	1,260	2,271	4,100
Bathurst-Orange (SSD)	54	—	5,244	16	—	926	561	1,670	2,978	9,708
Blayney (A) Pt B	—	—	—	—	—	—	—	—	—	—
Cabonne (A) Pt B	—	—	—	—	—	—	76	—	—	76
Evans (A) Pt B	1	—	158	—	—	—	30	—	—	188
Greater Lithgow (C)	14	5	1,802	—	—	—	183	54	54	2,039
Oberon (A)	2	—	177	—	—	—	—	—	—	177
Rylstone (A)	1	—	74	—	—	—	—	—	—	74
Central Tablelands (excl. Bathurst-Orange) (SSD)	18	5	2,211	—	—	—	289	54	54	2,554
Bland (A)	2	—	153	—	—	—	16	—	—	168
Cabonne (A) Pt C	3	—	228	—	—	—	—	1,700	1,700	1,928
Cowra (A)	4	—	399	—	—	—	135	—	—	534
Forbes (A)	3	—	374	—	—	—	30	—	—	404
Lachlan (A)	4	—	366	—	—	—	48	—	—	414
Parkes (A)	4	—	425	—	—	—	38	657	657	1,120
Weddin (A)	2	—	166	—	—	—	—	—	736	902
Lachlan (SSD)	22	—	2,111	—	—	—	267	2,357	3,093	5,471
Central West (SD)	94	5	9,566	16	—	926	1,117	4,081	6,125	17,734



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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SOUTH EASTERN STATISTICAL DIVISION</b>										
Queanbeyan (C)	15	—	1,905	—	—	—	384	400	478	2,767
Queanbeyan (SSD)	15	—	1,905	—	—	—	384	400	478	2,767
Boorowa (A)	1	—	103	—	—	—	10	—	—	113
Crookwell (A)	2	—	70	—	—	—	25	—	—	95
Goulburn (C)	7	—	668	2	—	140	190	—	—	998
Gunning (A)	4	—	332	—	—	—	24	—	—	356
Harden (A)	3	—	261	—	—	—	—	2,150	2,150	2,411
Mulwaree (A)	7	—	597	—	—	—	148	—	—	744
Tallaganda (A)	—	—	—	—	—	—	90	—	—	90
Yarrowlumla (A)	9	—	1,142	—	—	—	589	—	—	1,731
Yass (A)	12	—	1,519	—	—	—	210	290	290	2,019
Young (A)	11	—	1,014	2	—	150	177	—	—	1,341
Southern Tablelands (excl. Queanbeyan) (SSD)	56	—	5,706	4	—	290	1,462	2,440	2,440	9,898
Bega Valley (A)	37	—	3,403	14	—	1,462	563	211	211	5,639
Eurobodalla (A)	30	—	3,292	7	4	713	510	1,304	1,304	5,819
Lower South Coast (SSD)	67	—	6,695	21	4	2,175	1,073	1,515	1,515	11,458
Bombala (A)	—	—	—	—	—	—	36	—	—	36
Cooma-Monaro (A)	1	—	105	—	—	—	219	150	150	474
Snowy River (A)	4	—	325	2	—	124	—	—	—	449
Snowy (SSD)	5	—	430	2	—	124	255	150	150	959
<b>South Eastern (SD)</b>	<b>143</b>	<b>—</b>	<b>14,736</b>	<b>27</b>	<b>4</b>	<b>2,589</b>	<b>3,174</b>	<b>4,505</b>	<b>4,583</b>	<b>25,082</b>
<b>MURRUMBIDGEE STATISTICAL DIVISION</b>										
Coolamon (A)	1	—	45	—	—	—	—	—	—	45
Cootamundra (A)	2	—	260	—	—	—	30	75	75	365
Gundagai (A)	3	—	333	—	—	—	—	—	—	333
Junee (A)	3	—	347	5	—	295	15	—	—	657
Lockhart (A)	—	—	—	—	—	—	12	—	—	12
Narrandera (A)	4	—	318	—	—	—	171	—	—	489
Temora (A)	2	—	107	—	—	—	—	—	—	107
Tumut (A)	2	—	240	—	—	—	202	—	—	442
Wagga Wagga (C)	27	—	2,854	10	—	625	369	1,640	1,740	5,587
Central Murrumbidgee (SSD)	44	—	4,503	15	—	920	798	1,715	1,815	8,036
Carrathool (A)	1	—	80	—	—	—	16	—	—	95
Griffith (C)	9	—	1,202	14	—	1,040	290	1,217	1,217	3,749
Hay (A)	2	—	229	—	—	—	—	—	—	229
Lecton (A)	3	—	375	—	—	—	15	75	75	465
Murrumbidgee (A)	2	—	124	—	—	—	—	625	625	749
Lower Murrumbidgee (SSD)	17	—	2,009	14	—	1,040	320	1,917	1,917	5,286
<b>Murrumbidgee (SD)</b>	<b>61</b>	<b>—</b>	<b>6,512</b>	<b>29</b>	<b>—</b>	<b>1,960</b>	<b>1,119</b>	<b>3,632</b>	<b>3,732</b>	<b>13,322</b>

