

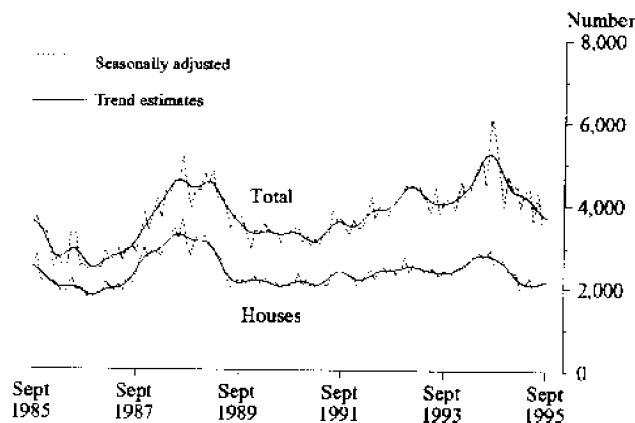
## BUILDING APPROVALS, NEW SOUTH WALES, SEPTEMBER 1995

### MAIN FEATURES

#### NUMBER OF DWELLING UNITS APPROVED

	September 1994	August 1995	September 1995	September 1994 to September 1995 change	August 1995 to September 1995 change
Original series	6,210	3,834	3,868	-37.7%	0.9%
Seasonally adjusted	5,536	3,607	3,624	-34.5%	0.5%
Trend estimate	5,147	3,793	3,712	-27.9%	-2.1%

#### DWELLING UNITS APPROVED



#### Dwelling units

- The trend estimate for total dwelling units approved in September 1995 was 3,712, a decrease of 2.1% on last month. The September figure for this series was 27.9% lower than the September 1994 figure of 5,147.
- As stated last month, there needed to be an increase of 18% in the seasonally adjusted figure for total dwelling units for this trend to flatten out. The actual change was 0.5% resulting in the trend resuming its downward movement. The historical average movement of this series, regardless of sign, is 8%.
- The trend estimate for private sector houses approved in September was 2,078, an increase of 1.2% on the August 1995 figure.

- In original (unadjusted) terms the total number of dwelling units approved in New South Wales was 3,868, which was a slight increase on August 1995 (3,834) but 37.7% lower than September 1994 (6,210).

#### Value of new residential building

- The trend estimate value of new residential building for September 1995 was \$373.6 million, a decrease of 2.3% on the August 1995 figure.
- The seasonally adjusted value of new residential building would need to increase by 13% for this series to reverse direction. The historical average monthly movement of this series, regardless of sign, is 8%.

*Note: The August figures in this publication have been revised to include the building work in Cessnock, Great Lakes and Wagga Wagga which was excluded last month as previously advised.*

#### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.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

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
<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>July-September—</i>										
1994-95	3,924	101	4,025	5,548	282	5,830	866	10,338	383	10,721
1995-96	3,549	98	3,647	3,689	337	4,026	160	7,398	435	7,833
<i>1994—</i>										
July	1,265	32	1,297	985	95	1,080	26	2,276	127	2,403
August	1,439	41	1,480	2,541	72	2,613	121	4,101	113	4,214
September	1,220	28	1,248	2,022	115	2,137	719	3,961	143	4,104
October	1,433	26	1,459	1,198	36	1,234	77	2,708	62	2,770
November	1,415	12	1,427	1,154	17	1,171	82	2,651	29	2,680
December	979	4	983	1,513	69	1,582	85	2,577	73	2,650
<i>1995—</i>										
January	1,032	15	1,047	1,185	61	1,246	117	2,326	84	2,410
February	1,014	23	1,037	1,355	10	1,365	125	2,494	33	2,527
March	912	25	937	1,475	64	1,539	38	2,425	89	2,514
April	918	21	939	1,009	174	1,183	250	2,177	195	2,372
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
August	1,147	18	1,165	913	200	1,113	38	2,098	218	2,316
September	1,177	74	1,251	1,225	10	1,235	81	2,483	84	2,567
<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>July-September—</i>										
1994-95	8,341	156	8,497	7,057	463	7,520	959	16,354	622	16,976
1995-96	6,601	123	6,724	4,475	479	4,954	225	11,301	602	11,903
<i>1994—</i>										
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
August	2,264	32	2,296	1,236	249	1,485	53	3,553	281	3,834
September	2,205	81	2,286	1,427	56	1,483	99	3,731	137	3,868

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED  
(\$ million)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
SYDNEY STATISTICAL DIVISION														
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>July-September—</i>														
1994-95	457.8	12.1	469.8	629.4	18.8	648.2	1,087.1	30.9	1,118.1	262.0	428.5	659.4	1,773.9	2,039.5
1995-96	425.1	10.4	435.5	373.3	23.6	396.8	798.4	33.9	832.3	207.4	790.7	897.4	1,795.5	1,937.1
<i>1994—</i>														
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
August	136.2	1.4	137.6	96.5	10.5	107.1	232.7	11.9	244.6	70.1	321.0	363.9	623.7	678.6
September	139.3	8.2	147.6	131.0	1.0	132.0	270.3	9.2	279.5	73.0	170.4	198.9	513.6	551.4
NEW SOUTH WALES														
1992-93	2,852.9	80.9	2,933.9	1,516.6	181.7	1,698.3	4,369.5	262.7	4,632.2	965.0	2,126.4	3,178.2	7,452.4	8,775.4
1993-94	3,065.8	53.3	3,119.1	1,424.1	99.9	1,523.9	4,489.9	153.1	4,643.1	1,043.1	1,895.6	2,884.1	7,420.5	8,570.2
1994-95	3,101.6	43.2	3,144.8	2,106.8	125.0	2,231.8	5,208.3	168.3	5,376.6	1,101.0	2,812.5	3,733.4	9,114.5	10,211.0
<i>July-September—</i>														
1994-95	891.4	18.1	909.5	738.6	30.2	768.8	1,630.0	48.4	1,678.4	333.9	573.5	873.6	2,533.4	2,885.8
1995-96	733.7	13.0	746.6	431.6	33.8	465.4	1,165.3	46.8	1,212.1	270.7	969.6	1,109.8	2,404.5	2,592.6
<i>1994—</i>														
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
August	247.2	2.5	249.7	120.2	14.9	135.1	367.4	17.4	384.8	90.8	418.3	481.0	876.3	956.6
September	242.1	9.3	251.3	148.4	4.1	152.4	390.5	13.3	403.8	95.3	219.3	255.6	705.0	754.6

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

Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
<b>SEASONALLY ADJUSTED</b>						
<i>1994—</i>						
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
<i>1995—</i>						
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
August	2,105	2,126	3,308	3,607	374.8	83.3
September	2,106	2,214	3,460	3,624	360.6	79.9
<b>TREND ESTIMATES</b>						
<i>1994—</i>						
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
<i>1995</i>						
January	2,386	2,376	4,249	4,362	424.7	86.8
February	2,266	2,262	4,140	4,292	417.5	86.9
March	2,159	2,166	4,075	4,271	413.9	88.4
April	2,083	2,106	3,978	4,214	410.8	89.5
May	2,049	2,087	3,854	4,115	405.6	89.1
June	2,039	2,090	3,736	4,010	399.1	87.6
July	2,043	2,104	3,624	3,902	390.9	85.5
August	2,054	2,124	3,518	3,793	382.2	83.5
September	2,078	2,159	3,450	3,712	373.6	81.6

