

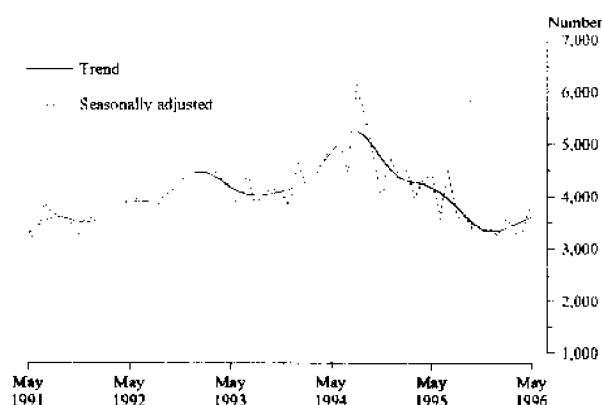
## BUILDING APPROVALS, NEW SOUTH WALES, MAY 1996

### MAIN FEATURES

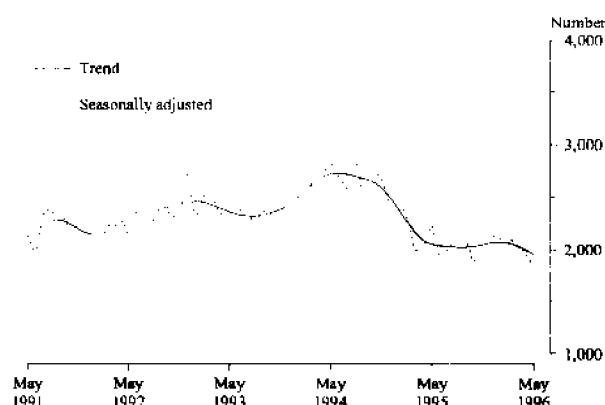
#### NUMBER OF DWELLING UNITS APPROVED

	May 1995	April 1996	May 1996	May 1995 to May 1996 change	April 1996 to May 1996 change
Original series	5,049	3,097	4,514	-10.6%	45.8%
Seasonally adjusted	4,396	3,363	3,915	-10.9%	16.4%
Trend estimate	4,167	3,530	3,607	13.4%	2.2%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



### Residential building

- The trend for the total number of dwelling units approved continued to rise in May, increasing 2.2% on last month.
- The trend for private sector houses approved resumed its downward movement in May falling by 2.3%. There would need to be an increase of at least 20.5% in the seasonally adjusted estimate for June for this trend to reverse direction.
- In original (unadjusted) terms the total number of dwellings units approved was 4,514, the highest level for 12 months. Of the total, 2,108 were private sector houses and 2,109 were private other residential dwelling units. This is the highest number of private other residential dwelling units recorded in a month since September 1994.
- The value of new residential building was \$493.4 million.

### Non-residential building

- The value of non-residential building approved in May was \$302.2 million. Of the total, other business premises accounted for \$77.0 million followed by entertainment and recreational (\$44.2 million) and health (\$39.9 million). There were nine projects valued at \$5 million or more and 49 projects in the \$1 million to \$5 million category.

### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.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

TABLE 1. DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION										
1992-93	12,915	462	13,377	10,752	1,742	12,494	1,011	24,670	2,212	26,882
1993-94	13,691	240	13,931	12,090	1,048	13,138	2,043	27,811	1,301	29,112
1994-95	13,834	255	14,089	16,919	1,012	17,931	1,778	32,513	1,285	33,798
July-May—										
1994-95	12,903	249	13,152	16,034	916	16,950	1,695	30,617	1,180	31,797
1995-96	11,532	225	11,757	12,376	698	13,074	458	24,361	928	25,289
1995—										
March	912	25	937	1,475	64	1,539	38	2,425	89	2,514
April	918	21	939	1,009	174	1,183	250	2,177	195	2,372
May	1,276	22	1,298	1,597	203	1,800	55	2,921	232	3,153
June	931	6	937	885	96	981	83	1,896	105	2,001
July	1,225	6	1,231	1,788	127	1,915	41	3,054	133	3,187
August	1,147	18	1,165	913	200	1,113	38	2,098	218	2,316
September	1,177	74	1,251	1,225	10	1,235	81	2,483	84	2,567
October	1,042	7	1,049	988	33	1,021	51	2,081	40	2,121
November	1,110	38	1,148	1,249	14	1,263	40	2,399	52	2,451
December	871	21	892	873	41	914	22	1,766	62	1,828
1996—										
January	829	26	855	701	78	779	37	1,567	104	1,671
February	986	13	999	954	46	1,000	31	1,967	63	2,030
March	1,082	10	1,092	955	32	987	9	2,046	42	2,088
April	918	5	923	812	30	842	23	1,753	35	1,788
May	1,145	7	1,152	1,918	87	2,005	85	3,147	95	3,242
NEW SOUTH WALES										
1992-93	28,653	869	29,522	16,308	2,667	18,975	1,365	46,318	3,544	49,862
1993-94	30,051	561	30,612	17,744	1,554	19,298	2,453	50,234	2,129	52,363
1994-95	28,578	423	29,001	21,979	1,811	23,790	2,073	52,604	2,260	54,864
July-May—										
1994-95	26,511	391	26,902	20,786	1,572	22,358	1,955	49,234	1,981	51,215
1995-96	22,198	354	22,552	14,968	1,205	16,173	685	37,830	1,580	39,410
1995—										
March	2,100	58	2,158	1,841	107	1,948	61	4,002	165	4,167
April	1,802	27	1,829	1,410	251	1,661	259	3,471	278	3,749
May	2,526	38	2,564	2,073	327	2,400	85	4,677	372	5,049
June	2,067	32	2,099	1,193	239	1,432	118	3,370	279	3,649
July	2,132	10	2,142	2,049	174	2,223	73	4,254	184	4,438
August	2,264	32	2,296	1,236	249	1,485	53	3,553	281	3,834
September	2,205	81	2,286	1,427	56	1,483	99	3,731	137	3,868
October	1,992	34	2,026	1,269	75	1,344	63	3,324	109	3,433
November	2,164	49	2,213	1,472	14	1,486	88	3,724	63	3,787
December	1,707	26	1,733	1,095	69	1,164	26	2,828	95	2,923
1996—										
January	1,702	41	1,743	964	139	1,103	50	2,716	180	2,896
February	1,989	13	2,002	1,233	81	1,314	45	3,263	98	3,361
March	2,054	31	2,085	1,086	57	1,143	31	3,155	104	3,259
April	1,881	29	1,910	1,028	98	1,126	61	2,970	127	3,097
May	2,108	8	2,116	2,109	193	2,302	96	4,312	202	4,514