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>MURRAY STATISTICAL DIVISION</b>										
Albury (C)	32	—	3,371	2	—	209	804	200	5,700	10,085
Hume (A)	8	—	768	—	—	—	42	100	250	1,060
<i>Albury (SSD)</i>	<b>40</b>	<b>—</b>	<b>4,140</b>	<b>2</b>	<b>—</b>	<b>209</b>	<b>846</b>	<b>300</b>	<b>5,950</b>	<b>11,145</b>
Corowa (A)	10	—	886	—	—	—	49	—	—	935
Culcairn (A)	1	—	43	—	—	—	—	—	—	43
Holbrook (A)	1	—	44	—	—	—	—	—	—	44
Tumbarumba (A)	3	1	360	—	—	—	—	—	—	360
Urana (A)	—	—	—	—	—	—	11	—	—	11
<i>Upper Murray (excl. Albury) (SSD)</i>	<b>15</b>	<b>1</b>	<b>1,332</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>60</b>	<b>—</b>	<b>—</b>	<b>1,392</b>
Berrigan (A)	4	—	398	—	—	—	20	200	200	618
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	5	—	337	—	—	—	109	—	—	445
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	6	—	517	3	—	172	78	—	—	767
Wakool (A)	1	—	50	—	—	—	100	—	—	150
Windouran (A)	—	—	—	—	—	—	—	—	—	—
<i>Central Murray (SSD)</i>	<b>16</b>	<b>—</b>	<b>1,302</b>	<b>3</b>	<b>—</b>	<b>172</b>	<b>307</b>	<b>200</b>	<b>200</b>	<b>1,981</b>
Balranald (A)	—	—	—	—	—	—	—	—	—	—
Wentworth (A)	4	—	417	—	—	—	10	300	300	727
<i>Murray-Darling (SSD)</i>	<b>4</b>	<b>—</b>	<b>417</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>10</b>	<b>300</b>	<b>300</b>	<b>727</b>
<b>Murray (SD)</b>	<b>75</b>	<b>1</b>	<b>7,191</b>	<b>5</b>	<b>—</b>	<b>381</b>	<b>1,222</b>	<b>800</b>	<b>6,450</b>	<b>15,244</b>
<b>FAR WEST STATISTICAL DIVISION</b>										
Broken Hill (C)	6	—	529	—	—	—	197	—	—	726
Central Darling (A)	—	4	834	—	—	—	—	—	—	834
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
<b>Far West (SD)</b>	<b>6</b>	<b>4</b>	<b>1,363</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>197</b>	<b>—</b>	<b>—</b>	<b>1,560</b>
<b>NEW SOUTH WALES</b>										
<b>New South Wales</b>	<b>2,985</b>	<b>61</b>	<b>332,400</b>	<b>3,078</b>	<b>100</b>	<b>352,501</b>	<b>106,115</b>	<b>304,090</b>	<b>460,289</b>	<b>1,251,305</b>

## EXPLANATORY NOTES

### Introduction

This publication contains monthly details of building work approved.

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

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

### Scope and coverage

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

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

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

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

### Definitions

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

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

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

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

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

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

### Building classification

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

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

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

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

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

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

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

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

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

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

#### Statistical areas of New South Wales

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

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

relatively homogeneous regions characterised by 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).

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

### General

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

### Seasonal adjustment

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

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

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

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

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

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

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

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

### Estimates at constant prices

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

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

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

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

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

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

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

#### Related publications

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

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

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

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

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

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

*Engineering Construction Survey* (quarterly) (8762.0)

#### Symbols and other usages

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

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

### RELIABILITY OF CONTEMPORARY TREND ESTIMATES

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

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

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

estimates for next month (September 1994) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

4. For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 6 per cent in September 1994, the trend estimate for that month would be 2,926, a movement of 1.9 per cent. The monthly movements in the trend estimates for June, July and August 1994, which are currently estimated to be 1.2 per cent, 0.9 per cent and 0.6 per cent respectively, would be revised to 1.8 per cent, 1.9 per cent and 2.1 per cent. On the other hand, a 6 per cent seasonally adjusted decline in the number of private houses approved in September 1994 would produce a trend estimate for September of 2,770, a movement of 0.1 per cent, with the movements in the trend estimates for June, July and August 1994 being revised to 1.0 per cent, 0.5 per cent and 0.3 per cent, respectively.