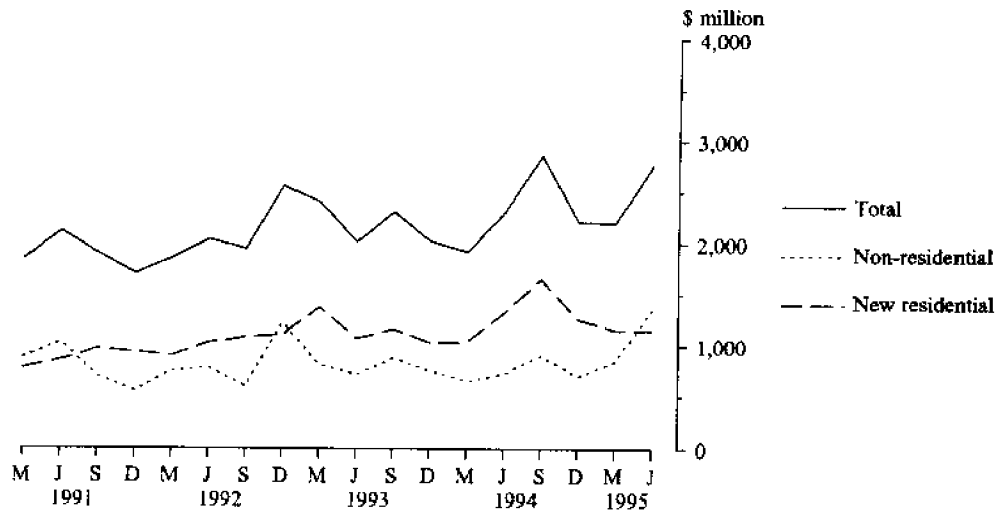
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see paragraphs 23-29 of the Explanatory Notes for a more detailed explanation. (b) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