(a) Includes Conversions, etc. See paragraphs 10-12 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
July-May—														
1994-95	1,522.9	25.8	1,548.7	1,669.1	69.0	1,738.1	3,192.0	94.7	3,286.8	791.0	2,006.0	2,671.0	5,982.5	6,748.7
1995-96	1,402.2	22.0	1,424.2	1,370.3	52.7	1,423.0	2,772.5	74.7	2,847.1	724.8	1,901.6	2,528.9	5,389.0	6,100.9
1995—														
March	111.7	2.6	114.4	190.8	3.4	194.2	302.5	6.1	308.6	58.6	125.8	190.0	486.7	557.2
April	113.6	1.9	115.5	86.9	15.4	102.3	200.5	17.4	217.9	82.2	655.1	675.5	937.8	975.6
May	154.0	2.2	156.1	163.0	16.2	179.2	317.0	18.3	335.3	72.6	227.9	251.6	616.9	659.4
June	117.1	0.6	117.6	75.8	7.7	83.6	192.9	8.3	201.2	61.4	200.4	225.8	454.6	488.4
July	149.6	0.7	150.3	305.7	12.1	317.8	455.3	12.8	468.2	64.4	139.3	174.6	658.2	707.1
August	136.2	1.4	137.6	96.5	10.5	107.1	232.7	11.9	244.6	70.1	321.0	363.9	623.7	678.6
September	139.3	8.2	147.6	131.0	1.0	132.0	270.3	9.2	279.5	73.0	170.4	198.9	513.6	551.4
October	121.8	0.8	122.6	104.8	2.9	107.7	226.6	3.7	230.3	63.9	221.3	370.7	511.0	664.9
November	135.2	3.3	138.5	144.3	0.9	145.2	279.5	4.2	283.7	68.9	136.8	187.7	484.9	540.3
December	114.7	2.0	116.7	75.9	2.5	78.4	190.6	4.5	195.1	56.7	137.2	154.9	384.5	406.7
1996—														
January	104.1	2.4	106.5	63.9	7.8	71.6	168.0	10.1	178.1	64.6	161.1	187.5	393.6	430.2
February	116.0	1.2	117.2	74.7	3.8	78.5	190.8	5.0	195.7	58.9	187.8	276.7	436.4	531.4
March	130.1	0.9	131.0	74.2	2.4	76.5	204.3	3.3	207.6	65.5	121.5	182.7	391.0	455.8
April	115.2	0.5	115.8	83.0	2.2	85.2	198.2	2.7	200.9	60.6	160.6	199.2	415.2	460.7
May	139.8	0.6	140.4	216.4	6.6	223.0	356.1	7.2	363.3	78.3	144.5	232.3	576.8	673.9
NEW SOUTH WALES														
1992-93	2,852.9	80.9	2,933.9	1,516.6	181.7	1,698.3	4,369.5	262.7	4,632.2	965.0	2,126.4	3,178.2	7,452.4	8,775.4
1993-94	3,065.8	53.3	3,119.1	1,424.1	99.9	1,523.9	4,489.9	153.1	4,643.1	1,043.1	1,895.6	2,884.1	7,420.5	8,570.2
1994-95	3,101.6	43.2	3,144.8	2,106.8	125.0	2,231.8	5,208.3	168.3	5,376.6	1,101.0	2,812.5	3,733.4	9,114.5	10,211.0
July-May—														
1994-95	2,868.4	39.7	2,908.1	2,009.0	107.3	2,116.3	4,877.4	147.0	5,024.3	1,016.3	2,550.2	3,429.5	8,436.9	9,470.1
1995-96	2,482.5	35.6	2,518.1	1,564.4	88.6	1,653.0	4,046.9	124.2	4,171.1	954.9	2,553.5	3,405.1	7,543.0	8,531.1
1995—														
March	230.8	5.7	236.5	218.7	6.0	224.7	449.4	11.8	461.2	78.7	167.9	258.5	695.8	798.4
April	202.8	2.7	205.5	113.9	20.6	134.5	316.7	23.3	340.0	99.6	695.1	724.5	1,111.3	1,164.0
May	281.0	3.4	284.4	197.7	23.6	221.3	478.7	27.0	505.7	94.6	280.5	313.2	853.1	913.5
June	233.2	3.5	236.8	97.8	17.8	115.5	331.0	21.3	352.3	84.7	262.3	303.9	677.6	740.9
July	244.4	1.2	245.6	323.0	14.9	337.9	567.4	16.1	583.5	84.7	172.1	213.2	823.2	881.3
August	247.2	2.5	249.7	120.2	14.9	135.1	367.4	17.4	384.8	90.8	418.3	481.0	876.3	956.6
September	242.1	9.3	251.3	148.4	4.1	152.4	390.5	13.3	403.8	95.3	219.3	255.6	705.0	754.6
October	213.7	3.4	217.0	124.9	5.4	130.3	338.6	8.8	347.4	86.3	271.1	431.9	695.1	865.5
November	239.3	4.5	243.8	161.8	0.9	162.7	401.1	5.5	406.5	95.1	200.7	310.3	696.7	812.0
December	199.2	2.5	201.7	91.3	4.3	95.6	290.5	6.8	297.3	73.2	190.3	219.9	554.0	590.4
1996—														
January	191.6	4.0	195.6	80.6	11.7	92.3	272.3	15.6	287.9	82.1	240.9	281.9	595.1	651.9
February	221.4	1.2	222.6	92.3	6.6	98.9	313.6	7.8	321.5	79.4	260.9	373.1	652.8	774.0
March	227.2	3.5	230.7	85.3	4.1	89.5	312.6	7.6	320.2	85.5	159.1	269.2	556.4	674.9
April	214.2	2.9	217.2	100.0	7.6	107.6	314.2	10.5	324.8	82.8	216.4	266.9	608.4	674.5
May	242.2	0.6	242.9	236.6	14.0	250.6	478.8	14.7	493.4	99.7	204.3	302.2	779.9	895.3

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

Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1995—						
March	1,994	1,976	3,882	3,957	434.5	77.6
April	2,006	2,049	3,952	4,348	378.5	112.2
May	2,230	2,265	4,132	4,396	461.2	83.5
June	1,919	1,964	3,399	3,567	343.4	83.0
July	2,013	2,107	4,143	4,539	590.7	87.1
August	2,105	2,126	3,308	3,607	374.8	83.3
September	2,106	2,214	3,460	3,624	360.6	79.9
October	1,880	1,916	3,233	3,372	345.7	80.3
November	1,969	1,988	3,321	3,329	373.9	88.8
December	2,144	2,234	3,357	3,379	338.8	91.3
1996—						
January	2,094	2,033	3,020	3,243	316.9	97.7
February	2,122	2,123	3,464	3,586	344.8	84.0
March	2,046	2,068	3,222	3,296	310.2	90.2
April	1,981	1,959	3,199	3,363	345.7	85.9
May	1,858	1,869	3,837	3,915	449.6	88.5
TREND ESTIMATES						
1995—						
March	2,159	2,166	4,075	4,271	413.9	88.4
April	2,082	2,106	3,996	4,236	421.9	89.6
May	2,047	2,088	3,892	4,167	430.2	89.1
June	2,033	2,086	3,777	4,068	433.8	87.3
July	2,027	2,088	3,667	3,948	429.5	84.8
August	2,023	2,088	3,545	3,787	414.6	83.0
September	2,020	2,082	3,431	3,619	393.3	82.9
October	2,024	2,076	3,337	3,475	369.5	84.6
November	2,043	2,082	3,270	3,375	346.6	87.2
December	2,063	2,086	3,237	3,329	332.9	89.0
1996—						
January	2,070	2,081	3,245	3,344	331.6	90.0
February	2,063	2,065	3,281	3,394	337.4	90.0
March	2,038	2,034	3,335	3,456	347.4	89.3
April	2,002	1,997	3,409	3,530	362.1	88.5
May	1,955	1,949	3,482	3,607	378.1	87.4