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

	Trend estimate		Revised trend estimate if September 1994 seasonally adjusted estimate—			
			is up 6% on August 1994		is down 6% on August 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
March	2,606	2.9	2,601	2.8	2,608	3.0
April	2,669	2.5	2,661	2.3	2,674	2.5
May	2,717	1.8	2,713	1.9	2,719	1.7
June	2,750	1.2	2,762	1.8	2,745	1.0
July	2,776	0.9	2,814	1.9	2,759	0.5
August	2,792	0.6	2,871	2.1	2,768	0.3
September	n.y.a.	n.y.a.	2,926	1.9	2,770	0.1

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

	Trend estimate		Revised trend estimate if September 1994 seasonally adjusted estimate—			
			is up 6% on August 1994		is down 6% on August 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
March	2,661	3.1	2,657	2.9	2,664	3.2
April	2,730	2.6	2,724	2.5	2,736	2.7
May	2,782	1.9	2,779	2.0	2,785	1.8
June	2,820	1.4	2,829	1.8	2,813	1.0
July	2,849	1.0	2,881	1.8	2,827	0.5
August	2,868	0.7	2,935	1.9	2,833	0.2
September	n.y.a.	n.y.a.	2,984	1.7	2,832	-0.1

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

	Trend estimate		Revised trend estimate if September 1994 seasonally adjusted estimate—			
			is up 8% on August 1994		is down 8% on August 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
March	4,158	3.3	4,133	2.7	4,152	3.2
April	4,353	4.7	4,310	4.3	4,343	4.6
May	4,590	5.5	4,570	6.0	4,586	5.6
June	4,848	5.6	4,898	7.2	4,855	5.9
July	5,102	5.2	5,271	7.6	5,128	5.6
August	5,361	5.1	5,657	7.3	5,388	5.1
September	n.y.a.	n.y.a.	6,015	6.3	5,609	4.1

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

	Trend estimate		Revised trend estimate if September 1994 seasonally adjusted estimate—			
			is up 8% on August 1994		is down 8% on August 1994	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
1994—						
March	380.4	3.1	376.1	1.9	378.2	2.5
April	402.6	5.8	395.5	5.1	399.1	5.5
May	435.5	8.2	432.1	9.3	433.9	8.7
June	476.2	9.3	484.7	12.2	479.9	10.6
July	520.0	9.2	547.4	12.9	531.5	10.8
August	564.2	8.5	613.1	12.0	583.2	9.7
September	n.y.a.	n.y.a.	675.2	10.1	630.0	8.0

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

	Trend estimate		Revised trend estimate if September 1994 seasonally adjusted estimate—			
			is up 8% on August 1994		is down 8% on August 1994	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
1994—						
March	88.8	2.3	88.4	1.8	88.8	2.2
April	90.2	1.5	89.6	1.3	90.2	1.6
May	90.7	0.6	90.4	0.9	90.7	0.6
June	91.4	0.8	92.2	1.9	91.4	0.8
July	92.5	1.2	95.3	3.4	92.8	1.5
August	93.5	1.0	99.1	4.0	94.4	1.8
September	n.y.a.	n.y.a.	103.8	4.8	96.7	2.5



## For more information ...

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the *ABS Catalogue of Publications and Products* available at all ABS Offices (see below for contact details).

### Information Consultancy Service

Information tailored to special needs of clients can be obtained from the Information Consultancy Service available at ABS Offices (see Information Inquiries below for contact details).

### National Dial-a-Statistic Line

0055 86 400

This number gives you 24 hour access, 365 days a year for a range of statistics.

### Electronic Data Services

A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about our electronic data services, contact any ABS Office (see Information Inquiries below for contact details).

### Bookshops and Subscriptions

There are over 500 titles of various publications available from ABS bookshops in all ABS Offices (see below Bookshop Sales for contact details). The ABS also provides a subscription service through which nominated publications are provided by mail on a regular basis at no additional cost (telephone Publications Subscription Service toll free on 008 02 0608 Australia wide).

## Sales and Inquiries

Regional Offices	Information Inquiries	Bookshop Sales
SYDNEY	(02) 268 4611	(02) 268 4620
MELBOURNE	(03) 615 7000	(03) 615 7829
BRISBANE	(07) 222 6351	(07) 222 6350
PERTH	(09) 360 5140	(09) 360 5307
ADELAIDE	(08) 237 7100	(08) 237 7582
HOBART	(002) 205 800	(002) 205 800
CANBERRA	(06) 207 0326	(06) 207 0326
DARWIN	(089) 432 111	(089) 432 111
<b>National Office</b>		
ACT	(06) 252 6007	008 020 608



Information Services, ABS, GPO Box 796, Sydney NSW 2001  
or any ABS office