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

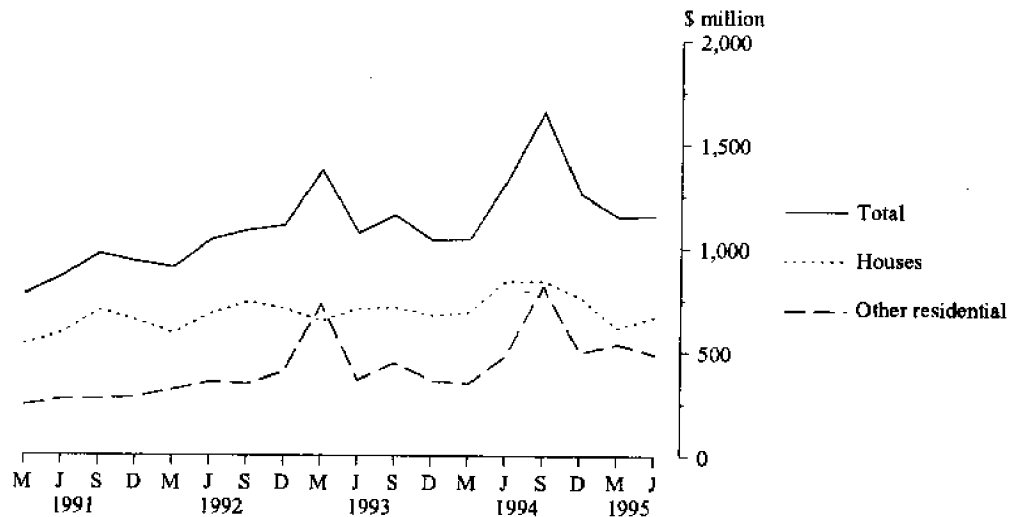
Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1992-93	2,723.4	2,800.6	1,842.8	4,643.4	921.2	2,248.8	3,361.5	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	1993-94	1994-95	July-September		1995		
			1994-95	1995-96	July	August	September
<b>PRIVATE SECTOR</b>							
New houses	3,065.8	3,101.6	891.4	733.7	244.4	† 247.2	242.1
New other residential buildings	1,424.1	2,106.8	738.6	431.6	163.0	† 120.2	148.4
<i>Total new residential building</i>	<i>4,489.9</i>	<i>5,208.3</i>	<i>1,630.0</i>	<i>1,165.3</i>	<i>407.4</i>	<i>† 367.4</i>	<i>390.5</i>
Alterations and additions to residential buildings	1,034.9	1,093.7	329.9	269.6	83.7	† 90.7	95.2
Hotels, etc.	75.2	284.4	14.4	178.0	166.4	† 3.8	7.8
Shops	301.4	587.5	218.5	222.2	24.5	† 141.1	56.7
Factories	272.9	381.2	78.9	83.4	22.3	† 22.4	38.7
Offices	362.5	348.1	98.5	124.5	18.1	† 65.2	41.2
Other business premises	287.5	354.2	53.3	197.9	39.8	† 131.6	26.5
Educational	102.2	99.2	26.5	33.8	8.1	† 8.8	17.0
Religious	34.2	33.7	8.9	8.1	0.4	† 7.2	0.6
Health	208.2	75.5	16.2	10.9	4.6	† 1.9	4.4
Entertainment and recreational	151.0	574.8	38.7	88.2	43.1	† 31.5	13.6
Miscellaneous	100.5	73.7	19.6	22.5	4.8	† 5.0	12.8
<i>Total non-residential building</i>	<i>1,893.6</i>	<i>2,812.5</i>	<i>573.5</i>	<i>969.6</i>	<i>332.1</i>	<i>† 418.3</i>	<i>219.3</i>
<b>Total</b>	<b>7,420.5</b>	<b>9,114.5</b>	<b>2,533.4</b>	<b>2,404.5</b>	<b>823.2</b>	<b>† 876.3</b>	<b>705.0</b>
<b>PUBLIC SECTOR</b>							
New houses	53.3	43.2	18.1	13.0	1.2	2.5	9.3
New other residential buildings	99.9	125.0	30.2	33.8	14.9	14.9	4.1
<i>Total new residential building</i>	<i>153.1</i>	<i>168.3</i>	<i>48.4</i>	<i>46.8</i>	<i>16.1</i>	<i>17.4</i>	<i>13.3</i>
Alterations and additions to residential buildings	8.1	7.3	4.0	1.1	0.9	0.1	0.1
Hotels, etc.	2.7	2.3	1.9	—	—	—	—
Shops	21.2	19.4	5.6	10.1	6.1	2.8	1.2
Factories	21.2	8.3	6.2	1.0	0.2	0.7	0.1
Offices	208.9	157.1	27.3	13.1	3.4	† 4.3	5.4
Other business premises	106.8	85.2	6.6	21.5	7.8	12.2	1.5
Educational	326.2	237.7	66.7	53.5	10.0	21.5	22.0
Religious	—	—	—	—	—	—	—
Health	187.8	239.7	137.0	6.9	1.1	3.1	2.7
Entertainment and recreational	33.6	51.7	28.8	23.2	9.9	11.9	1.4
Miscellaneous	80.0	119.5	20.0	10.8	2.6	† 6.3	1.9
<i>Total non-residential building</i>	<i>988.5</i>	<i>920.9</i>	<i>300.1</i>	<i>140.1</i>	<i>41.1</i>	<i>† 62.7</i>	<i>36.2</i>
<b>Total</b>	<b>1,149.8</b>	<b>1,096.5</b>	<b>352.4</b>	<b>188.1</b>	<b>58.1</b>	<b>† 80.2</b>	<b>49.7</b>
<b>TOTAL</b>							
New houses	3,119.1	3,144.8	909.5	746.6	245.6	† 249.7	251.3
New other residential buildings	1,523.9	2,231.8	768.8	465.4	177.9	† 135.1	152.4
<i>Total new residential building</i>	<i>4,643.1</i>	<i>5,376.6</i>	<i>1,678.4</i>	<i>1,212.1</i>	<i>423.5</i>	<i>† 384.8</i>	<i>403.8</i>
Alterations and additions to residential buildings	1,043.1	1,101.0	333.9	270.7	84.7	† 90.8	95.3
Hotels, etc.	78.0	286.7	16.3	178.0	166.4	† 3.8	7.8
Shops	322.6	607.0	224.1	232.3	30.5	† 143.8	58.0
Factories	294.0	389.5	85.1	84.4	22.5	† 23.0	38.9
Offices	571.4	505.2	125.8	137.7	21.6	† 69.5	46.6
Other business premises	394.3	439.4	59.9	219.4	47.6	† 143.8	28.0
Educational	428.5	336.9	93.1	87.4	18.1	30.2	39.0
Religious	34.2	33.7	8.9	8.1	0.4	† 7.2	0.6
Health	396.0	315.2	153.2	17.9	5.8	5.1	7.0
Entertainment and recreational	184.5	626.5	67.5	111.4	53.0	43.4	15.0
Miscellaneous	180.5	193.3	39.6	33.3	7.4	† 11.2	14.7
<i>Total non-residential building</i>	<i>2,884.1</i>	<i>3,733.4</i>	<i>873.6</i>	<i>1,109.8</i>	<i>373.2</i>	<i>† 481.0</i>	<i>255.6</i>
<b>Total</b>	<b>8,570.2</b>	<b>10,211.0</b>	<b>2,885.8</b>	<b>2,592.6</b>	<b>881.3</b>	<b>† 956.6</b>	<b>754.6</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—												
July	6	0.8	—	—	2	1.6	2	4.1	1	160.0	11	166.4
August	6	0.6	6	1.8	—	—	1	1.3	—	—	13	3.8
September	7	0.6	9	3.1	2	1.1	2	3.0	—	—	20	7.8
<b>SHOPS</b>												
1995—												
July	94	8.2	20	5.2	7	4.5	3	6.9	1	5.7	125	30.5
August	106	8.8	16	4.8	9	6.0	3	4.2	7	120.0	141	143.8
September	113	9.7	20	5.7	10	6.1	7	10.8	3	25.8	153	58.0
<b>FACTORIES</b>												
1995—												
July	37	3.5	14	4.3	9	6.0	3	8.7	—	—	63	22.5
August	32	3.0	14	4.5	5	3.8	5	6.3	1	5.5	57	23.0
September	31	3.2	17	4.8	12	8.6	8	14.1	1	8.3	69	38.9
<b>OFFICES</b>												
1995—												
July	64	6.4	22	6.3	3	2.1	5	6.8	—	—	94	21.6
August	70	6.5	22	7.0	5	3.7	10	20.8	3	31.5	110	69.5
September	60	5.7	23	6.9	7	4.7	5	8.7	2	20.5	97	46.6
<b>OTHER BUSINESS PREMISES</b>												
1995—												
July	19	1.8	16	4.4	3	2.0	8	16.3	2	23.1	48	47.6
August	40	3.7	9	3.1	5	3.3	8	19.5	3	114.2	65	143.8
September	37	3.5	23	7.1	4	3.0	7	14.4	—	—	71	28.0
<b>EDUCATIONAL</b>												
1995—												
July	7	0.8	8	2.6	4	2.7	4	6.9	1	5.1	24	18.1
August	7	0.6	3	1.0	3	2.3	12	26.4	—	—	25	30.2
September	12	1.4	11	3.1	3	1.6	9	17.6	2	15.4	37	39.0
<b>RELIGIOUS</b>												
1995—												
July	3	0.4	—	—	—	—	—	—	—	—	3	0.4
August	7	0.9	4	1.5	—	—	1	4.8	—	—	12	7.2
September	3	0.2	1	0.4	—	—	—	—	—	—	4	0.6
<b>HEALTH</b>												
1995—												
July	6	0.5	4	1.3	3	1.9	1	2.0	—	—	14	5.8
August	7	0.7	2	0.7	2	1.3	1	2.4	—	—	12	5.1
September	14	1.1	4	1.2	4	2.7	1	2.1	—	—	23	7.0

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—												
July	17	1.7	12	4.2	4	2.8	2	4.9	4	39.5	39	53.0
August	29	2.3	7	2.1	6	3.8	6	8.2	2	27.0	50	43.4
September	22	2.3	2	0.6	4	2.8	5	9.3	—	—	33	15.0
MISCELLANEOUS												
1995—												
July	14	1.3	3	1.1	—	—	3	5.0	—	—	20	7.4
August	19	2.1	8	2.2	3	2.0	3	5.0	—	—	33	11.2
September	22	2.1	5	1.6	1	0.7	1	1.0	1	9.3	30	14.7
TOTAL NON-RESIDENTIAL BUILDING												
1995—												
July	267	25.5	99	29.4	35	23.4	31	61.6	9	233.4	441	373.2
August	323	29.2	91	28.8	38	26.0	50	98.9	16	298.2	518	481.0
September	321	29.9	115	34.3	47	31.1	45	81.0	9	79.3	537	255.6