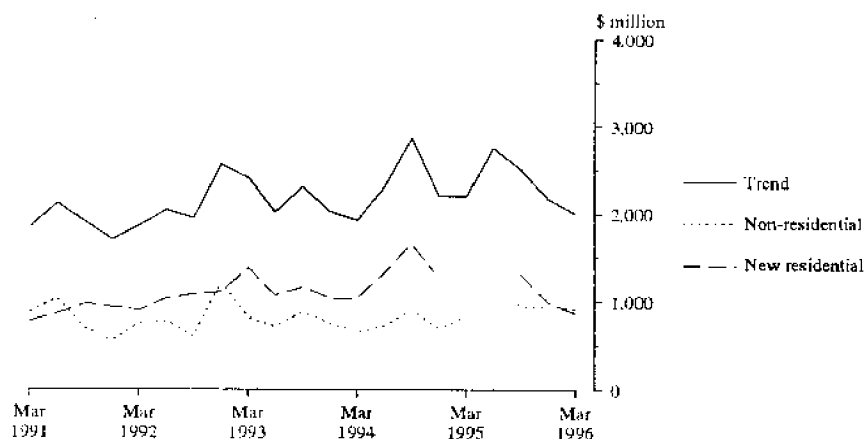
(a) See paragraphs 17-24 of the Explanatory Notes. (b) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

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

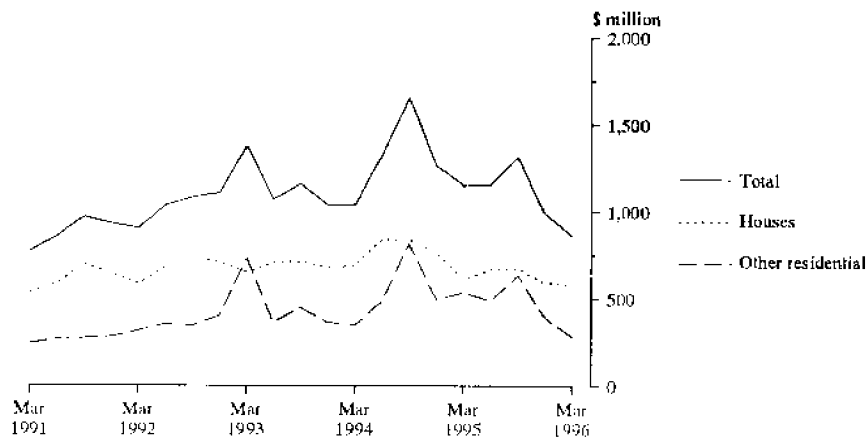
(5 million)									
Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1992-93	2,723.4	2,800.6	1,842.8	4,643.4	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	2,334.3	5,223.2	1,011.7	2,851.1	3,789.3	8,981.6	10,024.2
1994— Dec. qtr	760.3	765.5	498.8	1,264.3	241.8	536.9	701.5	2,037.4	2,207.6
1995— Mar. qtr	605.5	614.4	536.7	1,151.1	204.7	481.4	841.6	1,823.1	2,197.4
June qtr	659.6	668.4	484.4	1,152.8	256.6	1,241.6	1,345.5	2,595.3	2,754.9
Sept. qtr	665.2	676.9	638.8	1,315.7	245.4	806.4	946.0	2,339.0	2,507.1
Dec. qtr	583.3	592.6	395.4	988.0	227.7	657.6	955.4	1,869.2	2,171.1
1996— Mar. qtr	574.2	582.0	284.4	866.4	221.5	653.8	914.1	1,723.4	2,002.0

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

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



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



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

	(₹ million)						
	1993-94	1994-95	July-May		1996		
Class of building			1994-95	1995-96	March	April	May
PRIVATE SECTOR							
New houses	3,065.8	3,101.6	2,868.4	2,482.5	227.2	214.2	242.2
New other residential buildings	1,424.1	2,106.8	2,009.0	1,564.4	85.3	100.0	236.6
Total new residential building	4,489.9	5,208.3	4,877.4	4,046.9	312.6	314.2	478.8
Alterations and additions to residential buildings	1,034.9	1,093.7	1,009.4	942.6	84.7	77.8	96.8
Hotels, etc.	75.2	284.4	234.8	90.7	14.5	20.7	13.7
Shops	301.4	587.5	529.8	514.7	18.3	51.9	22.5
Factories	272.9	381.2	333.5	338.7	25.5	18.5	27.3
Offices	362.5	348.1	314.5	410.7	27.4	21.7	21.3
Other business premises	287.5	354.2	319.6	553.3	11.3	56.0	50.3
Educational	102.2	99.2	90.0	144.8	13.0	5.7	5.0
Religious	34.2	33.7	29.9	48.7	1.0	10.1	8.2
Health	208.2	75.5	74.6	77.1	18.8	15.1	10.3
Entertainment and recreational	151.0	574.8	558.1	289.9	18.2	10.0	40.2
Miscellaneous	100.5	73.7	65.4	84.9	11.1	6.8	5.6
Total non-residential building	1,895.6	2,812.5	2,550.2	2,553.5	159.1	216.4	204.3
Total	7,420.5	9,114.5	8,436.9	7,543.0	556.4	608.4	779.9
PUBLIC SECTOR							
New houses	53.3	43.2	39.7	35.6	3.5	2.9	0.6
New other residential buildings	99.9	125.0	107.3	88.6	4.1	7.6	14.0
Total new residential building	153.1	168.3	147.0	124.2	7.6	10.5	14.7
Alterations and additions to residential buildings	8.1	7.3	6.9	12.3	0.8	5.0	2.9
Hotels, etc.	2.7	2.3	2.3	1.0	—	—	0.2
Shops	21.2	19.4	18.0	31.4	4.0	1.7	4.3
Factories	21.2	8.3	8.3	3.8	0.9	0.5	0.5
Offices	208.9	157.1	143.5	135.7	7.2	5.4	5.9
Other business premises	106.8	85.2	75.8	144.3	7.1	5.6	26.7
Educational	326.2	237.7	227.6	239.2	40.6	30.2	20.2
Religious	—	—	—	—	—	—	—
Health	187.8	239.7	235.0	180.7	16.5	2.5	29.7
Entertainment and recreational	33.6	51.7	50.0	78.2	30.0	3.1	3.9
Miscellaneous	80.0	119.5	118.7	37.4	3.7	1.5	6.6
Total non-residential building	988.5	920.9	879.4	851.7	110.1	50.5	97.9
Total	1,149.8	1,096.5	1,033.2	988.1	118.5	66.0	115.5
TOTAL							
New houses	3,119.1	3,144.8	2,908.1	2,518.1	230.7	217.2	242.9
New other residential buildings	1,523.9	2,231.8	2,116.3	1,653.0	89.5	107.6	250.6
Total new residential building	4,643.1	5,376.6	5,024.3	4,171.1	320.2	324.8	493.4
Alterations and additions to residential buildings	1,043.1	1,101.0	1,016.3	954.9	85.5	82.8	99.7
Hotels, etc.	78.0	286.7	237.1	91.7	14.5	20.7	14.0
Shops	322.6	607.0	547.7	546.1	22.3	53.5	26.7
Factories	294.0	389.5	341.8	342.4	26.4	19.0	27.8
Offices	571.4	505.2	458.0	546.4	34.6	27.2	27.2
Other business premises	394.3	439.4	395.4	697.6	18.5	61.6	77.0
Educational	428.5	336.9	317.7	384.0	53.7	35.9	25.2
Religious	34.2	33.7	29.9	48.7	1.0	10.1	8.2
Health	396.0	315.2	309.7	257.8	35.3	17.6	39.9
Entertainment and recreational	184.5	626.5	608.0	368.2	48.2	13.1	44.2
Miscellaneous	180.5	193.3	184.2	122.3	14.8	8.3	12.2
Total non-residential building	2,884.1	3,733.4	3,429.5	3,405.1	269.2	266.9	302.2
Total	8,570.2	10,211.0	9,470.1	8,531.1	674.9	674.5	895.3