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

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>	1,177	139,345	74	8,247	1,251	147,592
Brick, stone, or concrete	168	25,655	2	336	170	25,990
Brick-veneer	853	91,507	72	7,911	925	99,418
Timber	28	3,031	—	—	28	3,031
Fibre cement	21	2,170	—	—	21	2,170
Other materials	107	16,982	—	—	107	16,982
Other residential buildings	1,225	130,995	10	960	1,235	131,955
<b>Total residential buildings</b>	<b>2,402</b>	<b>270,340</b>	<b>84</b>	<b>9,207</b>	<b>2,486</b>	<b>279,547</b>
<b>HUNTER STATISTICAL DIVISION</b>						
<i>Houses</i>	293	30,326	1	300	294	30,626
Brick, stone, or concrete	28	3,196	1	300	29	3,496
Brick-veneer	211	22,737	—	—	211	22,737
Timber	23	2,003	—	—	23	2,003
Fibre cement	15	889	—	—	15	889
Other materials	16	1,501	—	—	16	1,501
Other residential buildings	64	5,409	18	1,442	82	6,851
<b>Total residential buildings</b>	<b>357</b>	<b>35,734</b>	<b>19</b>	<b>1,742</b>	<b>376</b>	<b>37,476</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>						
<i>Houses</i>	191	20,009	—	—	191	20,009
Brick, stone, or concrete	6	665	—	—	6	665
Brick-veneer	154	16,543	—	—	154	16,543
Timber	11	1,054	—	—	11	1,054
Fibre cement	14	954	—	—	14	954
Other materials	6	793	—	—	6	793
Other residential buildings	64	6,215	22	1,313	86	7,528
<b>Total residential buildings</b>	<b>255</b>	<b>26,224</b>	<b>22</b>	<b>1,313</b>	<b>277</b>	<b>27,537</b>
<b>BALANCE OF NEW SOUTH WALES</b>						
<i>Houses</i>	544	52,396	6	707	550	53,103
Brick, stone, or concrete	83	8,565	3	221	86	8,786
Brick-veneer	312	32,307	3	486	315	32,793
Timber	56	4,539	—	—	56	4,539
Fibre cement	53	3,751	—	—	53	3,751
Other materials	40	3,233	—	—	40	3,233
Other residential buildings	74	5,761	6	342	80	6,103
<b>Total residential buildings</b>	<b>618</b>	<b>58,157</b>	<b>12</b>	<b>1,049</b>	<b>630</b>	<b>59,206</b>
<b>NEW SOUTH WALES</b>						
<i>Houses</i>	2,205	242,076	81	9,254	2,286	251,330
Brick, stone, or concrete	285	38,081	6	857	291	38,938
Brick-veneer	1,530	163,094	75	8,397	1,605	171,491
Timber	118	10,627	—	—	118	10,627
Fibre cement	103	7,763	—	—	103	7,763
Other materials	169	22,510	—	—	169	22,510
Other residential buildings	1,427	148,379	56	4,058	1,483	152,437
<b>Total residential buildings</b>	<b>3,632</b>	<b>390,455</b>	<b>137</b>	<b>13,312</b>	<b>3,769</b>	<b>403,767</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  
SEPTEMBER 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	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Sydney	1,251	262	171	433	122	382	298	802	1,235	2,486
Hunter	294	28	18	46	25	11	—	36	82	376
Illawarra	191	26	29	55	—	15	16	31	86	277
Richmond—Tweed	94	8	10	18	15	—	—	15	33	127
Mid-North Coast	125	4	—	4	2	—	—	2	6	131
Northern	37	2	—	2	9	—	—	9	11	48
North Western	37	—	4	4	—	—	—	—	4	41
Central West	65	4	—	4	—	—	—	—	4	69
South Eastern	99	6	—	6	—	—	—	—	6	105
Murrumbidgee	53	16	—	16	—	—	—	—	16	69
Murray	39	—	—	—	—	—	—	—	—	39
Far West	1	—	—	—	—	—	—	—	—	1
<b>New South Wales</b>	<b>2,286</b>	<b>356</b>	<b>232</b>	<b>588</b>	<b>173</b>	<b>408</b>	<b>314</b>	<b>895</b>	<b>1,483</b>	<b>3,769</b>
VALUE (\$'000)										
Sydney	147,592	21,342	15,892	37,234	14,423	24,143	56,156	94,722	131,955	279,547
Hunter	30,626	1,855	1,778	3,633	2,018	1,200	—	3,218	6,851	37,476
Illawarra	20,009	1,885	1,843	3,728	—	1,300	2,500	3,800	7,528	27,537
Richmond—Tweed	8,935	522	707	1,229	1,105	—	—	1,105	2,334	11,269
Mid-North Coast	11,915	309	—	309	140	—	—	140	449	12,364
Northern	3,817	180	—	180	750	—	—	750	930	4,747
North Western	3,348	—	240	240	—	—	—	—	240	3,588
Central West	5,937	359	—	359	—	—	—	—	359	6,296
South Eastern	10,376	332	—	332	—	—	—	—	332	10,708
Murrumbidgee	4,860	1,459	—	1,459	—	—	—	—	1,459	6,319
Murray	3,855	—	—	—	—	—	—	—	—	3,855
Far West	60	—	—	—	—	—	—	—	—	60
<b>New South Wales</b>	<b>251,330</b>	<b>28,242</b>	<b>20,460</b>	<b>48,703</b>	<b>18,436</b>	<b>26,643</b>	<b>58,656</b>	<b>103,735</b>	<b>152,437</b>	<b>403,767</b>

(a) Excludes Conversions, etc.

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

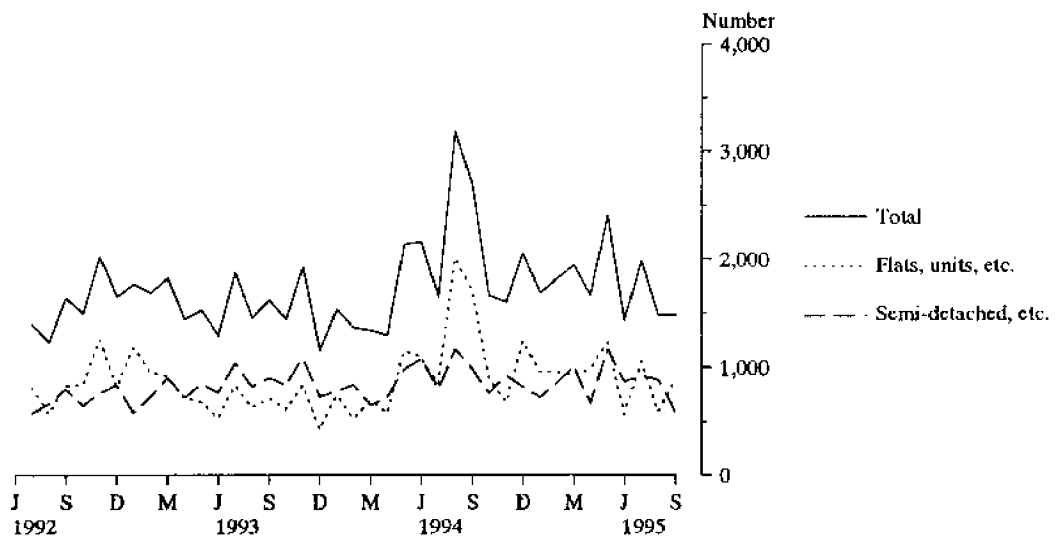


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, SEPTEMBER 1995

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)				
<b>SYDNEY STATISTICAL DIVISION</b>										
Botany (A)	—	—	—	—	—	—	80	3,207	3,605	3,685
Leichhardt (A)	7	—	940	—	—	—	2,254	—	—	3,194
Marrickville (A)	1	—	75	12	—	800	1,206	1,677	1,677	3,758
South Sydney (C)	—	—	—	294	—	60,000	1,081	10,825	20,557	81,638
Sydney (C) — Inner & Remainder	—	—	—	—	—	—	10	24,833	25,033	25,043
Inner Sydney (SSD)	8	—	1,015	306	—	60,800	4,631	40,542	50,871	117,317
Randwick (C)	8	—	1,212	28	—	2,788	2,623	1,726	2,386	9,009
Waverley (A)	—	—	—	—	—	—	1,457	56	56	1,513
Woolahra (A)	7	—	3,736	3	—	600	9,868	875	875	15,079
Eastern Suburbs (SSD)	15	—	4,948	31	—	3,388	13,948	2,657	3,317	25,601
Hurstville (C)	8	—	1,058	10	—	848	1,152	100	100	3,158
Kogarah (A)	7	—	910	6	—	465	1,042	200	200	2,618
Rockdale (C)	7	—	1,240	19	—	1,475	927	1,720	1,720	5,362
Sutherland Shire (A)	67	1	8,823	59	—	4,806	3,098	13,080	13,545	30,272
St George — Sutherland (SSD)	89	1	12,031	94	—	7,594	6,219	15,100	15,565	41,410
Bankstown (C)	14	2	2,125	56	—	3,150	1,336	17,113	17,113	23,723
Canterbury (A)	6	—	904	9	—	620	1,683	1,050	1,050	4,257
Canterbury — Bankstown (SSD)	20	2	3,030	65	—	3,770	3,019	18,163	18,163	27,981
Fairfield (C)	25	—	2,789	20	—	1,421	1,090	13,585	13,585	18,885
Liverpool (C)	163	63	23,976	22	—	2,049	1,227	8,095	8,459	35,711
Fairfield — Liverpool (SSD)	188	63	26,765	42	—	3,470	2,317	21,680	22,044	54,597
Camden (A)	55	—	5,528	2	—	140	395	3,440	3,440	9,502
Campbelltown (C)	35	—	3,798	11	—	750	874	2,300	2,400	7,823
Wollondilly (A)	23	—	2,511	—	—	—	278	60	310	3,099
Outer South Western Sydney (SSD)	113	—	11,837	13	—	890	1,547	5,800	6,150	20,424
Ashfield (A)	—	—	—	—	—	—	355	1,025	1,146	1,501
Burwood (A)	5	—	690	—	—	—	307	—	53	1,051
Concord (A)	2	—	112	50	—	2,480	628	470	470	3,690
Drummoyne (A)	1	—	160	12	—	1,120	2,229	1,200	1,200	4,709
Strathfield (A)	2	—	544	8	—	600	175	481	481	1,800
Inner Western Sydney (SSD)	10	—	1,505	70	—	4,200	3,695	3,176	3,350	12,750

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, SEPTEMBER 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)	9	—	937	17	—	1,140	176	1,720	1,720	3,973
Holroyd (C)	23	—	2,833	36	—	2,531	684	1,929	1,929	7,976
Parramatta (C)	15	—	1,628	125	—	7,155	793	14,927	16,103	25,679
Central Western Sydney (SSD)	47	—	5,397	178	—	10,826	1,653	18,576	19,752	37,628
Blue Mountains (C)	36	—	3,533	12	—	824	1,731	375	577	6,665
Hawkesbury (C)	27	7	4,162	8	—	545	763	2,340	8,710	14,180
Penrith (C)	71	—	7,769	41	—	3,493	1,625	6,272	9,325	22,213
Outer Western Sydney (SSD)	134	7	15,465	61	—	4,862	4,118	8,987	18,613	43,057
Baulkham Hills (A)	38	—	6,563	12	—	915	1,151	1,430	2,391	11,020
Blacktown (C)	236	—	20,175	54	—	2,973	2,791	13,257	13,677	39,616
Blacktown—Baulkham Hills (SSD)	274	—	26,737	66	—	3,888	3,942	14,687	16,068	50,635
Hunter's Hill (A)	2	—	445	—	—	—	—	—	—	445
Lane Cove (A)	4	—	650	6	—	800	2,152	1,913	1,913	5,515
Mosman (A)	2	—	1,900	4	—	650	2,582	50	50	5,182
North Sydney (A)	1	—	400	—	—	—	1,086	620	1,184	2,670
Ryde (C)	7	—	1,284	6	10	1,610	1,457	946	1,033	5,384
Willoughby (C)	5	—	581	40	—	4,292	2,779	9,991	12,478	20,130
Lower Northern Sydney (SSD)	21	—	5,260	56	10	7,352	10,056	13,320	16,658	39,326
Hornsby (A)	67	—	8,451	129	—	9,761	3,723	460	460	22,396
Ku-ring-gai (A)	7	—	1,885	8	—	1,094	4,783	605	605	8,367
Hornsby—Ku-ring-gai (SSD)	74	—	10,337	137	—	10,855	8,506	1,065	1,065	30,763
Manly (A)	—	—	—	7	—	841	898	140	741	2,480
Pittwater (A)	12	—	1,993	26	—	2,425	2,214	1,797	1,797	8,428
Warringah (A)	21	1	4,663	30	—	3,247	2,984	766	816	11,709
Northern Beaches (SSD)	33	1	6,656	63	—	6,513	6,096	2,703	3,354	22,618
Gosford (C)	78	—	10,538	24	—	2,053	2,264	1,277	1,432	16,287
Wyong (A)	73	—	6,071	19	—	1,495	949	2,513	2,513	11,028
Gosford—Wyong (SSD)	151	—	16,609	43	—	3,548	3,214	3,790	3,945	27,315
<b>Sydney (SD)</b>	<b>1,177</b>	<b>74</b>	<b>147,592</b>	<b>1,225</b>	<b>10</b>	<b>131,955</b>	<b>72,961</b>	<b>170,446</b>	<b>198,915</b>	<b>551,422</b>