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1996—												
March	7	0.8	4	1.4	4	2.5	.	—	1	9.8	16	14.5
April	6	0.6	2	0.5	1	0.7	1	2.4	1	16.5	11	20.7
May	8	0.7	5	1.7	2	1.5	1	3.7	1	6.3	17	14.0
SHOPS												
1996—												
March	103	8.9	19	5.8	7	4.8	2	2.8	—	—	131	22.3
April	76	7.0	24	7.1	7	5.0	4	10.5	1	24.0	112	53.5
May	84	7.6	23	6.9	2	1.5	5	10.8	—	—	114	26.7
FACTORIES												
1996—												
March	26	2.4	20	6.7	9	5.5	6	11.8	—	—	61	26.4
April	21	2.0	10	3.2	2	1.5	6	12.4	—	—	39	19.0
May	33	3.3	26	7.7	7	5.2	7	11.7	—	—	73	27.8
OFFICES												
1996—												
March	48	4.2	25	7.4	9	6.0	8	16.9	—	—	90	34.6
April	57	5.2	21	6.9	4	2.6	3	4.5	1	8.0	86	27.2
May	71	6.7	22	6.6	9	5.5	5	8.4	—	—	107	27.2
OTHER BUSINESS PREMISES												
1996—												
March	28	2.8	13	4.1	2	1.1	3	4.1	1	6.4	47	18.5
April	24	2.3	12	3.6	—	—	6	9.7	1	46.0	43	61.6
May	43	3.7	25	7.2	6	4.4	12	27.7	2	34.0	88	77.0
EDUCATIONAL												
1996—												
March	24	2.5	11	3.7	5	2.9	5	9.9	3	34.7	48	53.7
April	6	0.4	12	3.5	3	1.8	7	15.2	2	15.0	30	35.9
May	12	1.2	8	2.2	4	3.2	5	11.2	1	7.4	30	25.2

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
RELIGIOUS												
1996—												
March	3	0.3	—	—	1	0.7	—	—	—	—	4	1.0
April	1	0.2	1	0.3	1	0.7	—	—	1	9.0	4	10.1
May	2	0.2	2	0.6	2	1.3	1	1.1	1	5.0	8	8.2
HEALTH												
1996—												
March	17	1.6	10	3.0	6	4.2	4	7.8	2	18.7	39	35.3
April	10	0.9	4	1.3	1	0.9	3	4.3	1	10.2	19	17.6
May	18	1.8	5	1.5	2	1.2	3	9.5	2	26.0	30	39.9
ENTERTAINMENT AND RECREATIONAL												
1996—												
March	17	1.7	5	1.3	8	5.1	9	14.1	1	26.0	40	48.2
April	10	0.7	6	1.6	4	2.7	4	8.1	—	—	24	13.1
May	28	3.2	7	2.2	6	4.4	8	14.9	2	19.5	51	44.2
MISCELLANEOUS												
1996—												
March	16	1.8	4	1.5	2	1.7	2	4.6	1	5.2	25	14.8
April	20	1.8	5	1.5	2	1.3	2	3.7	—	—	29	8.3
May	21	2.0	10	2.6	7	4.9	2	2.6	—	—	40	12.2
TOTAL NON-RESIDENTIAL BUILDING												
1996—												
March	289	27.0	111	34.8	53	34.6	39	72.0	9	100.8	501	269.2
April	231	21.1	97	29.4	25	17.0	36	70.7	8	128.7	397	266.9
May	320	30.3	133	39.2	47	33.0	49	101.5	9	98.2	558	302.2



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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
SYDNEY STATISTICAL DIVISION						
Houses	1,145	139,792	7	568	1,152	140,359
Brick, stone, or concrete	164	23,494	—	—	164	23,494
Brick-veneer	838	97,539	7	568	845	98,106
Timber	34	3,461	—	—	34	3,461
Fibre cement	12	902	—	—	12	902
Other materials	97	14,396	—	—	97	14,396
Other residential buildings	1,918	216,351	87	6,632	2,005	222,983
<b>Total residential buildings</b>	<b>3,063</b>	<b>356,143</b>	<b>94</b>	<b>7,199</b>	<b>3,157</b>	<b>363,343</b>
HUNTER STATISTICAL DIVISION						
Houses	253	26,300	—	—	253	26,300
Brick, stone, or concrete	20	1,972	—	—	20	1,972
Brick-veneer	193	20,182	—	—	193	20,182
Timber	13	1,384	—	—	13	1,384
Fibre cement	9	699	—	—	9	699
Other materials	18	2,063	—	—	18	2,063
Other residential buildings	73	11,123	42	3,140	115	14,264
<b>Total residential buildings</b>	<b>326</b>	<b>37,423</b>	<b>42</b>	<b>3,140</b>	<b>368</b>	<b>40,564</b>
ILLAWARRA STATISTICAL DIVISION						
Houses	185	20,085	—	—	185	20,085
Brick, stone, or concrete	6	810	—	—	6	810
Brick-veneer	154	16,974	—	—	154	16,974
Timber	8	797	—	—	8	797
Fibre cement	7	563	—	—	7	563
Other materials	10	941	—	—	10	941
Other residential buildings	33	2,460	—	—	33	2,460
<b>Total residential buildings</b>	<b>218</b>	<b>22,545</b>	<b>—</b>	<b>—</b>	<b>218</b>	<b>22,545</b>
BALANCE OF NEW SOUTH WALES						
Houses	525	56,038	1	77	526	56,115
Brick, stone, or concrete	37	4,228	—	—	37	4,228
Brick-veneer	362	41,468	—	—	362	41,468
Timber	48	4,370	—	—	48	4,370
Fibre cement	50	3,938	1	77	51	4,015
Other materials	28	2,033	—	—	28	2,033
Other residential buildings	85	6,649	64	4,234	149	10,883
<b>Total residential buildings</b>	<b>610</b>	<b>62,686</b>	<b>65</b>	<b>4,311</b>	<b>675</b>	<b>66,998</b>
NEW SOUTH WALES						
Houses	2,708	242,214	8	645	2,716	242,859
Brick, stone, or concrete	227	30,504	—	—	227	30,504
Brick-veneer	1,547	176,163	7	568	1,554	176,731
Timber	103	10,012	—	—	103	10,012
Fibre cement	78	6,102	1	77	79	6,179
Other materials	153	19,433	—	—	153	19,433
Other residential buildings	2,109	236,584	193	14,006	2,302	250,590
<b>Total residential buildings</b>	<b>4,217</b>	<b>478,798</b>	<b>201</b>	<b>14,651</b>	<b>4,418</b>	<b>493,449</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,  
MAY 1996**