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, SEPTEMBER 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)	19	—	1,234	6	—	320	275	1,405	1,475	3,303
Lake Macquarie (C)	99	—	11,417	4	—	245	2,376	3,155	3,230	17,268
Maitland (C)	26	—	2,662	—	—	—	578	395	395	3,635
Newcastle (C) — Inner & Remainder	43	1	4,463	18	18	2,752	2,092	2,734	3,264	12,571
Port Stephens (A)	35	—	3,894	17	—	1,563	290	2,400	2,500	8,247
Newcastle (SSD)	222	1	23,670	45	18	4,880	5,612	10,089	10,864	45,024
Dungog (A)	11	—	882	—	—	—	327	370	370	1,578
Gloucester (A)	2	—	178	—	—	—	30	—	—	208
Great Lakes (A)	25	—	2,431	19	—	1,971	437	140	140	4,979
Merriwa (A)	2	—	135	—	—	—	—	—	—	135
Murrumbidgee (A)	—	—	—	—	—	—	13	—	—	13
Muswellbrook (A)	4	—	384	—	—	—	88	250	250	722
Scone (A)	3	—	260	—	—	—	60	190	190	510
Singleton (A)	24	—	2,686	—	—	—	282	160	410	3,379
Hunter SD Balance (SSD)	71	—	6,956	19	—	1,971	1,237	1,110	1,360	11,524
<b>Hunter (SD)</b>	<b>293</b>	<b>1</b>	<b>30,626</b>	<b>64</b>	<b>18</b>	<b>6,851</b>	<b>6,848</b>	<b>11,199</b>	<b>12,224</b>	<b>56,548</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>										
Kiama (A)	14	—	1,709	4	—	255	426	145	145	2,535
Shellharbour (A)	25	—	2,634	2	—	110	822	450	450	4,015
Wollongong (C)	55	—	5,902	50	22	6,553	2,162	674	1,337	15,954
Wollongong (SSD)	94	—	10,245	56	22	6,918	3,409	1,269	1,932	22,504
Shoalhaven (C)	70	—	6,869	8	—	610	824	1,479	1,479	9,781
Wingecarribee (A)	27	—	2,896	—	—	—	942	813	813	4,651
Illawarra SD Balance (SSD)	97	—	9,764	8	—	610	1,766	2,292	2,292	14,432
<b>Illawarra (SD)</b>	<b>191</b>	<b>—</b>	<b>20,009</b>	<b>64</b>	<b>22</b>	<b>7,528</b>	<b>5,175</b>	<b>3,561</b>	<b>4,224</b>	<b>36,936</b>
<b>RICHMOND — TWEED STATISTICAL DIVISION</b>										
Tweed (A) Pt A	29	—	2,668	10	—	745	200	2,410	2,410	6,023
Tweed Heads (SSD)	29	—	2,668	10	—	745	200	2,410	2,410	6,023
Bailina (A)	22	—	2,510	8	6	987	393	440	440	4,329
Byron (A)	9	—	759	—	—	—	240	350	350	1,349
Casino (A)	5	—	441	—	—	—	—	200	200	641
Kyogle (A)	3	—	210	—	—	—	25	—	—	235
Lismore (C)	10	—	992	2	—	180	116	971	971	2,259
Richmond River (A)	7	—	588	—	—	—	108	—	—	696
Tweed (A) Pt B	9	—	767	7	—	422	251	115	115	1,555
Richmond — Tweed SD Balance (SSD)	65	—	6,267	17	6	1,589	1,132	2,076	2,076	11,065
<b>Richmond — Tweed (SD)</b>	<b>94</b>	<b>—</b>	<b>8,935</b>	<b>27</b>	<b>6</b>	<b>2,334</b>	<b>1,332</b>	<b>4,486</b>	<b>4,486</b>	<b>17,087</b>

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, SEPTEMBER 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)	7	—	609	—	—	—	214	—	—	823
Coffs Harbour (C)	37	—	3,498	—	—	—	457	1,068	1,558	5,513
Copmanhurst (A)	3	—	75	—	—	—	—	180	180	255
Grafton (C)	6	—	682	2	—	140	174	—	—	996
Macleay (A)	11	—	1,155	—	—	—	67	—	—	1,222
Nambucca (A)	6	—	492	—	—	—	45	—	—	537
Nymboida (A)	4	—	348	—	—	—	174	—	—	522
Ulmara (A)	7	—	480	—	—	—	156	—	—	636
Clarence (SSD)	81	—	7,339	2	—	140	1,287	1,248	1,738	10,503
Greater Taree (C)	14	—	1,221	2	—	171	373	1,950	1,950	3,715
Hastings (A)	28	—	3,186	2	—	138	421	676	737	4,483
Kempsey (A)	2	—	169	—	—	—	171	—	—	340
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	44	—	4,576	4	—	309	966	2,626	2,687	8,538
<b>Mid-North Coast (SD)</b>	<b>125</b>	<b>—</b>	<b>11,915</b>	<b>6</b>	<b>—</b>	<b>449</b>	<b>2,253</b>	<b>3,874</b>	<b>4,425</b>	<b>19,041</b>
<b>NORTHERN STATISTICAL DIVISION</b>										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	—	—	—	—	—	—	—	—	—	—
Gunnedah (A)	3	—	220	—	—	—	80	450	450	750
Inverell (A) Pt A	—	—	—	—	—	—	—	—	—	—
Manilla (A)	—	—	—	—	—	—	23	—	—	23
Nundie (A)	1	—	95	—	—	—	27	—	—	122
Parry (A)	3	—	335	—	—	—	243	50	50	628
Quirindi (A)	1	—	60	—	—	—	—	—	—	60
Tamworth (C)	10	—	1,085	6	—	480	195	815	4,584	6,344
Yallaroi (A)	—	—	—	—	—	—	48	—	—	48
Northern Slopes (SSD)	18	—	1,795	6	—	480	616	1,315	5,084	7,975
Armidale (C)	1	—	72	5	—	450	292	—	—	814
Dumaresq (A)	4	—	548	—	—	—	16	—	—	564
Glen Innes (A)	1	—	15	—	—	—	56	—	—	71
Guyra (A)	1	—	90	—	—	—	20	—	—	110
Inverell (A) Pt B	3	2	639	—	—	—	40	50	101	780
Severn (A)	1	—	59	—	—	—	14	—	—	73
Tenterfield (A)	2	—	108	—	—	—	—	—	—	108
Uralla (A)	2	—	258	—	—	—	39	—	—	297
Walcha (A)	—	—	—	—	—	—	—	—	—	—
Northern Tablelands (SSD)	15	2	1,788	5	—	450	476	50	101	2,815
Moree Plains (A)	2	—	235	—	—	—	49	50	50	334
Narrabri (A)	—	—	—	—	—	—	38	—	—	38
North Central Plain (SSD)	2	—	235	—	—	—	87	50	50	372
<b>Northern (SD)</b>	<b>35</b>	<b>2</b>	<b>3,817</b>	<b>11</b>	<b>—</b>	<b>930</b>	<b>1,179</b>	<b>1,415</b>	<b>5,235</b>	<b>11,162</b>

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>NORTH WESTERN STATISTICAL DIVISION</b>										
Coolah (A)	—	—	—	—	—	—	30	—	—	30
Coonabarabran (A)	1	—	50	—	—	—	16	—	—	66
Dubbo (C)	18	—	1,868	4	—	240	173	—	158	2,439
Gilgandra (A)	1	—	68	—	—	—	—	—	—	68
Mudgee (A)	9	—	678	—	—	—	294	—	—	972
Narramine (A)	3	—	230	—	—	—	15	—	—	245
Wellington (A)	—	—	—	—	—	—	129	—	—	129
Central Macquarie (SSD)	32	—	2,894	4	—	240	637	—	158	3,949
Bogan (A)	1	—	112	—	—	—	—	—	—	112
Coonamble (A)	—	—	—	—	—	—	25	—	—	25
Walgett (A)	1	—	86	—	—	—	—	—	—	86
Warren (A)	—	—	—	—	—	—	—	70	70	70
Macquarie — Barwon (SSD)	2	—	198	—	—	—	25	70	70	293
Bourke (A)	1	—	76	—	—	—	—	—	—	76
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—
Cobar (A)	2	—	180	—	—	—	13	—	—	193
Upper Darling (SSD)	3	—	256	—	—	—	13	—	—	269
North Western (SD)	37	—	3,348	4	—	240	694	70	228	4,511
<b>CENTRAL WEST STATISTICAL DIVISION</b>										
Bathurst (C)	11	3	1,245	—	—	—	82	9,987	10,237	11,565
Blayney (A) Pt A	5	—	331	—	—	—	—	—	108	439
Cabonne (A) Pt A	1	—	117	—	—	—	—	—	—	117
Evans (A) Pt A	—	—	—	—	—	—	—	—	—	—
Orange (C)	13	—	1,183	—	—	—	155	2,629	2,895	4,233
Bathurst — Orange (SSD)	30	3	2,876	—	—	—	237	12,616	13,240	16,354
Blayney (A) Pt B	—	—	—	—	—	—	—	—	—	—
Cabonne (A) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt B	3	—	185	—	—	—	10	—	—	195
Greater Lithgow (C)	6	—	494	4	—	359	61	460	619	1,533
Oberon (A)	4	—	498	—	—	—	25	800	800	1,323
Rylstone (A)	1	—	77	—	—	—	80	100	100	257
Central Tablelands (excl. Bathurst — Orange) (SSD)	14	—	1,234	4	—	359	176	1,360	1,519	3,307
Bland (A)	2	—	230	—	—	—	—	—	—	230
Cabonne (A) Pt C	1	—	60	—	—	—	18	—	—	78
Cowra (A)	6	—	655	—	—	—	186	—	—	841
Forbes (A)	2	—	213	—	—	—	87	—	—	300
Lachlan (A)	2	—	128	—	—	—	25	110	110	263
Parkes (A)	5	—	520	—	—	—	14	305	305	839
Weddin (A)	—	—	—	—	—	—	—	—	—	—
Lachlan (SSD)	18	—	1,806	—	—	—	330	415	415	2,551
Central West (SD)	62	3	5,937	4	—	359	743	14,391	15,174	22,212

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, SEPTEMBER 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)	16	—	2,053	—	—	—	435	90	90	2,578
Queanbeyan (SSD)	16	—	2,053	—	—	—	435	90	90	2,578
Boorowa (A)	—	—	—	—	—	—	—	—	—	—
Crookwell (A)	5	—	368	—	—	—	79	—	—	447
Goulburn (C)	4	—	375	—	—	—	157	95	241	773
Gunning (A)	3	—	325	—	—	—	20	—	—	345
Harden (A)	9	—	726	2	—	120	23	—	—	869
Mulwaree (A)	3	—	338	—	—	—	69	—	—	407
Tallaganda (A)	4	—	385	—	—	—	—	—	—	385
Yarrowlumla (A)	6	—	1,037	—	—	—	92	140	140	1,269
Yass (A)	2	—	263	2	—	37	175	250	250	725
Young (A)	3	—	357	—	—	—	83	648	745	1,184
Southern Tablelands (excl. Queanbeyan) (SSD)	39	—	4,173	4	—	157	697	1,133	1,376	6,404
Bega Valley (A)	16	—	1,558	—	—	—	166	1,950	1,950	3,674
Eurobodalla (A)	18	—	1,423	2	—	175	489	—	—	2,088
Lower South Coast (SSD)	34	—	2,981	2	—	175	655	1,950	1,950	5,762
Bombala (A)	2	—	345	—	—	—	—	120	120	465
Cooma-Monaro (A)	2	—	180	—	—	—	83	—	—	263
Snowy River (A)	6	—	643	—	—	—	117	1,500	1,500	2,260
Snowy (SSD)	10	—	1,168	—	—	—	200	1,620	1,620	2,988
<b>South Eastern (SD)</b>	<b>99</b>	<b>—</b>	<b>10,376</b>	<b>6</b>	<b>—</b>	<b>332</b>	<b>1,968</b>	<b>4,793</b>	<b>5,036</b>	<b>17,732</b>
<b>MURRUMBIDGEE STATISTICAL DIVISION</b>										
Coolamon (A)	1	—	107	—	—	—	—	—	—	107
Cootamundra (A)	1	—	123	—	—	—	61	65	65	249
Gundagai (A)	1	—	45	—	—	—	—	—	—	45
Junee (A)	2	—	211	—	—	—	—	300	300	511
Lockhart (A)	1	—	60	—	—	—	—	—	—	60
Narrandera (A)	2	—	175	—	—	—	28	—	—	203
Temora (A)	2	—	197	—	—	—	29	—	—	226
Tumut (A)	7	—	571	—	—	—	101	1,714	1,714	2,386
Wagga Wagga (C)	11	—	964	2	—	170	387	1,302	1,454	2,975
Central Murrumbidgee (SSD)	28	—	2,452	2	—	170	606	3,381	3,533	6,761
Carrathool (A)	1	—	85	—	—	—	25	—	—	110
Griffith (C)	12	—	1,335	12	—	1,169	122	148	148	2,774
Hay (A)	—	—	—	—	—	—	11	—	—	11
Leeton (A)	7	—	596	2	—	120	23	—	—	739
Murrumbidgee (A)	5	—	392	—	—	—	60	—	—	452
Lower Murrumbidgee (SSD)	25	—	2,408	14	—	1,289	241	148	148	4,086
<b>Murrumbidgee (SD)</b>	<b>53</b>	<b>—</b>	<b>4,860</b>	<b>16</b>	<b>—</b>	<b>1,459</b>	<b>847</b>	<b>3,529</b>	<b>3,681</b>	<b>10,847</b>

(a) Excludes Conversions, etc.



TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, SEPTEMBER 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)	21	1	2,217	—	—	—	1,041	229	529	3,787
Hume (A)	1	—	85	—	—	—	39	1,000	1,000	1,124
Albury (SSD)	22	1	2,302	—	—	—	1,080	1,229	1,529	4,911
Corowa (A)	3	—	209	—	—	—	—	—	85	294
Culcairn (A)	—	—	—	—	—	—	—	—	—	—
Holbrook (A)	—	—	—	—	—	—	—	—	—	—
Tumbarumba (A)	—	—	—	—	—	—	25	—	—	25
Urana (A)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	3	—	209	—	—	—	25	—	85	319
Berrigan (A)	3	—	271	—	—	—	25	—	—	296
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	—	—	—	—	—	—	35	—	—	35
Jarilderie (A)	1	—	144	—	—	—	—	—	—	144
Murray (A)	3	—	299	—	—	—	37	322	322	658
Wakool (A)	1	—	126	—	—	—	18	—	—	144
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	8	—	840	—	—	—	115	322	322	1,277
Bairnald (A)	3	—	359	—	—	—	—	—	—	359
Wentworth (A)	2	—	145	—	—	—	—	—	—	145
Murray—Darling (SSD)	5	—	504	—	—	—	—	—	—	504
<b>Murray (SD)</b>	<b>38</b>	<b>1</b>	<b>3,855</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,220</b>	<b>1,551</b>	<b>1,936</b>	<b>7,012</b>
<b>FAR WEST STATISTICAL DIVISION</b>										
Broken Hill (C)	1	—	60	—	—	—	60	—	—	120
Central Darling (A)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
<b>Far West (SD)</b>	<b>1</b>	<b>—</b>	<b>60</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>60</b>	<b>—</b>	<b>—</b>	<b>120</b>
<b>NEW SOUTH WALES</b>										
<b>New South Wales</b>	<b>2,205</b>	<b>81</b>	<b>251,330</b>	<b>1,427</b>	<b>56</b>	<b>152,437</b>	<b>95,301</b>	<b>219,314</b>	<b>255,564</b>	<b>754,631</b>

(a) Excludes Conversions, etc.