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	1,152	147	354	501	216	474	814	1,504	2,005	3,157
Hunter	253	69	13	82	20	—	13	33	115	368
Illawarra	185	10	17	27	6	—	—	6	33	218
Richmond — Tweed	80	8	2	10	31	—	—	31	41	121
Mid-North Coast	142	21	4	25	45	—	—	45	70	212
Northern	47	4	—	4	6	—	—	6	10	57
North Western	36	4	4	8	—	—	—	—	8	44
Central West	47	—	—	—	3	—	—	3	3	50
South Eastern	93	6	—	6	—	—	—	—	6	99
Murrumbidgee	41	2	—	2	—	—	—	—	2	43
Murray	40	5	—	5	4	—	—	4	9	49
Far West	—	—	—	—	—	—	—	—	—	—
<b>New South Wales</b>	<b>2,116</b>	<b>276</b>	<b>394</b>	<b>670</b>	<b>331</b>	<b>474</b>	<b>827</b>	<b>1,632</b>	<b>2,302</b>	<b>4,418</b>
VALUE (\$'000)										
Sydney	140,359	11,520	32,161	43,681	16,167	37,245	125,890	179,302	222,983	363,343
Hunter	26,300	5,423	1,105	6,528	1,185	—	6,550	7,735	14,264	40,564
Illawarra	20,085	840	1,210	2,050	410	—	—	410	2,460	22,545
Richmond — Tweed	8,413	635	195	830	2,800	—	—	2,800	3,630	12,043
Mid-North Coast	14,958	1,479	362	1,841	2,986	—	—	2,986	4,827	19,785
Northern	5,047	238	—	238	400	—	—	400	638	5,685
North Western	3,423	240	350	590	—	—	—	—	590	4,013
Central West	4,487	—	—	—	180	—	—	180	180	4,667
South Eastern	11,327	310	—	310	—	—	—	—	310	11,637
Murrumbidgee	4,286	180	—	180	—	—	—	—	180	4,466
Murray	4,174	315	—	315	213	—	—	213	528	4,702
Far West	—	—	—	—	—	—	—	—	—	—
<b>New South Wales</b>	<b>242,859</b>	<b>21,180</b>	<b>35,383</b>	<b>56,563</b>	<b>24,342</b>	<b>37,245</b>	<b>132,440</b>	<b>194,026</b>	<b>250,590</b>	<b>493,449</b>

(a) Excludes Conversions, etc.

## NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE

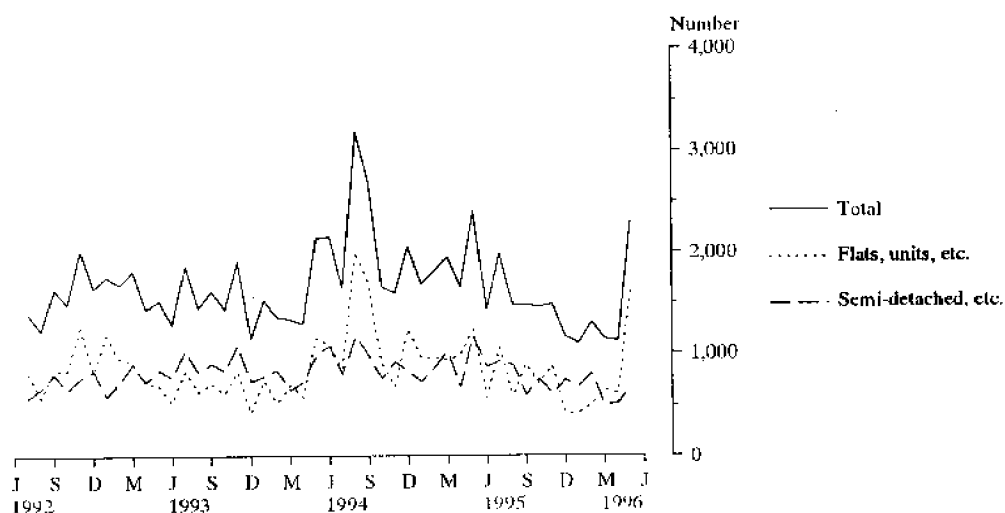


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, MAY 1996

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION										
Botany (A)	5	—	564	—	—	—	148	2,210	2,210	2,922
Leichhardt (A)	3	—	350	4	—	400	1,840	513	913	3,503
Marrickville (A)	2	—	162	4	15	1,653	1,831	3,011	3,011	6,657
South Sydney (C)	3	—	310	131	—	13,010	5,160	7,298	8,260	26,741
Sydney (C) — Inner & Remainder	—	—	—	595	—	105,750	—	13,839	25,606	131,356
Inner Sydney (SSD)	13	—	1,386	734	15	120,813	8,978	26,871	40,000	171,178
Randwick (C)	9	—	1,585	106	—	10,435	2,153	—	2,530	16,703
Waverley (A)	2	—	700	—	—	—	8,096	195	873	9,669
Woollahra (A)	3	—	2,250	—	—	—	4,924	2,628	2,728	9,902
Eastern Suburbs (SSD)	14	—	4,535	106	—	10,435	15,172	2,823	6,131	36,274
Hurstville (C)	16	5	2,093	68	15	5,780	1,217	150	150	9,239
Kogarah (A)	9	—	1,050	25	—	2,195	1,335	360	460	5,040
Rockdale (C)	12	—	1,457	24	—	1,420	922	1,069	20,069	23,867
Sutherland Shire (A)	70	—	8,821	98	—	7,890	4,568	4,018	7,360	28,639
St George — Sutherland (SSD)	107	5	13,420	215	15	17,285	8,042	5,396	28,039	66,786
Bankstown (C)	7	—	634	19	—	1,504	1,436	2,692	2,822	6,395
Canterbury (A)	6	—	995	17	—	1,540	1,157	1,580	1,580	5,273
Canterbury — Bankstown (SSD)	13	—	1,629	36	—	3,044	2,593	4,272	4,402	11,668
Fairfield (C)	38	—	4,753	43	—	3,328	1,275	5,278	5,347	14,703
Liverpool (C)	196	2	21,336	50	3	3,824	2,212	1,509	19,805	47,177
Fairfield — Liverpool (SSD)	234	2	26,089	93	3	7,152	3,487	6,787	25,152	61,881
Camden (A)	40	—	4,493	—	—	—	284	1,306	3,006	7,783
Campbelltown (C)	44	—	4,964	6	17	1,450	1,590	4,354	4,733	12,737
Wollondilly (A)	27	—	3,195	4	—	269	707	60	112	4,283
Outer South Western Sydney (SSD)	111	—	12,652	10	17	1,719	2,580	5,720	7,852	24,803
Ashfield (A)	3	—	308	5	—	300	1,201	—	—	1,809
Burwood (A)	—	—	—	—	—	—	60	2,165	2,305	2,365
Concord (A)	1	—	100	—	—	—	678	—	—	778
Drumoyne (A)	—	—	—	22	—	3,100	388	12,400	12,400	15,888
Strathfield (A)	5	—	1,477	—	—	—	541	167	237	2,255
Inner Western Sydney (SSD)	9	—	1,885	27	—	3,400	2,867	14,732	14,942	23,095