## EXPLANATORY NOTES

### Introduction

This publication contains monthly details of building work approved.

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

### Scope and Coverage

3. Statistics of building work approved are compiled from:

- (a) permits issued by local authorities in areas subject to building control by those authorities; and
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.
- (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

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

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

6. From July 1990, the statistics cover:

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

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

### Definitions

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

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

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

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

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

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

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

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

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

### Building Classification

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

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

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

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

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

### Seasonal Adjustment

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

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

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

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

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

### Trend Estimates

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

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

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

### Estimates at Constant Prices

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

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

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

## Australian Standard Geographical Classification (ASGC)

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

- (a) *Statistical Local Areas (SLAs)* are in most cases either identical with, or have been aggregated to, the previously published whole or part of legal Local Government Areas (LGAs) as defined under the (State) *Local Government Act 1919* and comprising cities (C), municipalities (M) and shires (S). In other cases, they are identical to each previously published unincorporated area. The (State) *Local Government Act 1993* eliminated the titles of Shire and Municipality and instituted the concept of *Area (A)*. With one exception — Sutherland (S) became Sutherland Shire (A) — names of the LGAs have remained unaltered. In aggregate, SLAs cover the whole of the State without gaps or overlaps. In some cases legal LGAs overlap Statistical Subdivision boundaries and therefore comprise two SLAs (Part A and Part B) or three SLAs in the case of Cabonne (A) (Part A, Part B and Part C).
- (b) *Statistical Subdivisions (SSDs)*. These consist of one or more SLAs and form the intermediate size spatial unit for the presentation of regional data.
- (c) *Statistical Divisions (SDs)*. These consist of one or more Statistical Subdivisions (SSDs). Where SSDs are not shown for statistical purposes, statistical local areas are shown ordered alphabetically within statistical divisions. The divisions are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region, under the unifying influence of one or more major towns or cities.
- (d) *Statistical Districts*. To provide comparable statistics over a period of time, statistical districts have been defined around selected urban centres, with a population of 25,000 or more, experiencing urban growth beyond the legal local government area boundaries. Those districts are intended to contain the anticipated urban spread over the next 20 years. In some cases, Statistical District boundaries are identical to those of particular Statistical Subdivisions (e.g. Newcastle SSD and Wollongong SSD included in Table 8 of this publication).

## Unpublished Data and Related Publications

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

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

- Building Approvals, Australia* (8731.0)
- Dwelling Unit Commencements Reported by Approving Authorities, New South Wales* (8741.2)
- Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0)
- Building Activity, New South Wales* (8752.2)
- 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)

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

## Symbols and Other Usages

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

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

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## RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months April to September 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-estimates of seasonal adjustment factors. See paragraphs 22 to 24 of the Explanatory Notes for a more detailed explanation.

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

movements in the seasonally adjusted estimates for next month (October 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% in October 1995, the trend estimate for that month would be 2,154, a movement of 1.5%. The monthly movements in the trend estimates for July, August and September 1995, which are currently estimated to be -0.5%, 0.2% and 0.6% respectively, would be revised to -0.2%, 1.1% and 1.5%. On the other hand, a 7% seasonally adjusted decline in the number of private houses approved in October 1995 would produce a trend estimate for October 1995 of 2,035 a movement of -0.5%, with the movements in the trend estimates for July, August and September 1995 being revised to 0.2%, 0.1% and 0.0% respectively.

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

	Trend estimate		Revised trend estimate if October 1995 seasonally adjusted estimate			
			is up 7% on September 1995		is down 7% on September 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
April	2,083	-3.5	2,075	-3.9	2,081	-3.6
May	2,049	-1.6	2,037	-1.8	2,047	-1.6
June	2,039	-0.5	2,034	-0.2	2,039	-0.4
July	2,043	0.2	2,056	1.1	2,043	0.2
August	2,055	0.6	2,086	1.5	2,044	0.1
September	2,078	1.2	2,123	1.8	2,044	0.0
October	n.y.a.	n.y.a.	2,154	1.5	2,035	-0.5

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

	Trend estimate		Revised trend estimate if October 1995 seasonally adjusted estimate			
			is up 7% on September 1995		is down 7% on September 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
April	2,106	-2.8	2,097	3.2	2,103	-2.9
May	2,087	-0.9	2,074	-1.1	2,085	-0.9
June	2,090	0.1	2,084	0.5	2,089	0.2
July	2,104	0.7	2,118	1.6	2,104	0.7
August	2,124	1.0	2,162	2.1	2,116	0.6
September	2,159	1.6	2,212	2.4	2,127	0.5
October	n.y.a.	n.y.a.	2,253	1.9	2,125	-0.1

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

	Trend estimate		Revised trend estimate if October 1995 seasonally adjusted estimate			
			is up 8% on September 1995		is down 8% on September 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
April	4,214	-1.3	4,209	-1.4	4,221	-1.2
May	4,115	-2.4	4,108	-2.4	4,128	-2.2
June	4,010	-2.6	4,005	-2.5	4,015	-2.8
July	3,902	-2.7	3,914	-2.3	3,887	-3.2
August	3,793	-2.8	3,833	-2.1	3,744	-3.7
September	3,712	-2.1	3,776	-1.5	3,608	-3.7
October	n.y.a.	n.y.a.	3,715	-1.6	3,462	-4.0

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

	Trend estimate		Revised trend estimate if October 1995 seasonally adjusted estimate			
			is up 8% on September 1995		is down 8% on September 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
April	410.8	-0.7	410.5	-0.8	411.6	-0.6
May	405.6	-1.3	405.2	-1.3	407.1	-1.1
June	399.1	-1.6	398.8	-1.6	399.7	-1.8
July	390.9	-2.0	391.5	-1.8	389.0	-2.7
August	382.2	-2.3	384.6	-1.8	376.3	-3.3
September	373.6	-2.3	378.9	-1.5	363.2	-3.5
October	n.y.a.	n.y.a.	376.4	-0.7	352.7	-2.9

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

	Trend estimate		Revised trend estimate if October 1995 seasonally adjusted estimate			
			is up 8% on September 1995		is down 8% on September 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
April	89.5	1.3	89.5	1.3	89.7	1.5
May	89.1	-0.4	89.1	-0.4	89.5	-0.2
June	87.6	-1.7	87.6	-1.7	87.8	-1.9
July	85.5	-2.4	85.6	-2.2	85.1	-3.1
August	83.5	-2.4	83.9	-2.0	82.2	-3.5
September	81.6	-2.2	82.8	-1.3	79.5	-3.3
October	n.y.a.	n.y.a.	81.0	-2.2	76.0	-4.4





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