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION—continued										
Auburn (A)	9	—	701	14	—	980	546	6,430	8,630	10,857
Holroyd (C)	11	—	902	57	10	4,850	400	2,125	5,991	12,143
Parramatta (C)	3	—	495	2	—	150	512	2,538	2,538	3,695
Central Western Sydney (SSD)	23	—	2,098	73	10	5,980	1,458	11,093	17,159	26,695
Blue Mountains (C)	34	—	3,616	—	—	—	1,614	720	960	6,191
Hawkesbury (C)	38	—	4,704	15	—	835	1,305	1,532	9,722	16,566
Penrith (C)	49	—	6,354	12	—	750	1,319	7,586	7,717	16,140
Outer Western Sydney (SSD)	121	—	14,674	27	—	1,585	4,239	9,838	18,399	38,897
Baulkham Hills (A)	55	—	9,788	22	—	2,359	1,883	7,400	11,935	25,965
Blacktown (C)	173	—	16,871	—	—	—	2,264	30,700	31,544	50,678
Blacktown — Baulkham Hills (SSD)	228	—	26,659	22	—	2,359	4,147	38,100	43,478	76,643
Hunter's Hill (A)	2	—	423	2	—	400	199	—	—	1,022
Lane Cove (A)	4	—	590	4	—	370	1,951	196	486	3,397
Mosman (A)	1	—	500	2	—	370	1,014	—	225	2,109
North Sydney (A)	4	—	590	7	—	800	2,828	1,756	1,756	5,974
Ryde (C)	11	—	1,498	219	—	17,420	1,698	455	3,357	23,972
Willoughby (C)	9	—	1,604	48	—	4,520	1,870	1,180	4,350	12,344
Lower Northern Sydney (SSD)	31	—	5,205	282	—	23,880	9,561	3,586	10,174	48,819
Hornsby (A)	44	—	6,445	215	—	16,743	2,553	1,629	1,629	27,369
Ku-ring-gai (A)	11	—	2,693	—	—	—	5,004	260	570	8,267
Hornsby — Ku-ring-gai (SSD)	55	—	9,137	215	—	16,743	7,557	1,889	2,199	35,636
Manly (A)	—	—	—	—	—	—	—	—	128	128
Pittwater (A)	6	—	1,220	4	—	386	1,703	—	170	3,479
Warringah (A)	11	—	1,474	44	—	3,957	1,957	8,550	9,159	16,547
Northern Beaches (SSD)	17	—	2,694	48	—	4,343	3,660	8,550	9,457	20,154
Gosford (C)	81	—	9,960	21	—	1,457	2,445	3,062	3,062	16,924
Wyong (A)	88	—	8,336	9	27	2,788	1,479	1,585	1,825	14,428
Gosford — Wyong (SSD)	169	—	18,296	30	27	4,244	3,924	4,647	4,887	31,352
Sydney (SD)	1,145	7	140,359	1,918	87	222,983	78,265	144,505	232,272	673,879

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, MAY 1996—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)				
HUNTER STATISTICAL DIVISION										
Cessnock (C)	16	—	1,591	—	—	—	269	100	100	1,960
Lake Macquarie (C)	93	—	9,377	12	12	1,837	2,451	11,080	11,620	25,284
Maitland (C)	25	—	2,421	4	7	864	215	520	520	4,020
Newcastle (C) — Inner & Remainder	19	—	1,636	21	21	3,126	1,438	8,223	8,666	14,865
Port Stephens (A)	42	—	4,297	26	—	7,498	501	100	291	12,587
Newcastle (SSD)	195	—	19,320	63	40	13,326	4,873	20,023	21,197	58,716
Dungog (A)	5	—	343	—	—	—	117	—	—	460
Gloucester (A)	5	—	613	—	—	—	—	—	—	613
Great Lakes (A)	19	—	2,267	10	2	938	201	1,050	1,050	4,457
Merriwa (A)	1	—	85	—	—	—	47	—	—	132
Murrumbidgee (A)	—	—	—	—	—	—	31	—	—	31
Muswellbrook (A)	8	—	1,049	—	—	—	45	859	859	1,953
Scone (A)	6	—	733	—	—	—	105	410	410	1,249
Singleton (A)	14	—	1,889	—	—	—	560	1,784	1,784	4,233
Hunter SD Balance (SSD)	58	—	6,980	10	2	938	1,106	4,103	4,103	13,127
Hunter (SD)	253	—	26,300	73	42	14,264	5,979	24,126	25,301	71,843
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	9	—	1,452	2	—	250	310	—	130	2,143
Shellharbour (A)	66	—	6,755	4	—	300	965	710	710	8,730
Wollongong (C)	38	—	4,454	23	—	1,570	2,068	6,314	6,904	14,996
Wollongong (SSD)	113	—	12,662	29	—	2,120	3,343	7,024	7,744	25,869
Shoalhaven (C)	53	—	5,378	4	—	340	1,147	766	1,375	8,240
Wingecarribee (A)	19	—	2,045	—	—	—	639	895	1,273	3,956
Illawarra SD Balance (SSD)	72	—	7,423	4	—	340	1,786	1,661	2,648	12,196
Illawarra (SD)	185	—	20,085	33	—	2,460	5,129	8,685	10,392	38,065
RICHMOND — TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	8	—	756	—	—	—	130	88	88	974
Tweed Heads (SSD)	8	—	756	—	—	—	130	88	88	974
Ballina (A)	21	—	2,795	14	16	2,115	243	410	3,228	8,381
Byron (A)	26	—	2,432	9	—	1,370	262	480	590	4,654
Casino (A)	2	—	169	—	—	—	91	241	306	565
Kyogle (A)	4	—	228	—	—	—	—	—	—	228
Lismore (C)	13	—	1,219	—	—	—	258	545	545	2,022
Richmond River (A)	5	—	549	—	—	—	118	—	—	667
Tweed (A) Pt B	1	—	265	2	—	145	40	460	460	910
Richmond — Tweed SD Balance (SSD)	72	—	7,657	25	16	3,630	1,012	2,136	5,129	17,428
Richmond — Tweed (SD)	80	—	8,413	25	16	3,630	1,142	2,224	5,217	18,402

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, MAY 1996 *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)				
MID-NORTH COAST STATISTICAL DIVISION										
Bellingen (A)	9	—	1,059	—	—	—	197	110	110	1,366
Coffs Harbour (C)	26	—	2,799	2	39	2,951	268	945	1,145	7,163
Copmanhurst (A)	1	—	160	—	—	—	—	84	84	244
Grafton (C)	2	—	230	—	—	—	—	370	370	600
Maclean (A)	16	—	1,490	6	—	386	—	2,100	2,100	3,976
Nambucca (A)	16	—	1,185	2	—	80	91	—	—	1,356
Nymboida (A)	4	—	298	—	—	—	51	—	—	349
Ulmara (A)	8	—	627	—	—	—	20	—	—	647
Clarence (SSD)	82	—	7,846	10	39	3,417	627	3,609	3,809	15,699
Greater Taree (C)	17	—	2,131	—	—	—	279	425	425	2,835
Hastings (A)	37	—	4,446	15	—	1,160	618	720	720	6,944
Kempsey (A)	6	—	534	6	—	250	150	451	451	1,385
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	60	—	7,112	21	—	1,410	1,047	1,596	1,596	11,165
Mid-North Coast (SD)	142	—	14,958	31	39	4,827	1,674	5,205	5,405	26,864
NORTHERN STATISTICAL DIVISION										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	1	—	51	—	—	—	—	—	—	51
Gunnedah (A)	1	—	110	—	—	—	118	100	100	328
Inverell (A) Pt A	—	—	—	—	—	—	—	—	—	—
Manilla (A)	—	—	—	—	—	—	—	—	—	—
Nundle (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	4	—	555	—	—	—	209	—	—	764
Quirindi (A)	5	—	542	—	—	—	90	—	—	632
Tamworth (C)	9	—	1,004	—	—	—	281	200	500	1,786
Yallaroi (A)	1	—	78	—	—	—	—	—	—	78
Northern Slopes (SSD)	21	—	2,340	—	—	—	698	300	600	3,638
Armidale (C)	8	—	698	—	—	—	123	50	700	1,521
Dumaresq (A)	4	—	591	—	—	—	25	320	320	936
Glen Innes (A)	5	—	543	6	—	400	31	—	—	974
Guyra (A)	—	—	—	—	—	—	—	—	—	—
Inverell (A) Pt B	2	—	228	2	—	85	16	—	165	494
Severn (A)	—	—	—	—	—	—	—	—	—	—
Tenterfield (A)	2	—	146	—	—	—	—	—	—	146
Uralla (A)	2	—	154	—	—	—	73	—	—	227
Walcha (A)	1	—	100	—	—	—	—	—	—	100
Northern Tablelands (SSD)	24	—	2,460	8	—	485	268	370	1,185	4,398
Moree Plains (A)	1	—	170	—	—	—	60	—	—	230
Narrabri (A)	—	1	77	2	—	153	72	355	355	657
North Central Plain (SSD)	1	1	247	2	—	153	132	355	355	887
Northern (SD)	46	1	5,047	10	—	638	1,098	1,025	2,140	8,923

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, MAY 1996—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)				
NORTH WESTERN STATISTICAL DIVISION										
Coolah (A)	1	—	40	—	—	—	—	—	—	40
Coonabarabran (A)	4	—	294	—	—	—	104	—	—	398
Dubbo (C)	13	—	1,278	4	—	240	50	460	510	2,078
Gilgandra (A)	1	—	138	—	—	—	—	—	—	138
Mudgee (A)	5	—	516	—	—	—	72	2,484	2,534	3,122
Narromine (A)	1	—	120	—	—	—	—	—	—	120
Wellington (A)	1	—	125	—	—	—	10	—	—	135
Central Macquarie (SSD)	26	—	2,511	4	—	240	236	2,944	3,044	6,031
Bogan (A)	—	—	—	—	—	—	52	220	499	551
Coonamble (A)	1	—	35	—	—	—	—	—	—	35
Walgett (A)	5	—	553	—	—	—	45	735	735	1,333
Warren (A)	1	—	66	—	—	—	—	—	—	66
Macquarie — Barwon (SSD)	7	—	634	—	—	—	97	955	1,234	1,983
Bourke (A)	—	—	—	—	4	350	—	—	—	350
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—
Cobar (A)	3	—	258	—	—	—	285	160	160	702
Upper Darling (SSD)	3	—	258	—	4	350	285	160	160	1,052
North Western (SD)	36	—	3,423	4	4	590	618	4,059	4,438	9,068
CENTRAL WEST STATISTICAL DIVISION										
Barhurst (C)	8	—	888	—	3	180	508	326	376	1,952
Blayney (A) Pt A	3	—	211	—	—	—	34	80	80	325
Cabonne (A) Pt A	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt A	1	—	70	—	—	—	40	—	—	110
Orange (C)	9	—	1,127	—	—	—	582	415	559	2,267
Bathurst — Orange (SSD)	21	—	2,296	—	3	180	1,164	821	1,015	4,654
Blayney (A) Pt B	—	—	—	—	—	—	—	—	—	—
Cabonne (A) Pt B	1	—	72	—	—	—	26	—	—	98
Evans (A) Pt B	2	—	150	—	—	—	121	—	—	271
Greater Lithgow (C)	6	—	564	—	—	—	309	140	140	1,013
Oheron (A)	3	—	317	—	—	—	100	—	—	417
Rylstone (A)	1	—	53	—	—	—	16	—	—	69
Central Tablelands (excl. Bathurst — Orange) (SSD)	13	—	1,155	—	—	—	572	140	140	1,867
Bland (A)	1	—	72	—	—	—	71	—	—	143
Cabonne (A) Pt C	4	—	314	—	—	—	15	—	—	329
Cowra (A)	—	—	—	—	—	—	148	—	—	148
Forbes (A)	1	—	144	—	—	—	22	—	—	166
Lachlan (A)	—	—	—	—	—	—	10	—	—	10
Parkes (A)	5	—	403	—	—	—	135	—	—	537
Weddin (A)	2	—	103	—	—	—	18	—	132	253
Lachlan (SSD)	13	—	1,036	—	—	—	418	—	132	1,586
Central West (SD)	47	—	4,487	—	3	180	2,154	961	1,287	8,108

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, MAY 1996—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)				
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	18	—	2,872	—	—	—	278	660	725	3,875
Queanbeyan (SSD)	18	—	2,872	—	—	—	278	660	725	3,875
Boorowa (A)	1	—	122	—	—	—	—	—	—	122
Crookwell (A)	2	—	222	—	—	—	35	350	350	607
Goulburn (C)	5	—	505	—	—	—	301	450	450	1,256
Gunning (A)	—	—	—	—	—	—	20	—	—	20
Harden (A)	—	—	—	—	—	—	—	—	—	—
Mulwaree (A)	3	—	311	—	—	—	20	57	57	388
Tallaganda (A)	—	—	—	—	—	—	22	—	—	22
Yarrowlumla (A)	11	—	2,039	—	—	—	175	—	—	2,214
Yass (A)	1	—	140	—	—	—	176	250	250	566
Young (A)	7	—	543	2	—	110	146	—	—	799
Southern Tablelands (excl. Queanbeyan) (SSD)	30	—	3,882	2	—	110	895	1,107	1,107	5,994
Bega Valley (A)	18	—	1,698	—	—	—	308	73	73	2,079
Eurobodalla (A)	19	—	1,955	2	—	100	225	466	592	2,872
Lower South Coast (SSD)	37	—	3,654	2	—	100	533	539	665	4,952
Bombala (A)	—	—	—	—	—	—	—	—	—	—
Cooma-Monaro (A)	6	—	519	—	—	—	45	—	—	564
Snowy River (A)	2	—	400	2	—	100	118	930	930	1,548
Snowy (SSD)	8	—	919	2	—	100	163	930	930	2,112
South Eastern (SD)	93	—	11,327	6	—	310	1,869	3,236	3,427	16,933
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	—	—	—	—	—	—	—	105	499	499
Cootamundra (A)	1	—	110	—	—	—	58	—	—	168
Gundagai (A)	4	—	484	—	—	—	23	—	50	557
Junee (A)	1	—	100	—	—	—	34	—	125	258
Lockhart (A)	—	—	—	—	—	—	—	—	—	—
Narrandera (A)	1	—	134	—	—	—	62	95	95	290
Temora (A)	3	—	378	—	—	—	—	—	53	431
Tumut (A)	7	—	541	—	—	—	—	—	110	651
Wagga Wagga (C)	12	—	1,347	—	—	—	230	2,662	2,933	4,510
Central Murrumbidgee (SSD)	29	—	3,094	—	—	—	406	2,862	3,865	7,365
Canathool (A)	—	—	—	—	—	—	18	—	—	18
Griffith (C)	9	—	898	2	—	180	348	360	360	1,786
Hay (A)	—	—	—	—	—	—	—	—	—	—
Leston (A)	2	—	194	—	—	—	93	—	53	340
Murrumbidgee (A)	1	—	100	—	—	—	13	—	—	113
Lower Murrumbidgee (SSD)	12	—	1,192	2	—	180	472	360	413	2,257
Murrumbidgee (SD)	41	—	4,286	2	—	180	878	3,222	4,278	9,622

(a) Excludes Conversions, etc.



TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS, MAY 1996—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	Public sector	Total value	Private sector	Public sector	Total value				
	(number)	(number)	(\$'000)	(number)	(number)	(\$'000)				
MURRAY STATISTICAL DIVISION										
Albury (C)	16	—	2,001	2	—	120	471	1,511	1,511	4,103
Hume (A)	3	—	321	—	—	—	58	—	—	379
Albury (SSD)	19	—	2,322	2	—	120	528	1,511	1,511	4,481
Corowa (A)	4	—	315	2	—	135	96	170	170	716
Culcairn (A)	1	—	65	—	—	—	30	—	—	95
Holbrook (A)	—	—	—	—	—	—	—	50	175	175
Tumbarumba (A)	1	—	72	—	—	—	—	—	—	72
Urana (A)	—	—	—	—	—	—	10	—	—	10
Upper Murray (excl. Albury) (SSD)	6	—	452	2	—	135	136	220	345	1,068
Berrigan (A)	5	—	445	—	—	—	70	—	—	515
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	4	—	378	3	—	195	15	112	112	700
Jenilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	5	—	518	—	—	—	10	—	—	528
Wakool (A)	—	—	—	—	—	—	—	—	—	—
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	14	—	1,340	3	—	195	95	112	112	1,742
Balranald (A)	1	—	60	—	2	78	31	—	—	169
Wentworth (A)	—	—	—	—	—	—	17	—	—	17
Murray — Darling (SSD)	1	—	60	—	2	78	48	—	—	186
Murray (SD)	40	—	4,174	7	2	528	807	1,843	1,968	7,477
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	—	—	—	—	—	—	58	5,196	5,996	6,054
Central Darling (A)	—	—	—	—	—	—	—	—	100	100
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	—	—	—	—	—	—	58	5,196	6,096	6,154
NEW SOUTH WALES										
New South Wales	2,108	8	242,859	2,109	193	250,590	99,670	204,288	302,220	895,339

(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 town-houses, 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 as Office building.

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

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

### RELIABILITY OF CONTEMPORARY TREND ESTIMATES

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

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

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

movements in the seasonally adjusted estimates for next month (June 1996) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

4. For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 7% in June 1996, the trend estimate for that month would be 1,926, a movement of -1.9%. The monthly movements in the trend estimates for March, April and May 1996, which are currently estimated to be -1.3%, -1.7% and -2.4% respectively, would be revised to -1.3%, -1.0% and -1.9%. On the other hand, a 7% seasonally adjusted decline in the number of private houses approved in June 1996 would produce a trend estimate for June 1996 of 1,822 a movement of -3.8%, with the movements in the trend estimates for March, April and May 1996 being revised to -2.0%, -3.1% and -3.6% respectively.

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

	<i>Trend estimate</i>		<i>Revised trend estimate if June 1996 seasonally adjusted estimate</i>			
			<i>is up 7% on May 1996</i>		<i>is down 7% on May 1996</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1995—						
December	2,063	1.0	2,064	1.0	2,069	1.3
1996—						
January	2,070	0.3	2,071	0.3	2,079	0.5
February	2,063	-0.3	2,063	-0.4	2,068	-0.6
March	2,038	-1.3	2,038	-1.3	2,026	-2.0
April	2,002	-1.7	2,000	-1.9	1,963	-3.1
May	1,955	-2.4	1,962	-1.9	1,893	-3.6
June	n.y.a.	n.y.a.	1,926	-1.9	1,822	-3.8

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

	<i>Trend estimate</i>		<i>Revised trend estimate if June 1996 seasonally adjusted estimate</i>			
			<i>is up 7% on May 1996</i>		<i>is down 7% on May 1996</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1995—						
December	2,086	0.2	2,086	0.2	2,091	0.5
1996—						
January	2,081	-0.3	2,080	-0.3	2,088	-0.1
February	2,065	-0.8	2,064	-0.8	2,068	-1.0
March	2,034	-1.5	2,036	-1.4	2,024	-2.1
April	1,997	-1.8	1,999	-1.8	1,961	-3.1
May	1,949	-2.4	1,963	-1.8	1,893	-3.5
June	n.y.a.	n.y.a.	1,928	-1.8	1,822	-3.8

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

	<i>Trend estimate</i>		<i>Revised trend estimate if June 1996 seasonally adjusted estimate</i>			
			<i>is up 8% on May 1996</i>		<i>is down 8% on May 1996</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1995—						
December	3,329	-1.4	3,312	-1.9	3,324	-1.5
1996—						
January	3,344	0.5	3,313	0.0	3,335	0.3
February	3,394	1.5	3,381	2.1	3,392	1.7
March	3,456	1.8	3,487	3.1	3,457	1.9
April	3,530	2.2	3,624	3.9	3,527	2.0
May	3,607	2.2	3,777	4.2	3,594	1.9
June	n.y.a.	n.y.a.	3,929	4.0	3,653	1.6

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

	<i>Trend estimate</i>		<i>Revised trend estimate if June 1996 seasonally adjusted estimate</i>			
			<i>is up 9% on May 1996</i>		<i>is down 9% on May 1996</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1995—						
December	332.9	-4.0	330.0	-4.8	331.5	-4.4
1996—						
January	331.6	-0.4	326.0	-1.2	328.7	-0.8
February	337.4	1.7	335.2	2.8	336.6	2.4
March	347.4	3.0	352.7	5.2	349.1	3.7
April	362.1	4.2	378.9	7.4	367.1	5.1
May	378.1	4.4	408.9	7.9	386.7	5.3
June	n.y.a.	n.y.a.	441.0	7.8	407.4	5.4

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

	<i>Trend estimate</i>		<i>Revised trend estimate if June 1996 seasonally adjusted estimate</i>			
			<i>is up 8% on May 1996</i>		<i>is down 8% on May 1996</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1995—						
December	89.0	2.1	88.9	2.0	89.2	2.3
1996—						
January	90.0	1.1	89.8	1.1	90.3	1.3
February	90.0	0.0	89.9	0.1	90.1	-0.2
March	89.3	-0.8	89.5	-0.5	88.9	-1.4
April	88.5	-0.9	89.3	-0.2	87.3	-1.8
May	87.4	-1.2	89.6	0.3	85.8	-1.8
June	n.y.a.	n.y.a.	90.1	0.6	84.4	-1.7



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